

RFP # 2019-001

Building Lease for Webb County Economic Development”

SUBMITTED BY F.D. LAUREL PROPERTIES, LLC

OCTOBER 23, 2018

ATTACHMENTS

THIS FORM MUST BE INCLUDED WITH RFP PACKAGE; PLEASE CHECK OFF EACH ITEM INCLUDED WITH RFP PACKAGE AND SIGN BELOW TO CONFIRM SUBMITTAL OF EACH REQUIRED ITEM.

RFP # 2019-001

"Building Lease for Webb County Economic Development"

Proposer Information

A minimum of five (5) references

Building Fact Sheet (form "A")

Proposed pricing sheet (form "B")

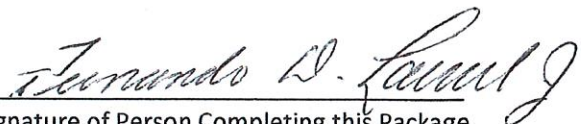
Conflict of Interest form (Form CIQ) *NOT APPLICABLE
STATEMENT INCLUDED IN PACKAGE*

Certification regarding Debarment (Form H2048)

Certification regarding Federal lobbying (Form 2049)

Code of Ethics Affidavit

Proof of No Delinquent Tax Owed to Webb County


Signature of Person Completing this Package



Proposer Information

Name of Company: F. D. Laurel Properties, LLC

Address: 2314 Middlecoff Lane

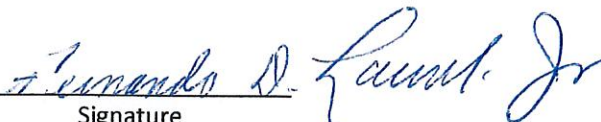
City and State Laredo, Texas 78045

Phone: (956) 763-3062 or (956) 763-4257

Email Address: alaureltx@gmail.com

TAXPAYER # 45-4048055

Signature of Person Authorized to Sign:


Signature

Fernando D. Laurel, Jr.
Print Name

Owner/Manager
Title

Indicate status as to "Partnership", "Corporation", "Land Owner", etc.

Limited Liability Company (Partnership)

10/18/2018
(Date)

Note:

All submissions relative to these RFP shall become the property of Webb County and are nonreturnable.

If any further information is required, please call the Webb County Contract Administrator, Juan Guerrero, at (956)523-4125.

References

Name of Local / State government or private company	Address	Phone	Name of Contact	Contract Active, if not when did it expire (if applicable)
Texas Community Bank	6721 McPherson Laredo, TX 78045	(956) 722-8333	Reagan Macdonald	Active
Texas Community Bank	"	"	David Reuthinger	Active
Falcon National Bank	6002 McPherson Laredo TX 78041	723-2265 Ext 1704	Roberto Diaz	Active
Chavarria's Plumbing	6320 Krone Ln Laredo Tx 78041	(956) 726-9999	Iliana Chavarria	Active
Huerta's A/C	3818 Agua Nueva Laredo Tx 78046	(956)	Ricardo Huerta	Active
McCoy's	3809 E Saunders Laredo Tx 78041	(956) 722-0596	Ben Martinez	Active

Form A
Building Fact Sheet

Attach a building fact sheet to include:

- **Legal name of ownership**
F. D. Laurel Properties, LLC

- **Property Address**
1308 San Agustin Avenue
Laredo Texas 78040

- **Total number of floors**
2 (Two)

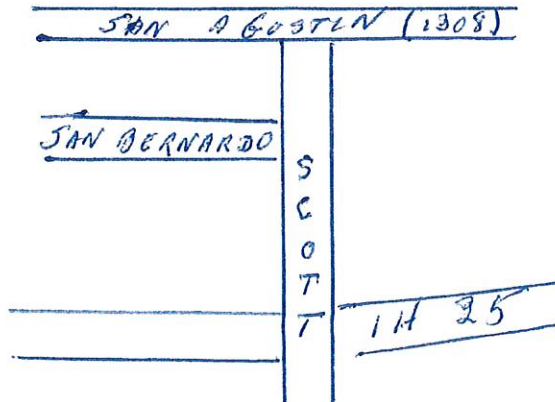
- **Total square footage of Building**
2729

- **Total number of parking spaces (Include ADA parking space(s))**
ELEVEN

- **Type of Building construction (General Description of Building Structure)**
STUCCO

- **Type of HVAC System**
GOODMAN - 1 Five ton unit downstairs and
1 three ton unit upstairs

- **List main streets, vital intersections and/or interstates accessible from location of Building.**



✓

FORM B
Price Schedule

Initial Lease Term (Year 1)

*Cost per Square foot (usable space): \$ 0.99 / Square Foot
Monthly Rent based on Square foot proposed price \$ 2702 /month
(Square foot price x usable square footage)

Option to Extend (Year 2)

*Cost per Square foot (usable space): \$ 1.04 / Square Foot
Monthly Rent based on Square foot proposed price \$ 2838 /month
(Square foot price x usable square footage)

Option to Extend (Year 3)

*Cost per Square foot (usable space): \$ 1.07 / Square Foot
Monthly Rent based on Square foot proposed price \$ 2920 /month
(Square foot price x usable square footage)

Option to Extend (Year 4)

*Cost per Square foot (usable space): \$ 1.10 / Square Foot
Monthly Rent based on Square foot proposed price \$ 3002 /month
(Square foot price x usable square footage)

**Provide a statement if the square footage price includes utilities, which utilities and what utilities, if any are the responsibility of Webb County.*

All Utilities are the responsibility of the Lessee

Fernando D. Laurel, Jr.

Print Name of Authorized Signer


Signature of Authorized Signer

10/23/18

Date

This offer is firm for a period of sixty calendar days after closing date of request for proposal

Form CIQ was not completed because the undersigned has no employment or other relationship with any local county government officer or with any family member of a government officer or has given any gift to a local government official or has a family relationship with a local county government officer.

The undersigned is not prohibited from entering into a contract with Webb County as a result of a financial interest as defined under Texas Government Code Section 2261.252 (b).

CERTIFICATION
REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY
EXCLUSION FOR COVERED CONTRACTS

PART A.

Federal Executive Orders 12549 and 12689 require the Texas Department of Agriculture (TDA) to screen each covered potential contractor to determine whether each has a right to obtain a contract in accordance with federal regulations on debarment, suspension, ineligibility, and voluntary exclusion. Each covered contractor must also screen each of its covered subcontractors.

In this certification "contractor" refers to both contractor and subcontractor; "contract" refers to both contract and subcontract.

By signing and submitting this certification the potential contractor accepts the following terms:

1. The certification herein below is a material representation of fact upon which reliance was placed when this contract was entered into. If it is later determined that the potential contractor knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, or the TDA may pursue available remedies, including suspension and/or debarment.
2. The potential contractor will provide immediate written notice to the person to which this certification is submitted if at any time the potential contractor learns that the certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
3. The words "covered contract", "debarred", "suspended", "ineligible", "participant", "person", "principal", "proposal", and "voluntarily excluded", as used in this certification have meanings based upon materials in the Definitions and Coverage sections of federal rules implementing Executive Order 12549. Usage is as defined in the attachment.
4. The potential contractor agrees by submitting this certification that, should the proposed covered contract be entered into, it will not knowingly enter into any subcontract with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, and/or the TDA, as applicable.

Do you have or do you anticipate having subcontractors under this proposed contract?

Yes

No

5. The potential contractor further agrees by submitting this certification that it will include this certification titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion for Covered Contracts" without modification, in all covered subcontracts and in solicitations for all covered subcontracts.
6. A contractor may rely upon a certification of a potential subcontractor that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered contract, unless it knows that the certification is erroneous. A contractor must, at a minimum, obtain certifications from its covered subcontractors upon each subcontract's initiation and upon each renewal.
7. Nothing contained in all the foregoing will be construed to require establishment of a system of records in order to render in good faith the certification required by this certification document. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
8. Except for contracts authorized under paragraph 4 of these terms, if a contractor in a covered contract knowingly enters into a covered subcontract with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the federal government, Department of Health and Human Services, United States Department of Agriculture, or other federal department or agency, as applicable, and/or the TDA may pursue available remedies, including suspension and/or debarment.

PART B. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION FOR COVERED CONTRACTS

Indicate in the appropriate box which statement applies to the covered potential contractor:

- The potential contractor certifies, by submission of this certification, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this contract by any federal department or agency or by the State of Texas.
- The potential contractor is unable to certify to one or more of the terms in this certification. In this instance, the potential contractor must attach an explanation for each of the above terms to which he is unable to make certification. Attach the explanation(s) to this certification.

Name of Contractor	Vendor ID No. or Social Security No.	Program No.
FERNANDO D. LAUREL, JR. DBA F.D. LAUREL PROPERTIES L.L.C.	45-4048355	

Fernando D. Laurel, Jr.
Signature of Authorized Representative

10-23-18
Date

FERNANDO D. LAUREL, JR.
Printed/Typed Name and Title of
Authorized Representative

CERTIFICATION REGARDING FEDERAL LOBBYING
(Certification for Contracts, Grants, Loans, and Cooperative Agreements)

PART A. PREAMBLE

Federal legislation, Section 319 of Public Law 101-121 generally prohibits entities from using federally appropriated funds to lobby the executive or legislative branches of the federal government. Section 319 specifically requires disclosure of certain lobbying activities. A federal government-wide rule, "New Restrictions on Lobbying", published in the Federal Register, February 26, 1990, requires certification and disclosure in specific instances.

PART B. CERTIFICATION

This certification applies only to the instant federal action for which the certification is being obtained and is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$100,000 for each such failure.

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with these federally funded contract, subcontract, subgrant, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions. (If needed, contact the Texas Department of Agriculture to obtain a copy of Standard Form-LLL.)

3. The undersigned shall require that the language of this certification be included in the award documents for all covered subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all covered subrecipients will certify and disclose accordingly.

Do you have or do you anticipate having covered subawards under this transaction?

- Yes
 No

Name of Contractor/Potential Contractor	Vendor ID No. or Social Security No.	Program No.
<i>Fernando D. Loumal, Jr.</i> <i>Fernando D. Loumal, Jr.</i>	TAXPAYER ID 45-4048355	

Name of Authorized Representative	Title
<i>Fernando D. Loumal, Jr.</i>	OWNER / MANAGER

Fernando D. Loumal, Jr.
Signature – Authorized Representative

10-23-18
Date

**WEBB COUNTY PURCHASING DEPT.
QUALIFIED PARTICIPATING VENDOR CODE OF ETHICS
AFFIDAVIT FORM**

STATE OF TEXAS *

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB *

BEFORE ME the undersigned Notary Public, appeared FERNANDO D. LAUREL, JR. the herein-named "Affiant", who is a resident of Webb County, State of TEXAS and upon his/her respective oath, either individually and/or behalf of their respective company/entity, do hereby state that I have personal knowledge of the following facts, statements, matters, and/or other matters set forth herein are true and correct to the best of my knowledge.

I personally, and/or in my respective authority/capacity on behalf of my company/entity do hereby confirm that I have reviewed and agree to fully comply with all the terms, duties, ethical policy obligations and/or conditions as required to be a qualified participating vendor with Webb County, Texas as set forth in the Webb County Purchasing Code of Ethics Policy posted at the following address: <http://www.webbcountytx.gov/PurchasingAgent/PurchasingEthicsPolicy.pdf>

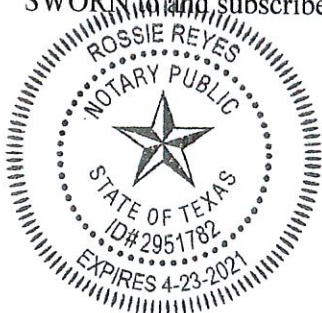
I personally, and/or in my respective authority/capacity on behalf of my company/entity do hereby further acknowledge, agree and understand that as a participating vendor with Webb County, Texas on any active solicitation/proposal/qualification that I and/or my company/entity failure to comply with the Code of Ethics policy may result in my and/or my company/entity disqualification, debarment or make void my contract awarded to me, my company/entity by Webb County. I agree to communicate with the Purchasing Agent or his designees should I have questions or concerns regarding this policy to ensure full compliance by contacting the Webb County Purchasing Dept. via telephone at (956) 523-4125 or e-mail to the Webb County Purchasing Agent to joel@webbcountytx.gov.

Executed and dated this 11th day of October 2018, 2018.

Fernando D. Laurel, Jr.
Signature of Affiant

FERNANDO D. LAUREL, JR. Son F.D. LAUREL PROPERTIES, LLC
Printed Name of Affiant/Company/Entity

SWORN to and subscribed before me, this 11th day October, 2018



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

Name FERNANDO D. LAUREL, JR. owes no delinquent property taxes to Webb County.

F. D. LAUREL PROPERTIES, LLC owes no property taxes as a business in Webb County.
(Business Name)

FERNANDO D. LAUREL, JR. owes no property taxes as a resident of Webb County.
(Business Owner)

Fernando D. Laurel Jr.

Nestora Canales (Webb County Tax Assessor)
Person who can attest to the above information

*** SIGNED NOTORIZED DOCUMENT AND PROOF OF NO DELINQUENT TAXES TO WEBB COUNTY.**

The State of Texas
County of Webb

Before me, a Notary Public, on this day personally appeared FERNANDO D. LAUREL, JR., know to me (or proved to me on the oath of _____) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 23rd day of October 2018

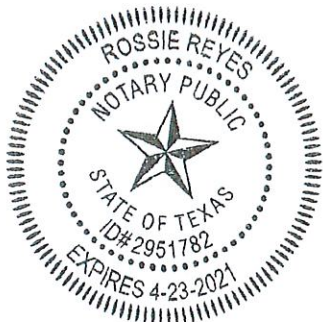
Notary Public, State of Texas

[Handwritten signature of Notary Public]

Rossie Reyes

(Print name of Notary Public here)

My commission expires the 23rd day of October 2021



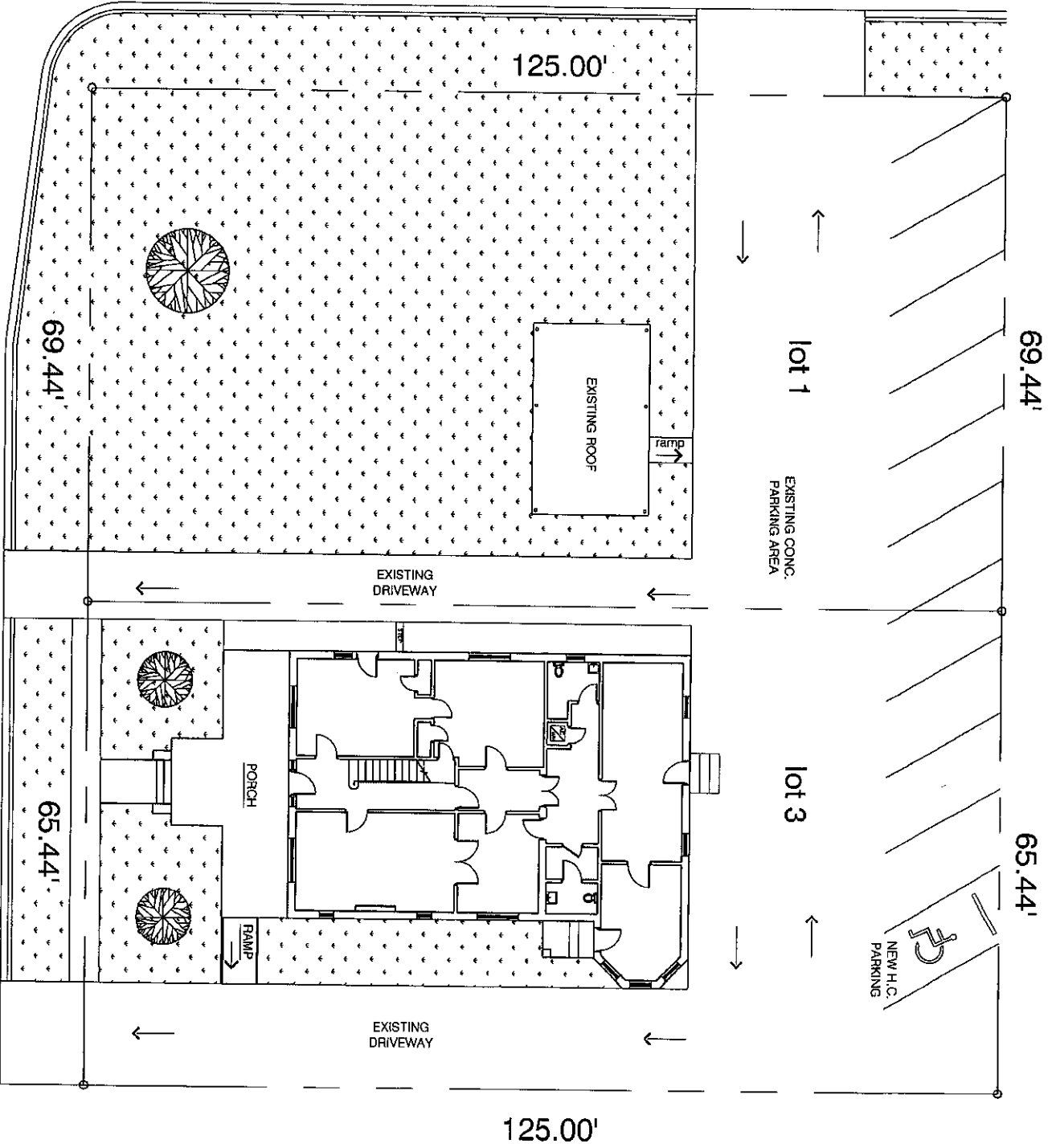
A1.0

SHEET NO.

Project: SITE PLAN
Date: 10/18/2018
DRAWN BY: H. GILZMAN
Revisions: (959) 835-7884

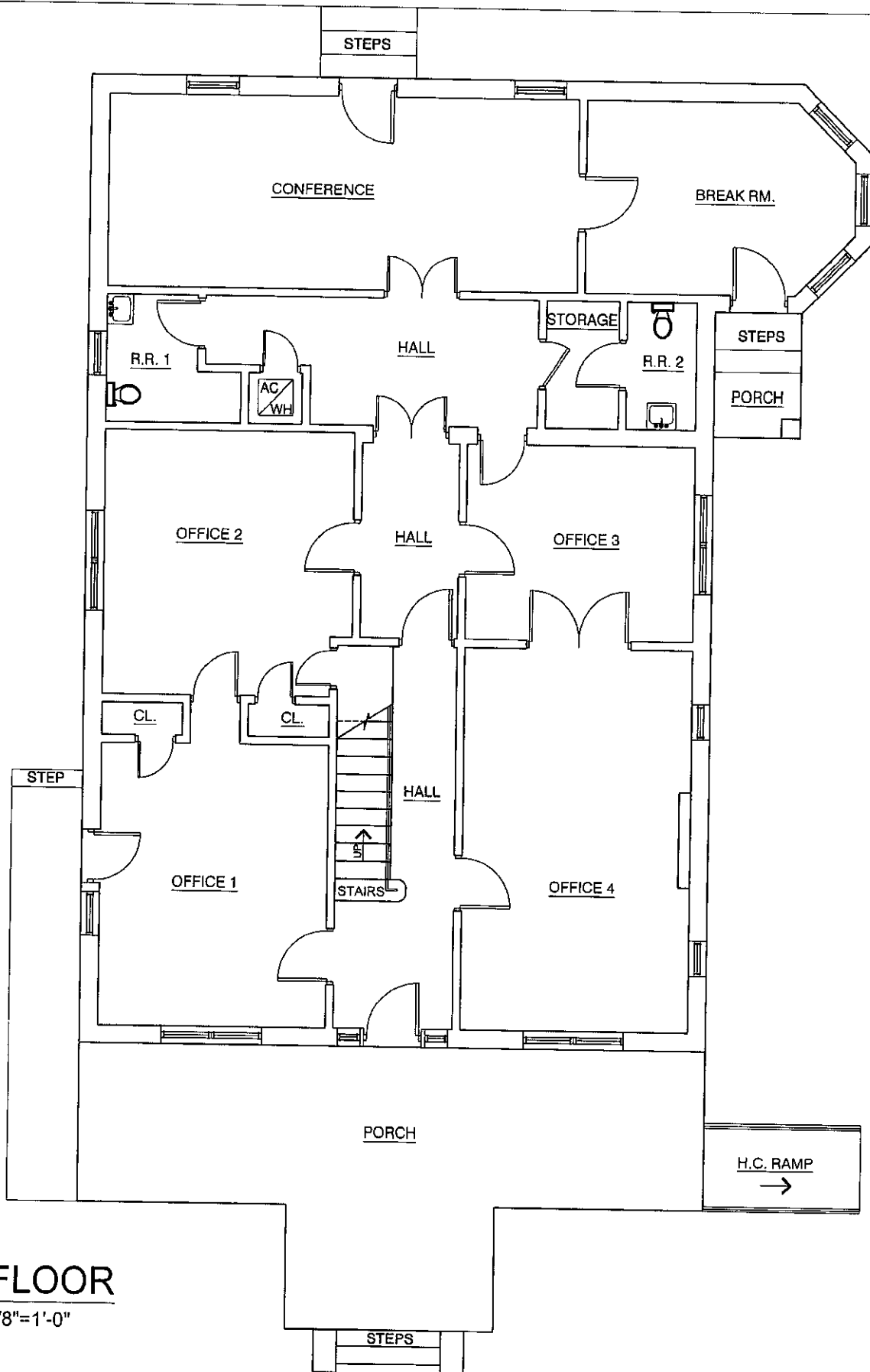
1308 SAN AGUSTIN AVE.
LOT 1 & 3, BLK. 232
WESTERN DIVISION
WEBB COUNTY
CITY OF LAREDO, TX.

SCOTT ST.



SITE PLAN
SCALE: 1"=20'

SAN AGUSTIN AVE.



1ST FLOOR

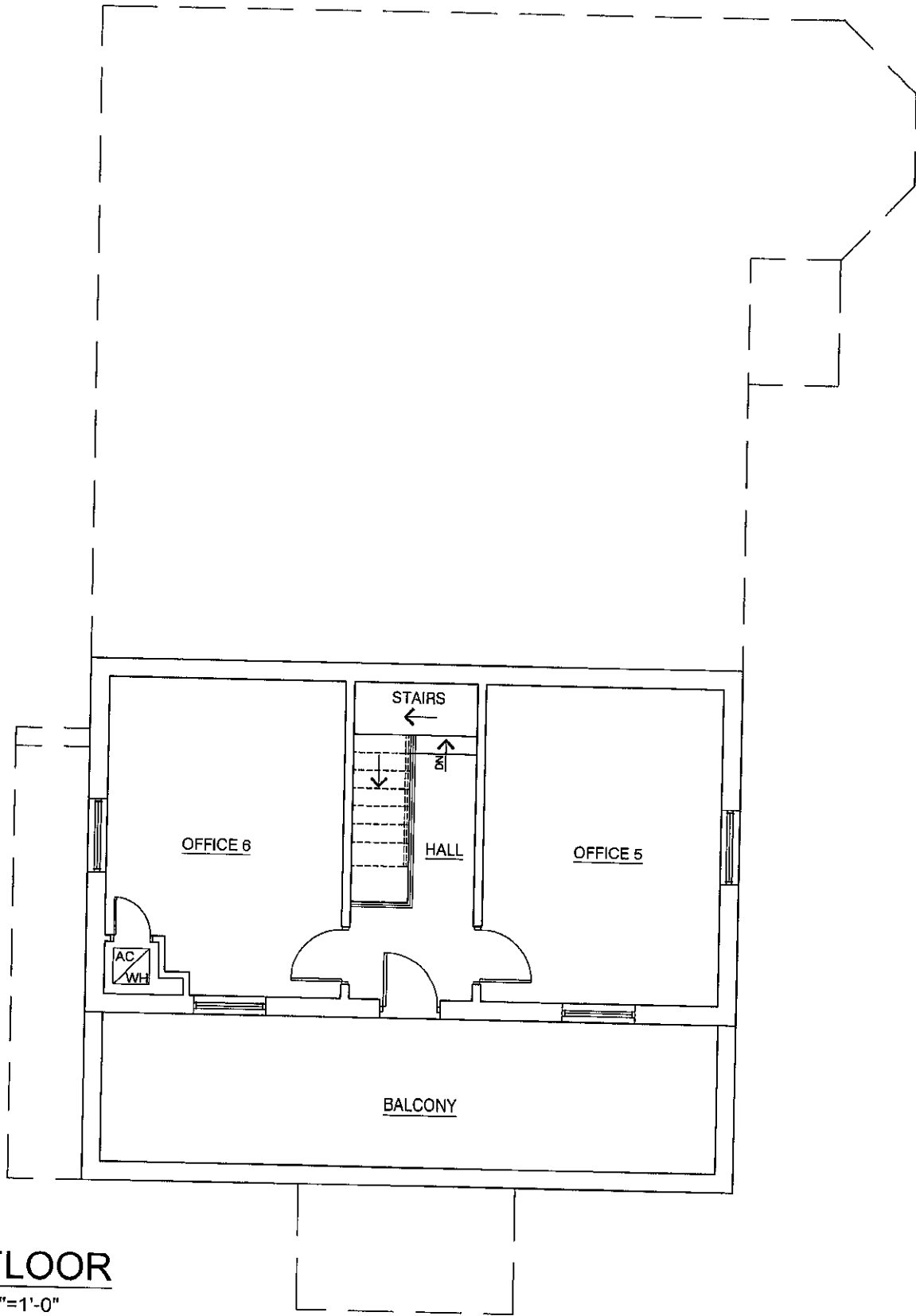
SCALE: 1/8"=1'-0"

A2.0

SHEET NO

Project: 1ST FLOOR
 Date: 10/19/2018
 DRAWN BY: H. GUZMAN
 (956) 835-7884
 Revisions:

1308 SAN AGUSTIN AVE.
 LOT 1 & 3, BLK. 232
 WESTERN DIVISION
 WEBB COUNTY
 CITY OF LAREDO, TX.



2ND FLOOR

SCALE: 1/8"=1'-0"

A3.0

SHEET NO

Project: 2ND FLOOR
 Date: 10/19/2018
 DRAWN BY: H. GUZMAN
 (856) 635-7684
 Revisions:

1308 SAN AGUSTIN AVE.
 LOT 1 & 3, BLK. 232
 WESTERN DIVISION
 WEBB COUNTY
 CITY OF LAREDO, TX.