



Submitted to :

Contract Administrator

Webb County Purchasing Agent's Office
1110 Washington Street, Suite 101
Laredo, Texas 78045

Statement of Qualifications Enclosed:

RFQ 2024-003

"Architectural Services for Renovations to Fairgrounds Facility"

Due: December 21, 2023 4 pm (CT)



slayarchitecture.com

TAB A

Transmittal Letter



Tab A 3.3 Transmittal Letter



Webb County Purchasing Department
Attn: Mr. Juan Guerrero, Contract Administrator
1110 Washington Street, #101
Laredo, Texas 78040

December 21, 2023

Ref: RFQ 2024-003 "Architectural Services of Renovations to Fairgrounds Facilities"

- i. Firm Name: Madeline Anz Slay Architecture, LLC, dba SLAY Architecture**
- ii. Contact Name: Monica Guajardo, AIA, RAS Partner/principal**
956-791-0405 mguarjardo@slayarchitecture.com

SLAY Architecture is delighted to submit the qualifications of our Team to Webb County for the Architectural Services for Renovations to Fairgrounds Facility. This SOQ is valid for 90 Days from the submittal date, December 21, 2023.

SLAY Architecture has a long history of working with Webb County. We pride ourselves on our flexibility, responsiveness and willingness to perform the services required. For over 23 years SLAY has created beautiful, useful spaces with a focus on service, conservation and community. SLAY Architecture is about designing spaces and structures that will have a positive impact on people's lives and the environment, ensuring that the interests and needs of Webb County are met.

SLAY Architecture (Laredo) will lead the team with the assistance of Slay Architecture (San Antonio). We feel that the size, scale and importance of the County's project warrants the greatest amount of local and regional and expertise possible. The Slay team fulfills that criteria in every area in Webb County's RFQ. SLAY Architecture is very well-regarded throughout South Texas. SLAYS's broad portfolio of experience spans cultural, hospitality and education segments for both public and private entitie; with the typical project size and scope as outlined in this RFQ. With a combined staff in Laredo and San Antonio, we have the necessary resources and experience to sucessfully deliver this project to Webb County. SLAY will place experienced personnel on SLAY Team Laredo to ensure the success and timely delivery of all that is needed to make this project run smooth and in budget.

SLAY Architecure has sucessfully collaborated with clients and stakeholders to understand fundraising goals and initiatives, providing a complimentary approach that outlines effective strategies to support client initiatives. SLAY has a proven fundraising process that has supported clients' capital-raising goals.

Combining SLAYS' capabilities with Webb county's goals we will provide the necessary vision and experience to exceed Webb County's every expectation while remaining the best value in the industry. We want to be a part of the Fairground's growth and make a positive contribution that will last for many generations to come.

Sincerely,

Madeline Anz Slay, AIA

Monica Guajardo, AIA, RAS, LEED AP+

Principal-In-Charge / President

Team Project Manager/Architect



**RFQ 2024-003 Architectural Services for Renovations
to Fairgrounds Facility**

Tab B

Executive Summary

Prime Firm - Brief History SLAY Architecture- Laredo, Texas Office

Established in 2000, SLAY Architecture provides our clients with a diverse portfolio of award-winning and innovative design solutions that offer a contemporary view, while maintaining timeless style. Team SLAY San Antonio expanded into Laredo in 2005 at the request of Blackstone Dilworth and San Isidro Ranch. We are a full-service architectural firm that has created beautiful, dynamic, functional spaces with a focus on service, conservation and community.

SLAY has completed projects totaling over \$600 million in construction, served as Prime on 95% of the Firm's projects and 70% of our projects are with repeat Clients. Overall, 52% of SLAY's projects are new construction and 48% fall under renovation/interior finish-out/adaptive-reuse projects, with an emphasis on infrastructure. We offer a wide range of services to suit client needs, ranging from conceptual design through post-construction management. Our team of architects has a combined total of 100+ years of project management, design and construction administration experience on a full spectrum of project types including: master planning, land development, parks, hospitality & restaurants, retail, entertainment venues, educational, medical, commercial offices, civic & local government.

As the Prime Firm, our delivered projects highlight our successful teaming experience and our strength in coordinating and project management with our Architectural Team and Consultants. SLAY has listened to and responded efficiently to clients, ensuring that Webb County will maintain a leadership position in our client-centric process, one that empowers our clients to engage from the beginning, maintaining your voice until successful delivery. SLAY is committed to deliver the optimum solution of functionality, economy and design for those who host, work, learn, perform and the guests to of the "Architectural Services for the Fairgrounds Facility".

SLAY looks to the future in our designs, even when the context may be firmly rooted in the past. With our high level of client commitment, SLAY Architecture has often bested larger firms due to our dedication, our honesty, our integrity and the deep personal relationship with design.

See 3.7

SLAY Architecture Additional Expertise

- 3D Visualization - samples of renderings are available upon request
- RAS Services for any 3rd Party Projects



The SLAY team is prepared and capable of offering a full range of professional services. We have brought an expansive team together to ensure that the County gets all the services it needs with one point of contact.

In order to provide the possible services needed, we are prepared to provide the following, but not limited to:

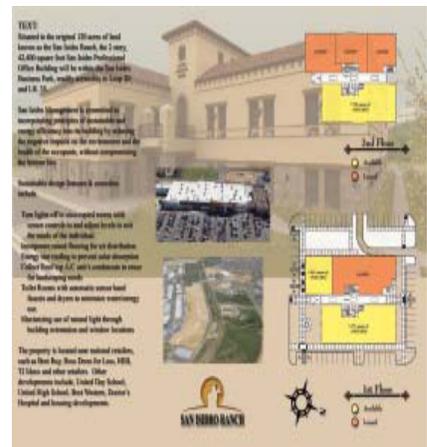
- Provide detailed cost estimates using the latest information available and with discussion with contractors currently working on similar projects.
- Provide presentation materials for owner use including hand renderings and 3D visualization, as the County requires.
- Provide recommendations on how to accomplish scope of work in best and most efficient manner, both economically, environmentally, and sustainably.
- Assess existing conditions of buildings, prepare report with recommendations to Design and Code Compliance for the State of Texas.
- Provide Programming
- Provide concept designs

Graphics / Marketing for Leasing



BEST WESTERN HOTEL
SHINER, TEXAS

ANNOUNCEMENT
06/20/20



A Shoppers' Paradise

Just an exit off Loop 1604 is a shopping and eating paradise just minutes from the fastest growing area in San Antonio, Texas. The Vineyard Shopping Center, conveniently located on 1604 just east of Research Road is easily accessible with multiple entrances and easy to-navigate roads.

This Tuscan-themed luxury shopping center offers upscale shopping and dining. From boutique-sized storefronts to recognizable retailers like Office Depot and Target. The Vineyard attracts shoppers from around the city and south Texas.

The Vineyard Trade Area Demographics

Population (San Antonio: 1,328,964)	2,200,000	2,200,000
Median Income	10,171	35,522
Annual Household Income	2,200,000	5,200,000
Median Home Value	\$118,905	\$144,396
Median Rent	\$114,396	\$100,913

Shop and Dine in Style

The Vineyard, located just minutes from some of San Antonio's most affluent areas, brings a fusion of shopping and dining. Shops and restaurants are situated around a village piazza with palm trees and grape arbors.

ALDINO

CUCINA T

The VINEYARD

Contact Information

The Vineyard brings unique boutiques side-by-side with some of the area's finest dining.

Address: Research 158.638.2100 • vineyard@bestwestern.com
 Steve Clark: 214.634.1112 • sclarke@bestwestern.com



TAB C

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Tab D
Architectural Experience with Renovations to
Fairgrounds Facility



Tab D 3.6 Architecture Design Experience for Government Entities

Firm Name Madeline Anz Slay Architecture, LLC
dba **SLAY Architecture**

Address: 123 Altgelt Ave.
San Antonio, Texas 78201

Number of Offices: 2; Headquarters in SA + Laredo Office

Established: November 30, 2000

San Antonio Office: 23+ yrs in Business

Laredo Office: 17+ yrs in Business

Laredo Office 9901 McPherson Road, Ste 104.
Laredo, Texas 78045

Years at this Address: November 2008, 15+ yrs at Address

Organization of Firm Limited Liability Company RT Pro Exec.

Firm Registration: TBAE BR1337 Exp. Date 08/31/2023

Owner of Firm: Madeline Anz Slay, AIA - 100% Owner
"Principle-In-Charge"
Authorized to bind the Firm
123 Altgelt Avenue, San Antonio Texas 78201
210/736-3009 office 210/734-6401 fax
madeline@slayarchitecture.com

SLAY Architecture History with Renovations

We are a full service Architectural firm offering a wide range of services to suit the Client's needs ranging from Conceptual Design through Post-Construction Management. We bring flexibility and resources together to deliver the best value to the project.

Consultants

Intelligent Engineering 1045 Central Pkwy N Ste 200, San Antonio, Tx 78228
Structural Engineers 210/349-9098
info@ie-services.com

Slay Engineering 123 Altgelt Avenue San Antonio, Tx 78201
Civil Engineers 210/736-3009
mslay@slayengineering.com

Trinity MEP Engineering, LLC 3533 Moreland Dr Ste A, Westlaco, Tx 78596
MEP Engineers 956/973-0500
www.trinitymep.com

C2 Landscape, Inc. 317 Lexington Avenue, Suite 1 San Antonio, Tx 78215
Landscape Architect 210/256-5454
chad@c2landgroup.com

See Tab G for more information





San Antonio Public Safety Headquarters with Parking Garage and Ancillary Fueling Station

City of San Antonio

Tezel Community Center Renovations and Addition
On-Call Contract 2016-2021; 7 projects
New Territories Park Site Improvements + Amenities
Magistrate Renovations
Elmendorf Park New Bath House
IDIQ 2004-2008; Multiple Aquatic Facilities Renovate
Guadalupe Cultural Arts Center Walks + Plaza
Police Academy Armory with Bullet Trap, Phase I + II



Bexar County

Annex Detention Center Modifications
Equine Assisted Therapy Center
Bexar County Record & Training Reroof + ADA Mod's
Comanche, Pletz & Covington Parks Evaluation Studies



City of Garden Ridge Municipal Complex

Police Station, City Hall, Library, Community Center

City of Balcones Heights New Fire Station Feasibility

Brooks City Base New Guard House

City of Laredo

Police Department Annex Building
Barbara Fasken Community Center Expansion Phase I + II
CDBG Parks Improvements, multiple parks
1311 Madison Community Development Reconstruct
Laredo Main Library Reroof Assessment
Eistetter Park Expansion
Laredo Little Theater Renovations and Additions



Webb County

Boulevard of the Americas
Tex-Mex Feasibility Study

City of Austin Faulk Library Space Plan + Breakroom Renovate

Facilities Needs Assessments

CoSA Airport Integrated Control Center OPC Report
VIA Transit Police Sub-Station
SAHA Sunshine Plaza Existing Conditions Assessment
Bexar County Krier Juvenile Detention Center Feasibility
San Antonio International Airport + Stinson Airport

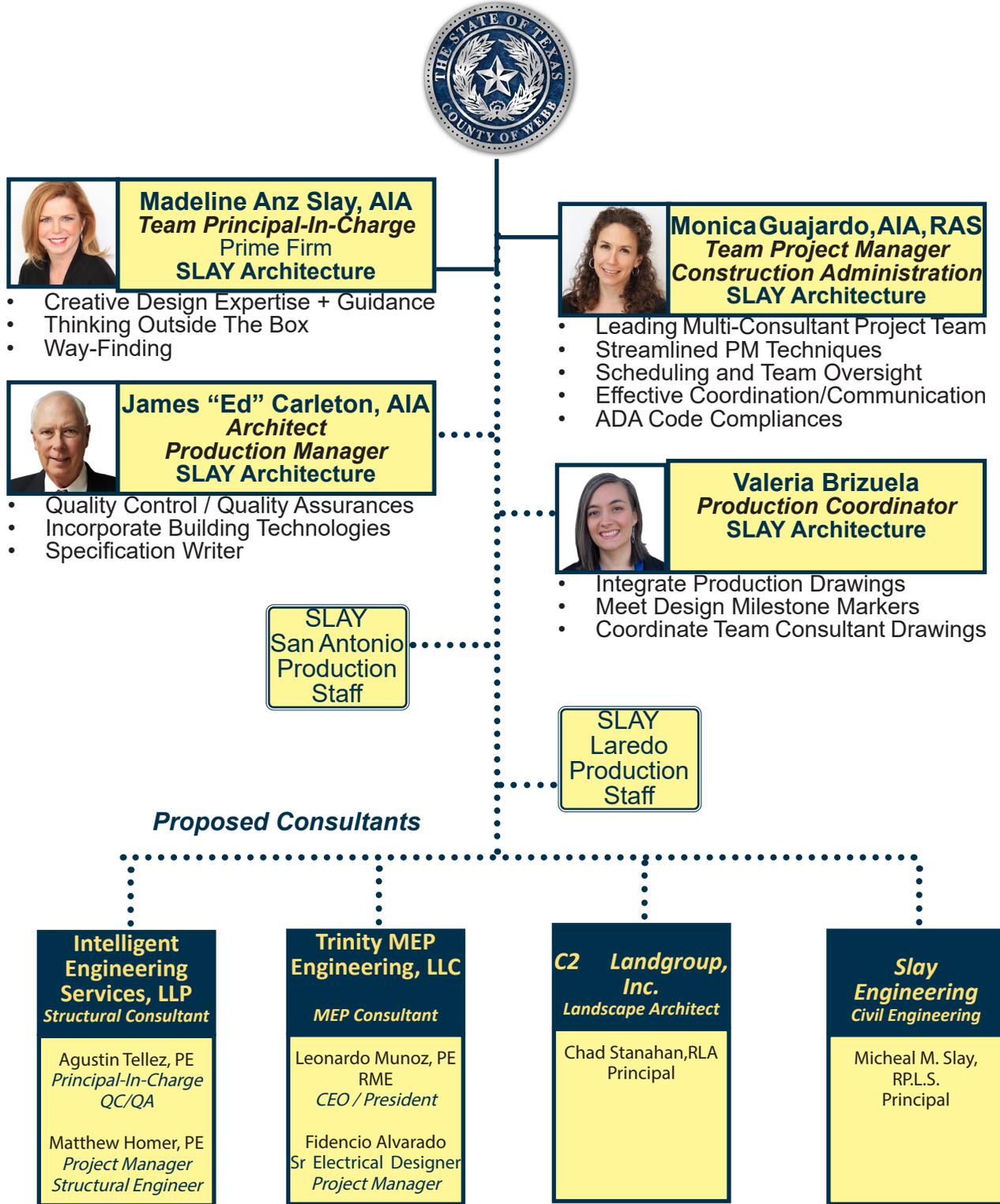


Tab E

Personnel Qualifications

Tab E 3.7 Personnel Qualifications

SLAY Team Organizational Chart with Consultants



See Tab G For Information for the ability of SLAY Architecture to meet Webb Counties needs...

PROJECT TEAM RESUMES

SLAY Architecture Prime Firm



MONICA GUAJARDO | AIA, RAS, APA-ADA
ARCHITECT / REGISTERED ACCESSIBILITY SPECIALIST
PRINCIPAL / PARTNER



YRS AT FIRM / EXPERIENCE
12+ Years 24+ Years

ROLE: Team Project Manager / Architect

- Lead Multi-Consultant Team
- Scheduling+Team Oversight
- Design Expertise+Guidance
- Code + ADA Compliance
- LEED AP, with Neighborhood Design

REGISTRATION

Texas Architect License
No. 18241; 2003
RAS, Lic.. No. 1354

EDUCATION

University of Texas at Austin,
Master of Architecture Urban
Design, 1994

University of Texas at Austin,
Bachelor of Fine Arts in
Architecture, 1992

AFFILIATIONS

American Institute of Architects
AIA Laredo; Board Member
and 2014 + 2019 President

Texas Society of Architects

Texas Department of Licens-
ing and Regulations

US Green Building Council

Accessibility Professionals
Association

OFFICE / RESIDENCE
Laredo, Texas

PROFESSIONAL EXPERIENCE

With 24+ yrs of experience, Monica firmly believes that the success of the project depends on collaborative teamwork with the client, in-house staff, consultants and the construction team; each contributes to the overall quality and character of the built environment. Architecture is fundamental in how a person experiences the world. A good architect is responsive to the Client's needs, end user, site and culture that make each project unique; creating a space that fits and corresponds perfectly in its environment.

SELECTED PROJECT EXPERIENCE

Registered Accessibility Specialist (RAS), since 2014
Multiple Projects, State of Texas
• 70+ Reviews/Inspections

San Isidro Ranch Master Plan
800 Acre Land Development
• Multi-Use Commercial
• Retail + Business Offices
• Residential Neighborhood
Laredo, Texas

SAHA Sunshine Plaza
• 100 Unit Senior Living
Complex Assess. w/OPC
• 100 Unit Senior Living
Apartment Complex Im-
provements
San Antonio, Texas

Las Canteras Medical Park
• Master Plan of 10 acres
• Phase I + II
Laredo, Texas

Laredo Police Annex
Laredo, Texas

Barbara Fasken Community Center Renovations
• Canopies + Site Improve.
• Expansion and Amenities
Laredo, Texas
Architectural Control

Community Review, since 2006
Laredo, Texas

Krier Juvenile Correctional Treatment Center Assessment Report
• Facility Assessment Report
• Opinion of Probable Costs
Bexar County, Texas

Little Spurs Pediatric Urgent Care Expansion
• 2014 Tenant Finish Out
• 2018 Renovations
San Antonio, Texas

University Health System
• IDIQ, 6 year contract
• 24 projects, Multiple Clinics
San Antonio, Texas

Community Development Reconstruction
Laredo, Texas

Boulevard of the Americas Abrazo Partners
• 4 Block Master Plan
Webb County, Texas

St. PJ's Children's Home
Master Plan and Renovations
San Antonio, Texas



SLAY Architecture Prime Firm



MADELINE ANZ SLAY | AIA
PRINCIPAL / ARCHITECT
MANAGING PARTNER



YRS AT FIRM / EXPERIENCE

19+ Years 27+ Years

ROLE: Principal-In-Charge

- Executive Oversight
- Secure Addition Resources
- Invested in the Community
- Contract Negotiations
- Thinking Outside the Box
- Design Expertise + Guidance

REGISTRATION

Texas Architect License
No. 16442; 1999

EDUCATION

Texas A&M University
College Station; Bachelor of
Environmental Design, 1991

AFFILIATIONS

American Institute of
Architects (AIA)

Urban Land Institute

National Association of
Women Business Owners

SA Greater Chamber of
Commerce

City of Balcones Heights,
District 2, 2012-2016
Chair of Planning + Zoning
Commission, 2006-2012

Women President's Org.

OFFICE / RESIDENCE

San Antonio, Texas

PROFESSIONAL EXPERIENCE

With 27+ years of experience in all facets of commercial and public architecture, Madeline prides herself on her hands-on approach to project management. She leads the firm in Business Development. Since 2000, SLAY has created beautiful, useful spaces with a focus on service, conservation and community. Our disciplines include all facets of architecture and interior design. We are experts in the design of retail centers, commercial offices, athletic complexes, entertainment venues, higher education, municipal buildings and health care facilities. We strive to make each project as unique as each client we work with.

SELECTED PROJECT EXPERIENCE

Litigation Expert Witness
San Antonio, Texas

Gallery Circle Medical Office Building
San Antonio, Texas

SOBO Medical Building
Boerne, Texas

City of San Antonio IDIQ
• 2016 - 2020; 8 projs to date
• Dorie Miller Clinic
Envelope
San Antonio, Texas

University Health System
• IDIQ, 6 year contract
• 24 projects, Multiple Clinics
• Multiple Parking Lots
• Adaptive ReUse of Space
• HISD Collier Clinic Renov
San Antonio, Texas

Kronkosky Place Rainbow Senior Center
Boerne, Texas

2017 Bond Tezel Community Center Renovation
San Antonio, Texas

SAGE Bariatric Institute
• Tenant Finish-Out
• Medical Design Standards
San Antonio, Texas

Krier Juvenile Correctional Treatment Center Assessment Report
Bexar County, Texas

Christopher Medical Office Building at Grace Point
San Antonio, Texas

Las Canteras Phase I & II
Master Plan of 10 acres
• Medical Office Park
San Antonio, Texas

Alpha Home, Inc.
Inpatient Drug + Alcohol Rehab
• Camden Renovations
San Antonio, Texas

Women & Children's Health Care and Research Center
San Antonio, Texas

San Antonio Public Safety Headquarters with Garage, Fueling Station + Wash
San Antonio, Texas



SLAY Architecture Prime Firm



JAMES EDWARD CARLETON I AIA
SR. PROJECT ARCHITECT
PRINCIPAL



YRS AT FIRM / EXPERIENCE

1+ Years 40+ Years

ROLE: Architect Production Manager

- Specification Writer
- Incorporate Building Technologies
- Maintains QA/QC
- Project Details
- Materials + Performance Research

REGISTRATION

Texas Architect License
No. 14817; 1993

EDUCATION

Texas Tech University,
Bachelor of Architecture,
1980

AFFILIATIONS

American Institute of
Architects (AIA)

Texas Society of Architects

OFFICE / RESIDENCE

San Antonio, Texas

PROFESSIONAL EXPERIENCE

With 40+ yrs of experience, Ed takes the lead in the firm's construction documents and in-house training of construction observation. He excels in the collaborative process of working in a creative team environment and strives to respond to clients' needs in terms of mission, aesthetics and functionality. Architecture is not only combining science and art through sketches, renderings and details; more importantly, it's about transforming ideas into a usable living environment. Working closely as a Team makes us successful in creating unique designs and relationships that last a lifetime. Ed has the skills, expertise and experience to find the best solution for each project, and delivers great work by designing smart.

SELECTED PROJECT EXPERIENCE

Atascosa County Justice of the Peace building
Previous Project Experience
Lytle, Texas

UTSA Architectural Standards and Guidelines for OFPC
Previous Project Experience
San Antonio, Texas

SAISD CAST Tech Charter School Refurbishment
San Antonio, Texas

La Lomita Mission Chapel
Previous Project Experience
• Historic Restoration
Mission, Texas

The Vineyards
• Retail 17 + 18 Tenant Finish-Out
San Antonio, Texas

UHS Robert Green Campus
Previous Project Experience
Harper, Texas

Timberwood Park Community Center, HOA
San Antonio, Texas

UHS John Green Campus
Previous Project Experience
San Antonio, Texas

Miralomas Master Plan
900 Acre Land Development
• Mix-Use Commercial, Retail
• Residential
Boerne, Texas

San Antonio Water System
Previous Project Experience
• East Side Operations Center
• Northwest Operations Center
San Antonio, Texas

San Antonio Police Armory Expansion
City of San Antonio, IDIQ
San Antonio, Texas

Casa Verde Farms Nursery
Schertz, Texas

SAHA Sunshine Plaza
• 100 Unit Senior Living Apartment Complex Improvements
San Antonio, Texas



Intelligent Engineering Services, LLP

Structural Consultant



AGUSTIN TELLEZ, JR., PE | PRINCIPAL-IN-CHARGE: STRUCTURAL ENGINEERING

Education | Registration

The University of Texas at Austin - Bachelor of Science in Architectural Engineering, 1986
Licensed Professional Engineer in the States of Texas No. 79341

Experience

Agustin Tellez, Jr., PE is the Managing Partner of Intelligent Engineering Services, LLP (IES), with over 32 years of structural engineering experience. As the primary point of contact he will be responsible for the management of the project, implementing quality assurance measures, and overseeing the assigned structural engineering personnel. Agustin has broad experience with healthcare facilities ranging in size and complexity from smaller medical offices to large hospital campuses. Additionally, he has served in this role on more than 160 healthcare facilities.

Relevant Projects

- Doctors Hospital of Laredo, Fluoroscopy Equipment Installation, Laredo, Texas
- Doctors Hospital of Laredo, New MRI Unit, Laredo, Texas
- Doctors Hospital of Laredo, Providence Health Center - Outpatient Surgery Renovation, Laredo, Texas
- Women’s & Children’s Tower and Associated Projects, UHS, San Antonio, Texas
- New Trauma/Sky Tower, UHS, San Antonio, Texas
- Boerne Medical Center, San Antonio, Texas
- Texas Organ Sharing Alliance Office Building, San Antonio, Texas
- Sunset Medical Office Building, San Antonio, Texas
- Frio Regional Clinic, Frio Hospital District, Dilley, Texas
- New Medical Office Building (Eaton Development), San Antonio, Texas
- Medical Office Building, Brooks City Base, San Antonio, Texas
- Mission of Mercy Child Advocacy Clinic, Corpus Christi, Texas
- Waelder Medical Clinic, Gonzales Healthcare Systems, Waelder, Texas
- Kate Marmion Regional Cancer Center, Uvalde, Texas
- New Horizon Medical Center, Brownsville Community Health Center, Brownsville, Texas
- Medina Healthcare System Clinic Expansion, Hondo, Texas
- Seymour Hospital Addition and Renovation, Seymour, Texas
- Rolling Plains Memorial Hospital Additions and Renovations, Sweetwater, Texas
- Guadalupe Regional Medical Center, Clear Springs Clinic Finish Out, New Braunfels, Texas
- Baptist M&S Imaging Gateway Facility Renovations, Baptist Health System, San Antonio, Texas
- Hunt Regional Medical Center Women’s Pavilion Additions, Greenville, Texas
- Ambulatory Surgical Center Renovation (8214 Wurzbach Road), San Antonio, Texas
- Methodist Children’s Hospital Pediatric OR Expansion, San Antonio, Texas
- Robert B. Green Campus, Physical Therapy & Occupational Therapy Renovation, UHS, San Antonio, Texas
- Angiography Suite Lab Renovation, UHS, San Antonio, Texas
- Neonatal Intensive Care Unit Renovation, UHS, San Antonio, Texas
- 4th Floor OB/GYN Triage Renovations, UHS, San Antonio, Texas
- Heart and Vascular Institute, UHS, San Antonio, Texas
- Sky Tower Pharmacy Renovations, UHS, San Antonio, Texas

Professional Affiliations Structural Engineers Association of Texas



Intelligent Engineering Services, LLP

Structural Consultant



MATTHEW F. HOMER, PE | PROJECT MANAGER: STRUCTURAL ENGINEERING

Education | Registration

The University of Texas at Austin - Master of Science in Civil Engineering, 2011
 The University of Texas at Austin - Bachelor of Science in Architectural Engineering, 2009
 Licensed Professional Engineer in the State of Texas No. 120615

Experience

Matthew F. Homer, PE, Structural Project Manager with Intelligent Engineering Services, LLP (IES) has over 8 years of structural engineering experience. He is responsible for coordinating with the overall structural design, while also overseeing the structural production staff. Matt has extensive experience in structural design, opinions of probable cost, building evaluation reports, feasibility studies, specification writing, and construction management and inspection observations of various projects. He has worked on multiple healthcare facilities ranging in size and complexity.

Relevant Projects

- Doctors Hospital of Laredo, New MRI Unit, Laredo, Texas
- Doctors Hospital of Laredo, Providence Health Center - Outpatient Surgery Renovation, Laredo, Texas
- Doctors Hospital of Laredo, Fluoroscopy Equipment Installation, Laredo, Texas
- Women’s & Children’s Tower and Associated Projects, UHS, San Antonio, Texas
- Sky Tower Pharmacy Renovations, UHS, San Antonio, Texas
- Sky Tower Pharmacy Renovations Phase 2, UHS, San Antonio, Texas
- 4th Floor OB/GYN Triage Renovations, UHS, San Antonio, Texas
- Outpatient Dialysis Center Renovations, UHS, San Antonio, Texas
- Fast Track Modular Relocation at University Dialysis - Southeast Renal Dialysis Clinic Portable Building Foundation Ramp, UHS, San Antonio, Texas
- Texas Diabetes Institute New Canopy, UHS, San Antonio, Texas
- Angiography Suite Lab Renovation – Rio Tower, UHS, San Antonio, Texas
- Pavilion Medical Building Pharmacy Renovations, UHS, San Antonio, Texas
- Rio Tower Stair 4 Modifications, UHS, San Antonio, Texas
- Baptist M&S Imaging EMC Facility Redesign, Baptist Health System, San Antonio, Texas
- Seymour Hospital Addition and Renovation, Baylor County, Texas
- New Emergency Room Facility, Haskell Memorial Hospital, Haskell, Texas
- Cath Lab Renovation, Fort Duncan Regional Medical Center, Eagle Pass, Texas
- Cuero Community Hospital Emergency Department Expansion, Cuero, Texas
- NIX Hospital Elevator and Stair Renovation Pricing Study, San Antonio, Texas
- New Nursing Home (East Southcross), San Antonio, Texas
- Helipad / Roof Repairs and Renovations, Christus Spohn Health System, Corpus Christi, Texas
- Uvalde County Hospital Authority MRI Renovations, Uvalde, Texas
- Frio Regional Clinic, Frio Hospital District, Dilley, Texas
- McAllen Medical Center - Second Floor Interventional Radiology Room, McAllen, Texas
- McAllen Heart Hospital Cath Lab Renovations, McAllen, Texas
- Texas Organ Sharing Alliance Office Building, San Antonio, Texas
- Center for Oral Health Care at the MARC, The University of Texas Health Science Center at San Antonio

Professional Affiliations Structural Engineers Association of Texas



Trinity MEP Engineering, LLC

MEP Consultant

LEONARDO MUNOZ, P.E., R.M.E.

CEO AND PRESIDENT

PROJECT EXPERIENCE

Laredo Sport Medicine Clinic – Laredo, TX
 Gateway Clinic – Laredo, TX
 Sloman-Moll Surgical Suite – Laredo, TX
 STAT Emergency Center of Laredo – Laredo, TX
 Happy Families Clinic– Laredo, TX
 Davenport Dental Clinic – Laredo, TX
 Laredo Animal Shelter – Laredo, TX
 Flores Eye Clinic – Laredo, TX

BIOGRAPHY

Leo was raised in Sullivan City, Texas. Born into a migrant family, he spent months traveling to northern states to harvest crops with his family, and from a young age served an integral part in his family’s economic survival. Leo attributes his past for shaping him into the person he is today: driven, hardworking, and self-assured. It is with the aid of the lessons from his past that he earned a B.S. in Mechanical Engineering from the University of Texas at Austin and ultimately established Trinity MEP Engineering. Leo has accrued more than 15 years of professional practice in South Texas as a Mechanical Engineer.

Leonardo Munoz, PE, RME, is the CEO and owner of Trinity MEP Engineering, LLC. Leo distinguishes himself from most of the industry’s engineers in the breadth of his expertise on all mechanical, electrical, plumbing, and fire protection trades. The dedicated CEO plays an extensive role in overseeing each area of the company – coordinating all aspects of projects, running day-to-day operations, and spending a sizable amount of time meeting with clients to provide the upmost satisfaction.



REGISTRATION

State of Texas, PE No.

Registered Fire Sprinkler Contractor – State of Texas, RME G-1742718

EDUCATION

University at Texas Austin, 2001
 Bachelor of Science in Mechanical Engineering

MEMBERSHIPS

Texas Society of Professional Engineers
 National Society of Professional Engineers
 American Society of Heating, Refrigerating, and Air-Conditioning Engineers
 American Society of Mechanical Engineers
 National Fire Protection Association

Trinity MEP Engineering
 3533 Moreland Dr. Ste A
 Weslaco, TX 78596
 (956) 973-0500
 leo@trinitymep.com



Trinity MEP Engineering, LLC

MEP Consultant

FIDENCIO ALVARADO

LEAD PROJECT MANAGER/ SENIOR ELECTRICAL DESIGNER

PROJECT EXPERIENCE

Laredo Sport Medicine Clinic – Laredo, TX
 Gateway Clinic – Laredo, TX
 Sloman-Moll Surgical Suite – Laredo, TX
 STAT Emergency Center of Laredo – Laredo, TX
 Happy Families Clinic– Laredo, TX
 Davenport Dental Clinic – Laredo, TX
 Laredo Animal Shelter – Laredo, TX
 Flores Eye Clinic – Laredo, TX



Trinity MEP Engineering
 3533 Moreland Dr. Ste A
 Weslaco, TX 78596
 (956) 973-0500
 fidencio@trinitymep.com

BIOGRAPHY

Fidencio Alvarado is the Lead Project Manager and Senior Electrical Designer of Trinity MEP Engineering, LLC. Fidencio has over 18 years of experience in engineering for lighting, power, special systems, construction administration, project management and two years of electrical construction of design/build electrical systems for facilities. His areas of experience include institutional, commercial, residential, healthcare, municipal, and industrial design.

Fidencio Alvarado feels blessed to see the sustained growth of Trinity Engineering. It is his mission that his clients feel respected and receive nothing less than excellent service in a timely manner. It is with his enthusiasm and passion that he looks forward to every project big or small. He looks forward to working with you and building a strong relationship for years to come. Fidencio’s responsibilities include coordination of projects with owners, architects, in-house design team, and contractors we well as running day-to-day

EDUCATION

University of Texas Rio Grande Valley
 (ongoing)

Electrical Engineering

South Texas Community College, 2005
 Engineering

Texas State of Technical College, 1996
 Design Technology

SKILLS

V.B.O.A.

IEEE



Prime Team Key Personnel Resume

RAMIRO IBARRA, P.E.

TEAM PROJECT MANAGER / CIVIL ENGINEER

Mr. Ibarra has designed and managed various phases of commercial and residential projects in the City of Laredo. His responsibilities include design, permitting, NPDES implementation and construction quality control as well as drafting, and coordination with sub-consultants. He has designed and worked on public projects for the City. Mr. Ibarra projects include site layout design, grading, water hydraulics, and utility design. He also manages and is responsible for all in-house civil design in Laredo.

RELEVANT PROJECTS:

CDBG Sidewalks District IV and V: Design and preparation of plans and specifications for sidewalk improvements which included wider sidewalks, utility adjustments and modification of driveways all of which needed to meet ADA regulations; Laredo, TX

CDBG Sidewalks District V: Design and preparation of plans and specifications for sidewalk improvements. Laredo, TX

San Isidro Northeast Los Palmares Subdivision: Directly involved with 3 residential subdivisions consisting of 42-acre land development including platting process, street layout, utilities required drainage of entire subdivision, street lighting, street tie in with City of Laredo ROW, and a detention pond; Laredo, TX

El Eden Park Multipurpose Field Project: Provided professional services such as survey, design and preparation of plans and specifications. The improvements included fencing, irrigation, landscaping, water fountains, benches, shade structures and related amenities.

San Isidro Northeast La Cuesta: Directly involved with residential subdivisions consisting of and development including platting process, street layout, utilities required drainage of entire subdivision, street lighting, street tie in with City of Laredo ROW. Laredo, Texas

Eistetter Park Facility Expansion: Provided engineering, architectural and construction services. The project included a restroom facility with all amenities and a racquetball court. Laredo, TX

Los Palmares/La Cuesta Walking and Biking Trail: Project will consist of a 4500 ft of trail. The first 1500 ft was part of the residential subdivision Los Palmares Unit 1, and the remaining was for the construction of Los Palmares residential subdivision Unit 2. Laredo, TX

International Boulevard: Juan Escutia Blvd. Bucky Houdmann Boulevard 9,000 lf + of new roadway; Laredo, TX

Slay Engineering



Years with Firm:
9+ years / 9+ yrs of exp.

Role / Title:
Project Manager / Engineer

- Maintains Project Schedules
- Leads Team Meeting
- Project Estimator
- Achieves Project Goals/ Objectives

Education:
Bachelor of Civil Engineering
Texas A&M University, 2007

Professional Registrations:
Texas Engineer License
No. 109982; 6+ yrs licensed

Professional Affiliations:
American Society of
Civil Engineers

Society of American
Military Engineers

ACEC Texas



QUALIFICATIONS & EXPERIENCE

Prime Team Key Personnel Resume

MICHAEL M. SLAY, P.E., R.P.L.S.
 PRESIDENT, PRINCIPAL-IN-CHARGE, PRIME CIVIL ENGINEER

Michael has vast experience in Municipal, Facilities, Renovations, Commercial, Educational, Capital Improvements Project and Community Development. He directs planning and feasibility studies, performs hydrology design and analysis, organizes and directs project scheduling, construction administration, and all civil aspects of the designs.

As Principal-in-Charge, he will be responsible for the civil portion of the project and team's efforts, for the completion of the work, and will confirm that adequate staffing and support is given to the project team.

RELEVANT PROJECTS:

San Isidro Northwest: 580 Acre Subdivision with 2 major arterial roadways and a major collector street, full pedestrian access design, water and wastewater infrastructure, lighting, landscape, and detention ponds. Laredo, TX

San Isidro Business Park: 60 acre business/industrial park with 4 new roads, full pedestrian access design, water and wastewater infrastructure, lighting, and landscape, and detention pond. Laredo, TX

Bexar County Educational Nature Trail Raymond Russell Park: Proposed site of the Educational Nature Trail in order to located critical elements, pavements and structures that are were to be incorporated in the deck areas of the trail. San Antonio, TX

Bexar County Training Facility and Records Building: Civil portion included relocation of the existing handicap parking spaces in the parking lot, Installation of a pedestrian access gate into the existing chain link fence. San Antonio, TX

City of San Antonio On-Call Civil Engineering Services: Multiple projects. San Antonio, TX

City of Balcones Heights City Engineer: Multiple projects. Balcones Heights, TX

Oak Dunes: 500 acre master planned community. San Antonio, TX

Medio Village: 432 acre master planned community. San Antonio, TX

Vista Fina: 1100 acre residential, lakeside community. Live Oak County, TX

Slay Engineering



Years with Firm:
35 years / 46+ yrs of exp.

Role / Title:
Principal / Engineer

- Achieves Proj. Goals
- Maintains QC
- Develops Design
- Code with Regulatory Agencies

Education:
Bachelor of Civil Engineering
Texas A&M University, 1971

Professional Registrations:
Texas Engineer License No. 44379; 38+ yrs licensed

Texas Land Surveyor
License No. 2462;

Louisiana Engineer
License No. 23389;

Arizona Engineer License
No. 28426

Professional Affiliations:
National Society of
Professional Engineers

American Society of
Professional Engineers

Texas Society of
Professional Engineers

Society of American
Military Engineers

ACEC Texas

Texas Society of
Professional Surveyors



Consultant C2 LandGroup, Inc. Resume



CHAD M. STRANAHAN, RLA
PRINCIPAL LANDSCAPE ARCHITECT

Chad M. Stranahan, RLA has over 25 years of traditional landscape design and design-build type experience. Having grown a design build company from the grass roots, he has a strong sense of project costs and budgets in the landscape arena. He has designed and built numerous renovation and retrofit projects of various sizes, but now utilizes that knowledge in designing projects from a sensibility vantage point relative to budgets and feasibility. His design experience with a vast array of projects, including K-12 and institutional facilities, medical and office buildings, mix/use and retail centers, multi family communities, industrial parks, as well as high-end single family residential homes to further round his expertise in the field of Landscape Architecture.

Furthermore, Chad has been readily involved with the Alamo Community College District by teaching various design courses since 1998, while receiving the NISOD Excellence Award for Professor of the Year at Palo Alto College in 2014.

Position/Title

Principal Landscape Architect/
President

Education

Bachelor Of Science
Purdue University, 1995

Professional License

Registered Landscape
Architect, Texas #2312 (2005)

**C2 Landgroup, Inc.
Certifications**

Emerging Small Business
(ESBE)
Small Business (SBE)
Veteran Owned Business (VBE)
#218016478

Years With Firm

16

Address

317 Lexington, Suite 1
San Antonio, Texas 78215



RELEVANT PROJECTS:

SAN ANTONIO CENTRAL LIBRARY, SAN ANTONIO, TX

Design Principal. The extensive hardscape, landscape, lighting, and irrigation was redesigned to incorporate solitude reading areas, small outdoor classroom settings, small media event area, and a large flex space that could be used by the library in any capacity. •Project published in Landscape Architecture & Specifier News magazine (June 2013).

AMERICAN G.I. FORUM - WORK CENTER & S.R.O. BUILDING, SAN ANTONIO, TX

Design Principal. This project 12,000sf building serves the National Veterans Outreach Program at the Haven For Hope in San Antonio to shelter homeless veterans. Services performed included landscape, irrigation and walkway design.

LA PROMESA (AVENIEDA GUADALUPE), SAN ANTONIO, TX

Design Principal. The new Multi-Use contemporary 2-story building is in the heart of the historic west side of San Antonio. Simple, clean plantings anchor the building, as existing and new canopy trees frame the building from the street. Services included planting and irrigation design, city submittal, tree preservation and construction administration and observation.

VIA TRANSIT CENTER BROOKS CITY BASE, SAN ANTONIO, TX

Design Principal. This 2.57 acre transit center is built on what was once a strategic Air Force base. Low Impact Design (L.I.D.) was implemented as an aspect in lessening the totality of the quality of water and the effects of run-off. C2 Landgroup, Inc. also designed each end of the center as a safe, user friendly, passive space with large trees, decorative benches, and several spaces for public art. Furthermore, C2 designed the irrigation and lighting.

POLICE ACADEMY ARMORY ADDITION, SAN ANTONIO, TX

Design Principal. Design included incorporating a new armory building with existing parking, new trees, irrigation, and tree preservation.

FASKEN COMMUNITY CENTER POOL & AMENITIES, LAREDO, TX

Design Principal. Designed a 3,150sf lap pool and beach entry with subsequent 4,500sf deck space. Also designed a 150lf natural stream integrated into several canopy areas. Services performed included pool design, natural stream design, pool decking, landscape, irrigation and walkway design.

TEZEL ROAD COMMUNITY CENTER, SAN ANTONIO, TX

Design Principal. The renovation of a previous fuel station into a Community Center, C2 designed landscape buffers along adjoining residential areas and Tezel Road, while connecting to a new park trail head. Further design included water harvesting, tree preservation, and irrigation.

BEXAR COUNTY EMS FIRE STATION, BEXAR COUNTY, TX

Design Principal. Services included tree preservation, site canopy, city ETJ submittal, and construction administration and observation.

Tab F

References and Projects

References Form

Please list at minimum five (5) local governmental entities where similar scope of services were provided.

THIS FORM MUST BE RETURNED WITH YOUR OFFER.

REFERENCE ONE

Government/Company Name: Palomar Development Group

Address: 9618 Huebner Rd, Ste 202

Contact Person and Title: Dr. Ramiro Cavazos, MD, FACS, FASMBS

Phone: (210) 651-0303 Fax: _____

Email Address: drc@texasbariatric.com Contract Period: 19+ years

Description of Professional Services Provided: Tenant Finish-out, Renovations, New Construction, Construction Documents, Specifications + CAD

REFERENCE TWO

Government/Company Name: City of San Antonio, On Call Projects

Address: _____

Contact Person and Title: Stacey E. Gonzales, Project Manager

Phone: (210) 207-2160 Fax: _____

Email Address: Stacey.Gonzales@sanantonio.gov Contract Period: 19+ years with COSA

Description of Professional Services Provided: Full Architectural Services, Feasibility Assessment + Report, Construction Documents, Specifications + CA

REFERENCE THREE

Government/Company Name: San Isidro Management Plan

Address: 9901 McPherson, Ste 201 Laredo, TX 78045

Contact Person and Title: pat Murphy, Vice President

Phone: (956) 796-1101 Fax: _____

Email Address: pmurphy@sanisidrotx.com Contract Period: 15+ years- ongoing

Description of Professional Services Provided: Tenant Finish-Out, Renovation, New Construction, Construction Documents, Specifications + CA

REFERENCE FOUR

Government/Company Name: Bexar County

Address: 101 West Nueva Street, Ste 930 San Antonio, TX 78205

Contact Person and Title: Dan Curry, Facilities Management Department Director

Phone: (210) 335-6732 Fax: _____

Email Address: dcurry@bexar.org Contract Period: 17+ Years- Ongoing

Description of Professional Services Provided: 95% Construction Documents, Specifications

REFERENCE Five

Government/Company Name: City of Laredo Engineer Department

Address: 1110 Houston Street, 2nd floor, Laredo, TX 78040

Contact Person and Title: Ramon Chavez, PE

Phone: (956) 791-7346 Fax: _____

Email Address: rrivera@cilaredo.tx.us Contract Period: 15+ years

Description of Professional Services Provided: Facility Assessment, New Construction,
Renovation, Construction Documents, Specifications + CA

- ****Additional pages are permitted if more space is required****

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Relevant Projects
SLAY Architecture

Bldg Use: Hospitality

PROJECT FACTS

SLAY'S ROLE
Prime Firm

DELIVERY METHOD
Design-Bid-Build / Cost Plus Contract

FINAL CONSTRUCTION COST
Project Budget: \$570,000
Final Construct Cost: \$570,000

FINAL PROJECT SIZE
6,000 sf Food & Beverage

TYPE OF CONSTRUCTION
New Construction / Land Development

DESIGN
Start Date - 10/2006
End Date - 07/2007

CONSTRUCTION
Notice to Proceed - 09/2007
Substantial Completion - 09/2008

TEAM PROJECT MANAGER
Madeline Anz Slay, AIA

PROJECT ARCHITECT
Madeline Anz Slay, AIA

PROJECT DESIGNER
Madeline Anz Slay, AIA

NAME OF CONSULTANTS: Multi
Civil: Slay Engineering Co., Inc
Structural: Lehman Engineering
MEP: Emil Swize & Associates
Geotech: Drash Consulting Engineers, Inc

OWNER'S INFO / REFERENCE
Natural Bridge Wildlife
Shawn and Tiffany Soechting
26515 natural Bridge Caverns Rd.
San Antonio, Texas 78266
p: 830-438-7400
shawn@wildliferanchtexas.com

CONTRACTOR
G.W. Anz Contracting Co
27267 Natural Bridge Caverns Road
San Antonio, Texas 78266
PM Gerald Slay; p: 210-912-2607
email: geraldanz1@aol.com

CLIENT RELATIONSHIP
19+ years

NO ARBITRATION OR LITIGATION

NATURAL BRIDGE WILDLIFE RANCH
"SAFARI CAMP GRILL"
San Antonio, Texas



Project Description

The Land Development of Natural Bridge Wildlife Ranch had to respect the Ranch as a Texas Land Heritage Property, recognized and certified by the State of Texas for being used for agriculture by the same family for over 100 years. The over all theme then became "African Safari, Texas-Style", proudly diversified over generations into a source of education and conservation of endangered and threatened species.

Maintaining the identity of a working Ranch and providing a gathering place for park goers was paramount. Materials are selected for their simple elegance and long-term durability. The Facility includes a spacious dining hall, full commercial kitchen, restrooms, and large porches. The project goal was to design a building that deferred to the site allowing the wild-life to be the main focus.

Professional Services Provided

Architectural Design, Master Plan for future development, Programming, Site Analysis, Construction Administration; including tree preservation, parking, TCEQ permits, accessible paths, connecting all amenities on a challenging site.

Similarity in Services

Full Architectural Design, Construction Drawings and Specifications, Programming, Code Review, Fire and Life Safety, Interior Design, Space Planning, 3-D Modeling, Way-Finding and Construction Administration.



Relevant Projects
SLAY Architecture

Bldg Use: Hospitality

PROJECT FACTS

SLAY'S ROLE
Prime Firm

DELIVERY METHOD
Design-Bid-Build / Cost Plus Contract

FINAL CONSTRUCTION COST
Project Budget: \$1,584,430
Final Construct Cost: \$2,985,521

FINAL PROJECT SIZE
1 acre Site
3,000 sf Retail
3,600 sf Food & Beverage
5,000 sf Canopy Challenge

TYPE OF CONSTRUCTION
New Construction / Land Development

DESIGN
Start Date - 06/2012
End Date - 02/2013

CONSTRUCTION
Notice to Proceed - 06/2013
Substantial Completion - 03/2014

TEAM PROJECT MANAGER
Madeline Anz Slay, AIA

PROJECT ARCHITECT
Madeline Anz Slay, AIA

PROJECT DESIGNER
Fernando Aguilar, AIA

NAME OF CONSULTANTS: Multi
Civil: Slay Engineering Co., Inc
Structural: Lundy & Franke Engineers
MEP: Cleary Zimmermann
Landscape: C2 LandGroup
Theme Consultants: SRO Associates
Geotechnical: Terracon

OWNER'S INFO / REFERENCE
Natural Bridge Caverns, Inc
Brad Wuest, CEO
p: 210-651-6101
bwuest@naturalbridgecaverns.com

CONTRACTOR
River City Builders
1397 Wald Road
New Braunfels, TX 78132
PM John Lovett
p: 830-629-5954

CLIENT RELATIONSHIP
19+ years

NATURAL BRIDGE CAVERNS
"DISCOVERY VILLAGE"
San Antonio, Texas



Project Description

Develop and design a natural setting that is exciting, educational and an interactive experience for guests on a 1 acre Master Plan with a grouping of themed buildings to accent natural features with walking paths and site amenities. Our Team worked closely with the family, geologist and a theme environment firm to develop the character of the buildings, incorporate the proprietors' family history and preserve the caves while being mindful to the environmentally-sensitive nature of the local ecosystem.

Professional Services Provided

Architectural Design included Programming, Site Analysis, Construction Administration, Master Plan for future development on 4 acres, preliminary design for future Visitor Center expansion; including overflow parking, tree preservation, TCEQ permits and accessible paths, connecting all amenities on a challenging site.

Similarity in Services

Full Architectural Design, Construction Drawings and Specifications, Programming, Code Review, Fire and Life Safety, Interior Design, Space Planning, 3-D Modeling, Way-Finding and Construction Administration.



Relevant Projects
SLAY Architecture

Bldg Use: Civic / Parks

PROJECT FACTS

SLAY'S ROLE
Prime Firm

DELIVERY METHOD
Design-Bid-Build

FINAL CONSTRUCTION COST
Project Budget: \$ 765,000; Multi
Final Construct Cost: \$ 716,769; Multi
COST SAVINGS: \$ 48,231; Multi
A&E Costs for SLAY: \$ 91,363; Multi

FINAL PROJECT SIZE
Elmendorf, Cuellar + Monterrey Parks
Existing Pools, Parking + Bathrooms

TYPE OF CONSTRUCTION
ADA Compliance / Renovation / Addition

DESIGN
Start Date - 11/2003; Multi
End Date - 06/2004; Multi

CONSTRUCTION
Notice to Proceed - 09/2004; Multi
Substantial Completion - 05/2005; Multi

TEAM PROJECT MANAGER
Madeline Anz Slay, AIA

PROJECT ARCHITECT
Madeline Anz Slay, AIA

PROJECT DESIGNER
Madeline Anz Slay, AIA

NAME OF CONSULTANTS: Multi
Civil: Slay Engineering Co., Inc
MEP: A & A Gonzalez Engineer, Inc.
Structural: Alpha Consulting Engr

OWNER'S INFO / REFERENCE
City of San Antonio
Parks & Recreation Department
Scott E. Stover, ASLA
sstover@sanantonio.gov
Project Manager: Mark Wittlinger
210-207-2876

CONTRACTOR
Westfield Construction, LP
207 E. Hildebrand Ave
San Antonio, TX 78212
PM Charles Coker; p: 210-264-8518
PM Taylor O'Dell; p: 210-849-8260
westfieldconstruct@sbcglobal.net

CLIENT RELATIONSHIP: 16 + years

COST ESTIMATE ACCURACY
Within .04%-1.5%

CITY OF SAN ANTONIO IDIQ
AQUATIC FACILITIES RENOVATION
San Antonio, Texas



Project Description

The project consists of ADA modifications at the aquatic facilities at Elmendorf Park, Cuellar Park, and Monterrey Park; to include, renovation of existing bathrooms, pools, parking lots and sidewalks. Provide Image Upgrade and ADA amenities such as, pool lifts, accessible paths of travel, accessible parking and entrance into facility.

Professional Services Provided

A comprehensive ADA review was completed on all three aquatic facilities, recommendations with opinion of probable cost was provided to the City for approval. Full Architectural Design, Construction Drawings and Specifications, MEP and Structural Engineer Coordination, ADA + Code Compliance, Finish Material Selection and Construction Administration.

Similarity in Services

ADA + Code Review, Coordination with Design Team, Client and General Contractor.



Relevant Projects
SLAY Architecture

Bldg Use: Hospitality

PROJECT FACTS

SLAY'S ROLE

Phase I Canopies: Slay Engr Consultant
Phase II Pool + Tree House: Prime Firm

DELIVERY METHOD

Design-Bid-Build

FINAL CONSTRUCTION COST

Phase I: Project Budget: \$ 359,000
Phase I: Final Construct Cost: \$ 356,945
Phase II: Project Budget: \$ 463,108
Phase II: Final Construct Cost: \$ TBD

Phase I: A & E Costs: \$ 36,150
Phase II: A & E Costs: \$ TBD

FINAL PROJECT SIZE

1,834 sf of Shaded Gathering Areas
6+ acre Site

TYPE OF CONSTRUCTION

Expansion / Amenities

DESIGN

Phase I: Start Date - 10/16/2018
Phase I: End Date - 11/27/2019
City Requested Project On Hold
Phase II: Start Date - 07/10/2019
Phase II: End Date - 01/16/2020

CONSTRUCTION

Phase I: Start Date - 04/01/2020
Phase I: End Date - 11/09/2020
Phase II: Start Date - 08/07/2020
Phase II: End Date - 05/18/2021
On Hold Due to Tree House Armature

TEAM PROJECT MANAGER

Monica Guajardo, AIA, RAS, LEED AP ND

PROJECT ARCHITECT

Madeline Anz Slay, AIA

PROJECT DESIGNER

Monica Guajardo, AIA, RAS, LEED AP ND

NAME OF CONSULTANTS: Multi

Civil: Slay Engineering Co., Inc
Structural: Lundy & Franke Engineers
MEP: Trinity MEP Engineer
Landscape: C2 LandGroup
Tree House Artist: Cortes Studio

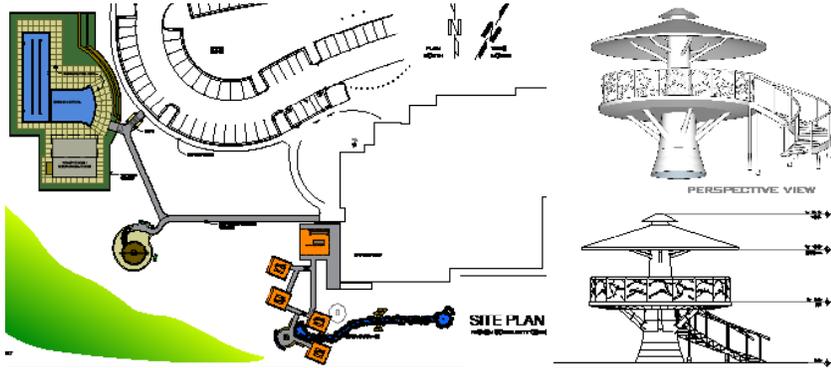
OWNER'S INFO / REFERENCE

City of Laredo
Ramon Chavez, PE, City Engineer
rchavez@ci.laredo.tx.us
p: (956) 791-7344

CONTRACTOR

Phase I: MAGE 4 Group, Ltd

BARBARA FASKEN COMMUNITY CENTER; PHASE I + II
Laredo, Texas



Phase II: Project Description

The facility was designed to expand the Community's amenities. Keeping their needs in mind; additional outdoor gathering areas, restrooms, tree house and water feature were incorporated into the landscape. The expansion supports the community through recreation after school programs and senior activities. SLAY coordinated the design of the Tree House by a famous artist and sculptor. The water feature will be carefully coordinated with Phase I Canopies, as an attraction for the local community and native fauna.



Phase I: Project Description

As a Consultant to Slay Engineering, SLAY developed a series of Canopies that housed various outdoor functions for those who used the Barbara Fasken Community Center; including, exterior grilling station and covered seating areas. The challenge was to design a setting as an extension of the Senior Center activities; the ability to host barbecues, take advantage of the views of nature as an interactive experience for guests under a grouping of 5 Canopies connected by accessible walking paths.

Professional Services Provided

Architectural Design, Program, Construction Documents, Specifications, Construction Administration, accessible paths connecting all amenities.

Similarity in Services

Full Architectural Design, Project Management, Consultant Coordination Construction Drawings, Specifications, Programming, ADA and Code Review, Fire and Life Safety, 3-D Modeling, Construction Administration



Relevant Projects
SLAY Architecture

Bldg Use: Community

PROJECT FACTS

SLAY'S ROLE
Prime Firm

DELIVERY METHOD
Design / Construction Manager at Risk

FINAL CONSTRUCTION COST
Project Budget: \$6,500,000
Final Construct Cost: \$6,466,724

FINAL PROJECT SIZE
32,000 sf / 5.7 acres

TYPE OF CONSTRUCTION
New Construction

DESIGN
Start Date - 07/2007
End Date - 12/2008

CONSTRUCTION
Notice to Proceed - 04/2009
Substantial Completion - 07/2010

TEAM PROJECT MANAGER
Madeline Anz Slay, AIA

PROJECT ARCHITECT
Madeline Anz Slay, AIA

PROJECT DESIGNER
Fernando Aguilar, AIA

NAME OF CONSULTANTS: Multi
Civil: Slay Engineering Co., Inc
Structural: Lundy & Franke Engineers
MEP: Goetting & Associates
Landscape: C2 LandGroup
Kitchen Consultant: Mission
Geotechnical: Terracon

OWNER'S INFO / REFERENCE
The Rainbow Senior Center
Ellen Damstra, Exec. Director
745 W. San Antonio Street
New Braunfels, TX 78130
p: 830-249-2114
ellen@rainbowseniorcenter.com

CONTRACTOR
Koontz McCombs Construction, LTD
755 E. Mulberry Avenue
San Antonio, TX 782162
PM David Salinas; p: 210-841-9216

CLIENT RELATIONSHIP
13+ years

NO ARBITRATION OR LITIGATION

KRONKOSKY PLACE
RAINBOW SENIOR CENTER
Boerne, Texas



Project Description

Challenging program that accommodate multiple users and user groups. Designed to house the current and future operations of a facility that is available to all community seniors and for rent to the greater community. Full commercial kitchen and cafeteria provides meals for 200+ seniors at lunch everyday and the Meals-on-Wheels program for the Boerne Community; including an exercise area, group dining and assembly, offices, classrooms, computer lab, reading rooms and outdoor walking paths.

Awards

Associated Builders and Contractors; Local Texas and National Award
2010 Excellence in Construction

Professional Services Provided

Full Architectural Design, Construction Drawings and Specifications, Programming sensitivity to the needs of senior citizens, Site Planning, Interior Design, Space Planning, Landscape Architecture, Monument and Building Signage, Consultant Management and Construction Administration

Similarity in Services

Full Architectural Services, New Construction, Institutional Design and Construction Standards, Consultant Management + Construction Admin.



Relevant Projects
SLAY Architecture

Bldg Use: Education

PROJECT FACTS

SLAY'S ROLE
Prime Firm

DELIVERY METHOD: Multi
Design-Bid-Build

FINAL CONSTRUCTION COST: Multi
IDIQ Contract; 30 Projects
Contract A/E Value: \$ 1,000,000
Project Budget: \$1,873,011; Multi
Final Construct Cost: \$1,744,297; Multi

FINAL PROJECT SIZE: Multi
Assessments + Master Plans
400 sf to 10,000 sf

PROJECT TYPE: Multi
IDIQ: Reroof / Renovation / Addition
Building Systems Upgrades

TYPE OF CONSTRUCTION: Multi
IDIQ: Owner Occupied, Existing Facilities

DESIGN: Multi
Start Date - 2006; Multi
End Date - 2010; Multi

CONSTRUCTION: Multi
Notice to Proceed - 2006; Multi
Substantial Completion - 2011; Multi

TEAM PROJECT MANAGER
Madeline Anz Slay, AIA

PROJECT ARCHITECT
Madeline Anz Slay, AIA

PROJECT DESIGNER
Fernando Aguilar, AIA

NAME OF CONSULTANTS: Multi
Civil: Slay Engineering Company, Inc
MEP: Goetting & Associates
Structural: Alpha Consulting Engineer
Landscape: RVK
Material Testing: Terracon

OWNER'S INFO / REFERENCE
Alamo College District
John Strybos, P.E.
Associate Vice Chancellor of Facilities
2222 N. Alamo St
San Antonio, Texas 78215
p: 210-485-0702
jstrybos@alamo.edu

CONTRACTOR: Multi
Crownhill Builders
PM Rob Hoek; p: 210-344-0297
Breda Construction; 210-317-7939
(Out of Business) Crocker + Reynolds
PM Chris Sanford; p: 210-340-1338

ALAMO COLLEGE DISTRICT
2006 -2011 IDIQ, MULTIPLE CAMPUS
San Antonio, Texas



Project Description

Architectural Design, Construction Drawings and Specifications, Facility Assessments, Interior Design, Space Planning, ADA and Code Compliance, Bid & Negotiation, Construction Administration on numerous projects for multiple campuses on a 6 year IDIQ contract with 30 completed projects.

Sample of Projects:

- Palo Alto College Administration Building H Roof Replacement
- Houston Street IT Renovations and HVAC Upgrades
- Houston Street Emergency Generators
- SAC Motorpool Parking Lot
- NE Campus Metal Storage Building
- Sheridan Complex Emergency Generators and Fuel Tanks

Professional Services Provided

Full Architectural Services, Space Planning, Facility Needs, Roof replacements, scoreboard replacements, building system assessments, adding fuel generators and storage tanks, IT and security improvements at multiple campuses.

Similarity in Services

IDIQ projects on Owner Occupied Facilities, following the District's "Design, Construction and Education Standards". Existing Systems, Roof and Envelope Survey and Report, CD's and Construction Administration.



Relevant Projects
SLAY Architecture

Bldg Use: Civic / Parks

PROJECT FACTS

SLAY'S ROLE
Team Consultant for Slay Engineering Co

DELIVERY METHOD
Design-Bid-Build

FINAL CONSTRUCTION COST
Project Budget: \$ 121,155
Final Construct Cost: \$ 66,460
COST SAVINGS: \$ 54,695
Change Orders No: **1**
Architectural Costs: \$ 8,300

FINAL PROJECT SIZE
400 sf

TYPE OF CONSTRUCTION
Image Upgrade / Renovation

DESIGN
Start Date - 03/2009
End Date - 07/2009

CONSTRUCTION
Notice to Proceed - 06/2010
Substantial Completion - 05/2012
Delay of Work by GC

TEAM PROJECT MANAGER
Prime Civil: Slay Engineering Co., Inc-
Monica Guajardo, AIA

PROJECT ARCHITECT
Monica Guajardo, AIA

PROJECT DESIGNER
Madeline Anz Slay, AIA

NAME OF CONSULTANT
Structural: Synergy Structural Engineers
MEP : Trinity MEP Engineering

OWNER'S INFO / REFERENCE
City of Laredo Engineering Department
Rogelio Rivera, PE, City Engineer
1110 Houston St.
Laredo, Texas 78040
rrivera@ci.laredo.tx.us
956-791-7346
Owner's Rep: Slay Engineering Co.
Michael M. Slay, PE
mslay@slayengineering.com
210-734-6401

CONTRACTOR
Rhino Builder, Ltd
Miguel Gomez
P.O. Box 451025
Laredo, TX 78045

CLIENT RELATIONSHIP

EISTETTER PARK FACILITY
EXPANSION
Laredo, Texas



Project Description

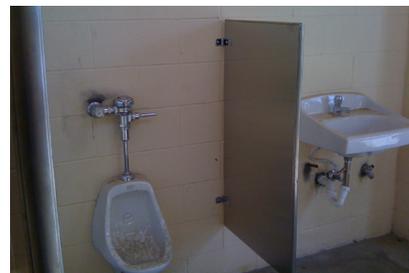
Services included design services necessary to produce plans and specifications for the construction of a Restroom facility with all amenities including a racquetball court at the Park. Image Upgrade to an existing Park Toilet Room Facility; including interior finish-out of Women's and Men's toilet room; drinking fountain; ADA Code Compliance and visual screen at each door to the toilet rooms.

Professional Services Provided

Architectural Design Services, Site Analysis, Construction Drawings and Construction Administration, connecting all amenities on an existing site.

Similarity in Services

Full Architectural Design, Construction Drawings and Specifications, ADA and Code Review, Interior Design and Construction Administration.



Relevant Projects
SLAY Architecture

Bldg Use: Education

PROJECT FACTS

SLAY'S ROLE
Prime Firm

DELIVERY METHOD
Design - Bid - Build

FINAL CONSTRUCTION COST
Project Budget: \$1,797,964
Final Construction Cost: \$1,797,964

FINAL PROJECT SIZE
15,000 sf

TYPE OF CONSTRUCTION
Interior Finish-Out / Renovation

DESIGN
Start Date - 04/2018
End Date - 08/2018

CONSTRUCTION
Notice to Proceed - 02/2019
Substantial Completion - 09/2019

PROJECT MANAGER
Madeline Anz Slay, AIA
James Ed Carleton, AIA

PROJECT ARCHITECT
Madeline Anz Slay, AIA

PROJECT DESIGNER
Agustin Salinas, LEED Green Associate

NAME OF CONSULTANTS: Multi
Civil: Slay Engineering Co., Inc
MEP: H2MG, LLC
Structural: Lundy & Franke Engineering
IT/DATA: Combs Consulting Group

OWNER'S INFO / REFERENCE
San Antonio ISD
Kamal ElHabr, PE
Assoc. Superintendent for Facilities
1702 N. Alamo St. SA, TX 78215
KElhabr@saisd.net / operez@saisd.net
Project Manager Yamel Natividad
ynatividad1@saisd.net
p: 210-554-2420

CONTRACTOR
LMC Corporation
10812 Hillpoint SA, TX 78217
Zring Kareem, Director of Construction
p: 713-947-2422

CLIENT RELATIONSHIP
San Antonio ISD: 17 + years
PM Yamel Natividad: 1+ years

**CAST TECH HIGH SCHOOL
BUILDING "D" REFURBISHMENT**
SAISD Charter School; San Antonio, Texas



Project Description

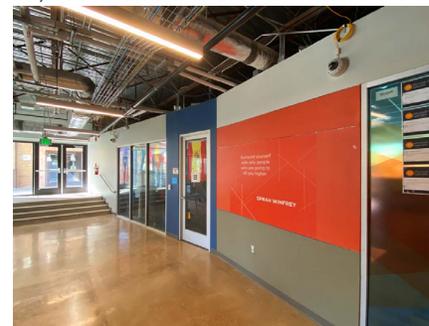
Rehabilitation of a two story cold-shell Educational Facility. San Antonio ISD Charter School, who partnered with members of the industry to guide its curriculum and provide internship opportunities for the student body; preparing them for high-tech jobs where qualified employees are in high demand. Using the surrounding campus design standards as the guide for the Interior Finish-Out; providing classrooms, study spaces, office administration and gathering areas.

Professional Services Provided

Full Architectural Design Services, limited Programming, full Construction Drawings and Specifications, Construction Administration. Coordinated the Information Technology Infrastructure Design with Team Consultants and Client Team.

Similarity in Services

Following SAISD's Design + Construction Standards. Existing Conditions Survey, Scope Study, CD's and Construction Administration with Close-Out Services, Coordination with Design Team, Client and General Contractor.



Relevant Projects
SLAY Architecture

Bldg Use: Government

PROJECT FACTS

SLAY'S ROLE
Prime Firm

DELIVERY METHOD
Design - Bid - Build

FINAL CONSTRUCTION COST
Project Budget: \$626,520.00
Final Construction Cost: TBD

FINAL PROJECT SIZE
3,220 sq. ft.

TYPE OF CONSTRUCTION
Addition / Renovation

DESIGN
Start Date - 01/2019
End Date - 04/2019

CONSTRUCTION
Notice to Proceed - 07/2019
Substantial Completion - 01/2020

TEAM PROJECT MANAGER
Madeline Anz Slay, AIA

PROJECT ARCHITECT
James Ed Carleton, AIA

PROJECT DESIGNER
Agustin Salinas, LEED Green Assoc.

NAME OF CONSULTANTS: Multi
Structural: Lundy & Franke Engineering
MEP: H2MG, Inc
Civil: Slay Engineering Co., Inc
Geo + Material Testing: Terracon

OWNER'S INFO / REFERENCE
City of San Antonio, TCI
Owner Rep: Jeni O'Quinn
jeni.oquinn@sanantonio.gov
PO Box 839966
San Antonio, Texas 78283
PM: Robert Bethea; p: 210-207-1461
robert.bethea@sanantonio.gov

CONTRACTOR
Crownhill Builders, Inc.
10528 Gulfdale, Suite 1
San Antonio, Texas 78216
p: 210-344-0297
PM Sherrie Arnold; sherrie@chbinc.net
PM Renee Fruith; renee@chbinc.net

CLIENT RELATIONSHIP
City of San Antonio: 19+ years
Cathleen Crabb, AIA: 1+ years

**SAN ANTONIO ACADEMY POLICE ARMORY EXPAN-
SION; PHASE I + II**
San Antonio, Texas



Project Description

Phase I: In 2002, SLAY Architecture was the Prime Firm for the 3,000 sq ft San Antonio Police Armory with the renovation of an existing Bullet Trap. The programming included a new Entry with service counter, Office spaces, Vaults, Communication Room, Shop and Officer Cleaning area, Shooting Range, Storage, Truck Dock and Restrooms. The existing Bullet Trap was expanded to house a new bullet trap assembly, including some minor site work to re-grade around the new bullet trap extension.

Phase II: In 2019, An expansion of the existing San Antonio Police Armory was needed to accommodate the current and future growth of the San Antonio Police Academy Campus and its end users; Police Officers, Instructors, Cadets and staff. Minor renovation was needed to the existing facility; programming included; conditioned Storage, Vaults, rerouting existing sanitary sewer lines, independent HVAC system with required dehumidification for stored items, and site work at the new addition.

Professional Services Provided

Full Architectural Services, Construction Drawings, Specifications, Code Review, As-Built Documentation provided from previous 2002 project, Project Management and Construction Administration.

Similarity in Services

Architectural Design following CoSA's Design and Construction Standards, CD's and Construction Administration; in Multi-Team Environment.



Tab G

Other Information That May be Helpful in the Evaluation



Tab G Other Information That May be Helpful in the Evaluation.



Meeting the Needs of Webb County

Desirable Architectural Features Based upon Local Demand.

Maintaining the Character of the Community, keeping in mind the variety of neighbors and guests, SLAY does not seek a unique or distinct architectural style that is seen as a “SLAY Design”. Rather we approach each project with the understanding that each project and client are unique, defined by a specific scope, budget, site and functional needs.

We believe “Design Excellence” is not measured by the creation of beautiful spaces alone, but in buildings that are functional, environmentally friendly, created within a high level of service and client involvement while respecting and maintaining the budget and schedule. The best architecture is one that is memorable to guests and the home owner; the result of a good collaboration between client

SLAY’s Project Approach, Capabilities and Methodologies

The **Project Team** must be balanced with a diverse set of skills, personalities, and perspectives. We have found through past experience that truly effective teams invite many viewpoints and use their differences to be creative and innovative within the scope of the project; which leads to efficient and effective project solutions.

SLAY’s Services

SLAY is prepared and capable of providing a full range of Professional Architectural Services with one point of contact for LHA.

- Provide Full Architectural Design:
 - + Project Management
 - + Program Evaluation and Assessment
 - + Master Planning
 - + Space Planning
 - + Design Services
 - + Preliminary and Design Development
 - + Construction Documents
 - + Interior Design Services
 - + Opinion of Probable Costs
 - + Bidding and Negotiation
 - + Construction Administration

SLAY’s Consultants Team Involvement

SLAY has “Teamed” with our Consultants on several successfully completed projects.

- Synergy Structural engineering, Inc.
 - Structural Engineer**
 - Structural Engineering Design
 - Structural Facility Analysis
 - Structural Feasibility Studies
 - Opinion of Probable Costs
 - ADA + Code Compliance
- Trinity MEP Engineering, LLC
 - MEP Engineer**
 - MEP Engineering Design
 - MEP Feasibility Studies/Programming
 - MEP Facility Research + Analysis
 - MEP Sustainable Bldg Practices
 - Opinion of Probable Costs
 - ADA + Code Compliance

Consultant Role

Our Team of Consultants are responsible for the overall success of their services, scope of work, coordination with SLAY and confirm that

adequate staffing and support is given to meet the project scheduled, time-line and budget. The SLAY Team is available and has the necessary staff to meet Laredo’s project goals and objectives.

- Provide the required Team Consultants and staff with the correct skill set and time availability to complete the project within wbb Coounty’s schedule.
- Provide programming and conceptual designs as required.
- Provide “Value Based” recommendations for cost savings during the design stages.
- Provide Registered Accessibility Specialist, as an ADA Compliance review QC check.
- Provide detailed Opinions of Probable Cost using the latest information available; including discussion with contractors currently working on similar projects.
- Provide presentation materials for Webb County its Board members, stake holders and end users to utilize including hand renderings as required.
- Work closely with Construction Manager to keep the project on time and on budget.
- Provide recommendations on how to accomplish scope of work in best and most efficient manner, both economically, environmentally, and sustainably.
- Meet with Webb County and Stake Holders, as required.

All of the above are to be performed through a series of meetings and site visits in which the SLAY Team, the Users and Webb County are involved.



Project Objective

SLAY Team understands Webb County’s goal and purpose of the RFQ for the various facilities at the Webb County Fairgrounds property is to emphasize the local agriculture, horticulture and education while developing the youth of the community.

SLAY also understands that each individual project, as well as the overall Project itself, will have rigid schedule and fiscal requirements; therefore the Design Team must have the ability to provide architectural and construction management services within a time frame that will meet Webb County requirements.



Design Approach

Placemaking and celebrating culture is at the heart of what we do. Your vision for a “Park like Campus” that will provide “Sources of Civic Pride” speaks to us and our experience.

We see this opportunity as more than a collection of barns adjacent to a giant parking lot, but rather a place for “nurturing families and building community institutions and traditions”.

We believe that every project is unique. The solutions that we bring may be based on precedents and best practices, but they should be unique to the local culture and represent the aspirations of the community. As community leaders, the County has a responsibility to cast a vision for the next 50+ years for this project. Millions of people, young and old, will visit the site and experience the joy, excitement, memories, and community. It is our responsibility to

Licensed Qualifications for Sustainable Buildings

Philosophy

“Rancho Laredo “can be a model of sustainability, building upon and demonstrating best ranching practices across the region. A place of learning and celebration. A place that uses resources wisely and economically.

- Porches and large canopies for shade
- Building orientation to take advantage of prevailing winds and sun angles
- Rain water collection and “blow-down water” reuse
- Renewable Energy- Windmills for pumps and site power Evaluate payback on solar power
- Native Trees that will provide shade and habitat
- Creeks that help pretreat water run off and create habitat. These could run to a “Tank’ that may be used as an amenity feature
- Promote native landscapes- for low maintenance and increase habitat



Interactive Design Process with You

All of our projects are produced within an interactive design review process. Total team coordination and collaboration among the Architect, Owner/Project Manager, Contractor and Consultants are absolutely essential to our way of delivering a successful project.

SLAY’s Design Philosophy Involves

Together, with you, we are a Team. We are participants in your vision and you are participants in our process to deliver that vision. SLAY believes that a design is successful only if it accomplishes the goals of the Webb County, enhances the everyday life of the users, and has a long, useful life.

- Create a functional final product.
- Create a logical design solution to Webb County Fairgrounds challenge.
- Designs that reflect shared values of the Webb County, Stakeholders + community.
- Provides for flexibility to accommodate inevitable change.
- Strengthen the surrounding community and neighborhood.
- Incorporating sustainable features.
- Enhance the user’s quality of life.
- Safety for the users.
- Teaming with experienced consultants.
- Responding to the program creatively with diversified design solutions.
- Consider operation + maintenance costs.
- Straightforward + cost effective solutions.

We believe that the art of good design is in linking the architecture, engineering, landscape, pedestrian and vehicular environment while considering the existing built environment. We understand the need to be available to engage multiple stakeholders, agencies and groups and will operate flexibly to make their input as effective as possible.

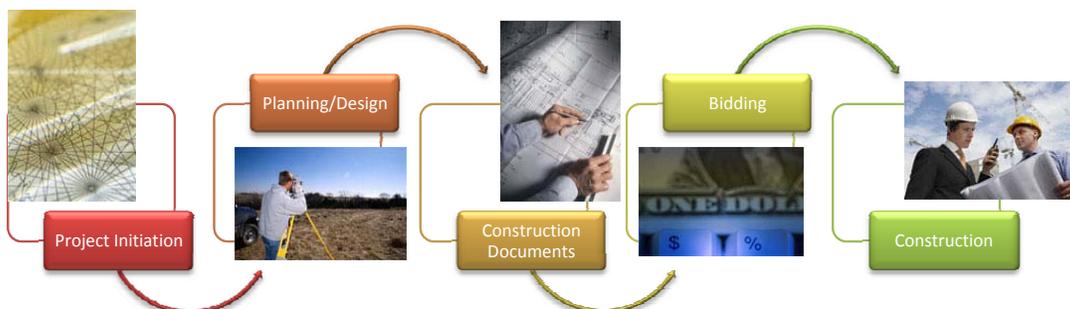
SLAY’s Design Methodology Involves

An inclusive approach, coupled with a process that balances good design and delivery practices enables us to create spaces that fulfill your mission and enhance your purpose.

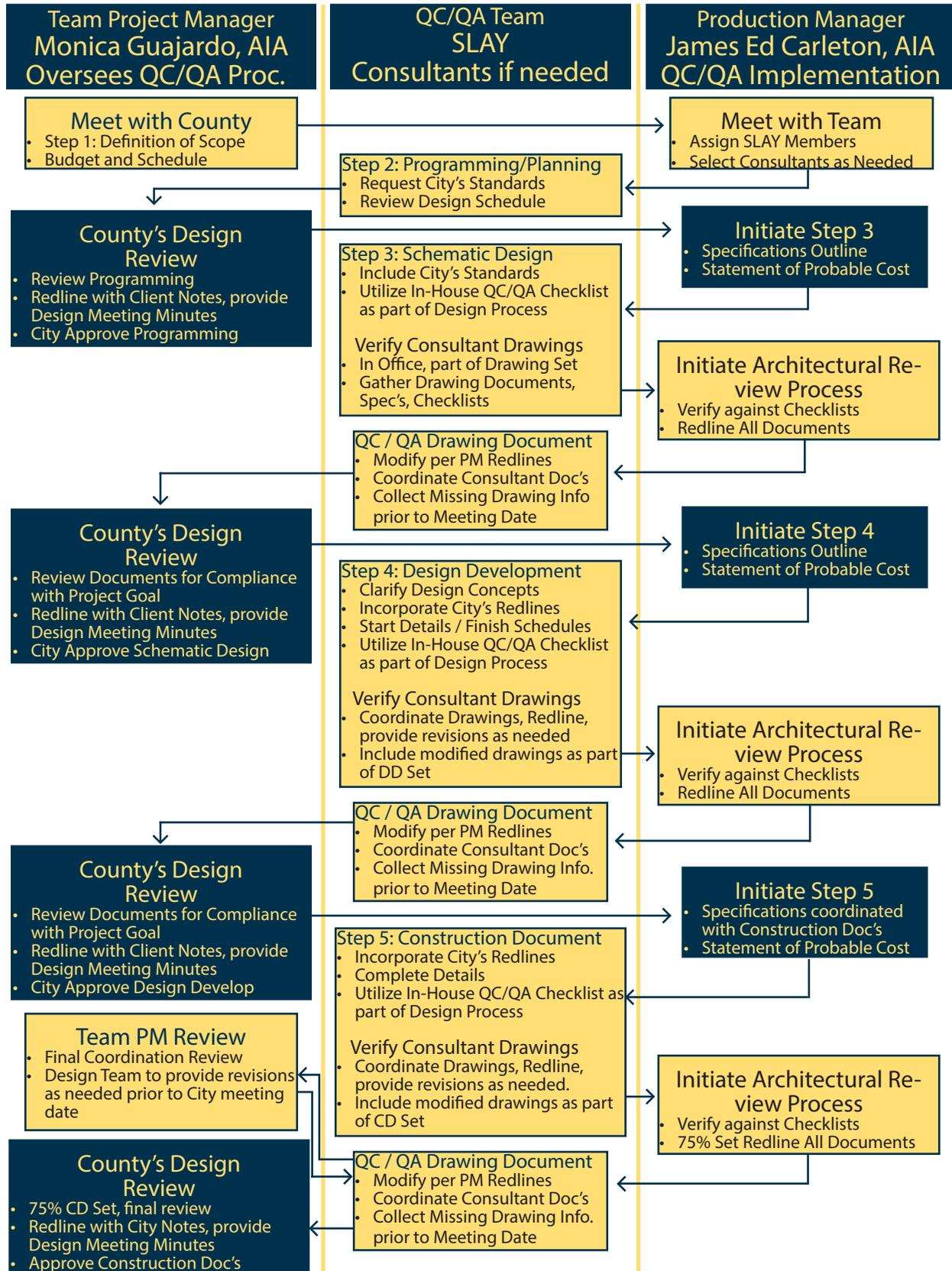
- Mutual Respect and Trust
- Mutual Benefit
- Collaborative Innovation and Decision Making
- Early Involvement of Key Participants
- Early Goal Definition
- Intensified Planning
- Open Communication
- Appropriate Technology
- The Right Leadership

Our architects and designers consider how a building will relate to its surroundings (current/ regional architectural preferences), its occupants (the types of functions that will occur in the building), its maintenance (the economics of constructing the building and or its improvements), and its future (educational, societal and technological trends).

Advancements occur rapidly, we will help Webb County anticipate their future direction and design a facility that can easily adapt to new technologies and new operational methodologies. We “walk the walk” as well as “talk the talk”, proven through our own office rehabilitation. We are all a part of this team; working with you, your staff, contractor and engineers to create a distinctive project with a functional design that matches the Webb Counties message and surpass your expectations. We pay attention to the project’s image within the County, City and out in the community. It’s the details that make it work efficiently and economically over the long run; intentionally inclusive, our approach is one of collaboration and communication.



SLAY'S QC / QA Process Flow Chart



Cost Effective Design

SLAY’s commitment to cost-effective design is reflected in our cost-estimating practices, application of the latest technologies, and passive sustainable design strategies. We are proactive in our approach to design and construction documentation, and we understand the cost implications of every building we design.

We believe that comprehensive and detailed documentation is essential to the successful outcome of your project. Phase end cost overruns are a primary reason for schedule delays and value engineering, which must be avoided if this project is to meet the proposed schedule and maintain quality. Through smart design and implementation of innovative technologies, we commit to producing dependable, precise, documents effective during the bidding process and throughout construction.

We lead the industry in Technology Implementation, inventively designing well-coordinated places with long-term value. To many, sustainability—or high-performance—means high-price. Incorporating renewable energy, high-performance materials, energy and daylight analysis can often be costly. There is a perception that “green” and “sustainable” has a high surcharge.

SLAY works to reverse that mentality by recognizing that low-energy can mean low-price when the focus is on passive design strategies—passive design is free. Understanding the sun path, wind direction, building massing, building orientation, using natural daylight and natural ventilation, shading strategies, and thermal mass are critical to the short- and long-term performance of a building, and basic principles can be applied based on local climate conditions. Building costs do not end with tenant occupancy. These passive strategies also alleviate building maintenance costs, which add up over time. It is how people have built historically, pre-air-conditioning. Hence, the phrase, “sustainability is just good design.”

Effective Sustainable Design

SLAY Architecture always keeps the constructability of the project in mind when we consider sustainable design. A balance is required for Cost Effective Design solutions and we understand that a vibrant, forward thinking project does not have to be cost prohibitive.

Buildings are more than just shelters. They are the facilities that we live, work and play in. Energy efficient buildings are built to be healthy; providing clean indoor air and incorporating safe building materials to ensure a comfortable working environment. Using less energy and water means lower utility bills each month. We are knowledgeable on energy efficient products so that a building that will meet the County’s green building goals. A straight forward design with clear construction methods will improve:

- Air Sealing Measures
- Thermal Performance of Exterior Envelope
- Efficient Lighting
- HVAC Efficiency
- Hot Water Heating Equipment Efficiency
- Efficient Ventilation

SLAY will work with the County and their budget to design the most sustainable facilities possible, helping Webb County save money and the environment. By setting stringent guidelines we have developed a multi-faceted approach to energy efficient design that targets several categories; including overall energy savings, indoor air quality, water efficiency and material composition.



How to Accomplish the Design Process Efficiently

Part of SLAY’s development process for each project consist of creating and following a Design Document Schedule.

Step One “Kick-Off Meeting”, scheduled within 24 hrs of assignment.

Define Scope, Schedule Establishment

Listening is the first step in providing services, long before the schematic design and scope definition begins. We will work with the County to carefully identify the needs, goals, and objectives of the Facility Renovations.

Step Two 3 - 6 Weeks Programming and Planning

The Team Project Manager will meet with the Consultants, the County and your stakeholders, as selected for involvement. We will review program issues such as size, code compliance, space needs, Historical factors and other program issues. The facility must be planned to include the unique characteristics and culture of the Webb County and the needs of the users.

This Involves

1. Review available information provided by the County and perform investigations as necessary to obtain any other information needed. Review the functional program and technical needs with the County and your stakeholders.
2. Review the preliminary site plan with the City to identify possible improvements. This will include an analysis of current and future additions, site circulation, landscape features, exterior spaces, parking needs.

Step Three 4 - 8 Weeks w/City Review Schematic Design

Using the approved functional and spatial Program data prepared in Step Two, the Team will begin to develop the plan and building concepts. Conceptual plans involve defining the major components of the facility and studying variations in relationships of each component to the other.

1. Prepare alternative schemes depicting facility development in more detail than the preliminary site/space plans. These schemes will consider site constraints, optional workflow, access issues, and departmental programs; review with the County for selection of preferred scheme.
2. Estimate the cost of the preferred scheme. If required, we will adjust the project by reducing scope, deferring some elements or utilizing less costly construction to achieve

budget conformance.

Once approved concepts are complete, the Team will continue to development of the design. All rooms, corridors, work stations, materials, site features, etc., will be planned and verified with the County for the selected schematic design. As part of this phase, our consultants will begin to develop and present their concepts for their respective portions of the project.

Step Four 4 - 8 Weeks w/City Review Design Development

Equipment, finishes, and necessary support requirements for each space will be identified and planned. Each area will be planned with the County input and professional advice of our planning Team. Vendors for special equipment needs will be brought into the process to verify spacial requirements, MEP needs, schedule input and to identify final installation requirements incorporated into the documents for construction.

Step Five 8 - 12 Weeks w/City Review Construction Documents

Upon approval of the design development documents, we will proceed to develop the documents necessary to construct the facility. During this phase, periodic meetings are scheduled with the County to incorporate any desired changes.

The product of this phase is a complete set of documents including architecture, interior design, Structural engineering, MEP engineering, civil engineering, landscape architecture and equipment vendor drawings and specifications appropriate for bidding and constructing the Webb County Facility Renovation.

Step Six 4 Weeks Bidding / Negotiation

SLAY’s Project Managers will solicit bids from contractors, at the direction of the County. During the bidding process, we will conduct a pre-bid conference and prepare any necessary Addenda to the documents, as my arise. We will assist the County in the bid tabulation and determine the successful contractor.

Step Seven 9 - 12 Months Construction

SLAY’s Team Project Manager, will provide construction administration services at any level the County desires during the construction phase. The construction administrator services include site observation reporting, submittal review, payment applications, contract clarifications, and contract changes.



**Step Eight 3 - 5 Weeks
Closeout and Occupancy**

When construction is substantially complete, the SLAY Team will assist the contractor in preparing punch lists of incomplete items or items requiring correction. Our Team will monitor the project to completion and recommend final payment to the contractor upon satisfactory completion of all project requirements.

**Step Nine
Post Construction and Warranty**

SLAY shall consult with the County during initial occupancy to confirm system performance and any loose ends. If requested, we will perform a one year warranty review with the County to confirm construction material and systems are performing in accordance with industry standards and project expectations. Also, SLAY can provide support services throughout the life of a project.

Quality Control / Quality Assurances

SLAY has developed a flexible organization capable of producing reliable construction documents. We have various programs in place to achieve success:

Principal-In-Charge (PIC): We pride ourselves on having a decision-making PIC on every project, and having a Registered Architect in the Team Project Manager role.

Building Information Modeling (BIM): Effective, organized use of REVIT and CADD technology ensures effective, constructible, accurate construction document production.

The Checklist: Includes all of the information the project documents should contain and is a means to confirm information is properly documented and expressed. The checklist has been created in-house, over our 20+ yrs in business and previous experience, covering all aspects of a project, including consultant information coordination. The checklist is utilized at various milestones of the project with the project architect reviewing the list and the project manager confirming its use and performing spot checks.

Cross-Checking: A disciplined crosscheck is conducted as well as a systematic process of confirming the service is meeting the specified project requirements and scope of the project. This always involves the entire project team, including County and all consultants.

Construction Administration

SLAY understands that time is money during the construction phase and potential chal-

lenges can be mitigated before related

construction starts if the architect has a problem-seeking mind-set. The core design team and Team PM will remain involved in all aspects of construction; ensuring proper management, control and advocacy. The following activities will occur throughout the construction phase:

Project Start-Up: A preconstruction conference is scheduled where Construction phase activities and procedures are established. The Team PM leads the conference with an agenda aimed at addressing project specifics, site issues, proper communication lines, procedures, document routing, public relations, separate contracts, utilities, security, parking, closeout requirements and a multitude of other items that are important to County.

Project Construction: On-site construction meetings are held at regular intervals. All meetings are agenda driven and reported within two business days. Any on-site issues that may arise are given a priority and assigned to a team member for follow-up with a targeted resolution completion date.

Site Visits: Are conducted weekly and are often "impromptu" by the Construction Field Representative. The site observation reports are issued with each visit. This report includes photographs of the construction process, addresses work conformance to the contract, and work progress. Issues that arise during the site visits are addressed in the scheduled construction meetings, or as required.

Pre-installation Conferences: Are held per the specifications; always for roofing and other concealed installations. These are Contractor supervised meetings, in which the SLAY's Team PM, Field Rep. and any other consultants, as required, are in attendance.

Project Substantial Completion: A key milestone in the construction process, SLAY performs the Preliminary Punch List Walk-through. Certificates of Substantial Completion are issued with related final Punch Lists for each completed portion of the project. SLAY can assist with coordination for obtaining a Certificate of Occupancy.

Project Close-Out and Warranty: SLAY's final close-out involves a Checklist that follows the requirements of the construction documents, and all modifications made or clarified by RFI's and/or change orders. We can also provide follow-up assistance for the continuing maintenance of County Facilities.



Approach to Performing Services

- Meet with Webb County to determine scope, understand goals, resources, pressures.
- Provide a comprehensive program and schedule to Webb County.
- Schedule a kick-off meeting with any/all consultants and owner.
- Schedule systematic and programmed review sessions and design charettes with Laredo and all consultants.
- Keep focus on results.
- Use total Team resources.
- Focus on flexibility - be ready to accommodate changes as they emerge from the review meetings.
- Coordination and input from ALL, is KEY.

SLAY employs several methods of ensuring the continuity of project objectives:

Effective Communication

There must be a clear understanding of the goals and expectations of the project by SLAY, consultants, and user groups. This is sustained by continual involvement of all interested parties, resulting in a project that functions in an effective and coordinated manner.

Intensive Planning Process

The design schedule must be carefully planned, the standards and design guidelines must be thoroughly reviewed, and there must be a comprehensive understanding of the owner's goals.

Comprehensive Issue Management

The SLAY Team anticipates and manages communications, decisions, and required activities for successful project delivery.

A comprehensive in-house checklist is an important element used on every project.

Responsive Design

We respond to the needs of the users and community. We provide alternative design concepts, if necessary, to the owner for review.

Timely and Efficient Execution

SLAY's state-of-the-art video conference equipment, computer infrastructure, and current software programs, allow for a seamless and quick exchange of information, printing, plotting, and communicating.

Continual Value Management

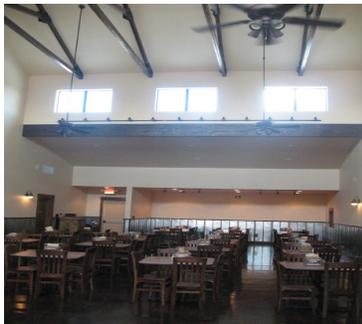
We continually analyze the project for alignment between scope, budget, and expectations. Pursuit of cost savings while maintaining integrity of the project is a team effort.

Integral Quality Management

We review early documents for constructability. The review meetings and follow-up task lists are key to quality management.

Webb County's Personnel Involvement

The SLAY Team recognizes the importance of listening to the user groups, to establish the best design for a project. Without that input, it is highly unlikely the project will ultimately be successful. We welcome Webb County's personnel involvement in all aspects and phases of the projects.



SLAY's Project Management Approach

Our approach to project management is one of discipline. Our process involves planning, organizing, and managing resources to bring about the successful completion of your project goals and objectives. We have compiled a design team that we have worked with on previous projects and have developed a good working relationship. The primary challenge of project management is to achieve all of the project goals and objectives while honoring the preconceived project constraints. Typical constraints are scope, time, and budget.

- Step One: Definition of Scope and Schedule Established**
- Step Two: Programming and Planning**
- Step Three: Schematic Design**
- Step Four: Design Development**
- Step Five: Construction Documents**
- Step Six: Bidding / Negotiation**
- Step Seven: Construction**

Project Managers Are Involved From Day 1

Managing the *Project Approach* is a multi-step process and greatly encompasses communication from all individuals involved. Our Team's internal organization is effective and efficient in order to guarantee that communication flows smoothly, and so that ultimately, our projects are completed on time and with the utmost Client satisfaction. This internal organization specifically calls for Team involvement in all aspects of the projects we are working on.

SLAY Team will provide Webb County with the personnel, experience, equipment, and expertise required to perform the services in a timely and cost effective manner.

Coordination & Communication

From the initial onset of the project, our top personnel assigned to the project will have direct communication with Webb County and their representatives throughout the duration of the project. We believe that having communication between those directly involved will ensure that everyone will be aware of all aspects of the project is at any given time. The team members assigned will stay on the Team for the duration of the project to ensure that there is not time or schedule loss due to learning curves by new team members.

Team coordination will rely on effective communication between team members, using all available resources including face-to-face review meetings, email, video-conference and all of the project managers are equipped with iPads to access resources off site. Utilizing Building Information Modeling (BIM) is also an effective tool to communicate and to ensure faster approvals, reduced design surprises, and detecting potential conflicts.

Team Members are required to be accessible and to share knowledge equally. We maintain a state-of-the-art video conferencing system, including document cameras, to ensure that we are available at all times, even when we can't be on site. The main goal is to work collaboratively and openly share information to ensure the ultimate success of the project.

Cost Effective Design

SLAY always keeps the constructability of the project in mind when we design. A balance is required for Cost Effective Design solutions and SLAY understands that a vibrant, forward thinking project does not have to be cost prohibitive; simply put every design decision is a financial decision.

Our strength is our commitment to being creative during the design process and our goal is to consistently provide cost effective design solutions that are forward-thinking, flexible to accommodate future needs and easily maintained with a long life-cycle.

Design Objectives

- A cost effective approach to office and housing, provide architectural services of design and construction admin.
- Advancements occur rapidly, we help our Clients anticipate their future direction and design for office, administration & maintenance space & housing projects that can easily adapt to new technologies.
- We plan energy-efficient, low in maintenance, clean to the environment and healthier to their inhabitants projects.
- We select building materials that are durable and used in ways that allow for low initial costs, yet require little to maintain.
- We select efficient lighting, easy to re-lamp, accessible to maintenance people.



Sustainable Design

SLAY Architecture and our Team are committed to incorporating principles of sustainable design and energy efficiency into all of our projects. The result is an optimal balance of cost, environmental, societal and human benefits while meeting the mission and function of the intended office space and intended housing. Utilizing a sustainable design philosophy encourages decisions at each phase of design process that will reduce negative and health of the occupants, without compromising the bottom line.

Quality Control / Quality Assurance

Our team is responsive to the needs of our clients and has developed a flexible organization capable of producing reliable construction documents. We have various programs in place to achieve this, and the following is an overview:

Principal-In-Charge (PIC)

A Principal will be dedicated to providing the highest quality of service to Webb County. SLAY prides itself on having a decision-making PIC on every project, and having professional architects in the roles of project manager and design architect.

Checklist

This list includes all of the information project documents should contain and is a means to confirm information is properly documented and expressed. The checklist has been created in-house, over our 22+ years in business and previous experience. The checklist is utilized at various milestones of the project with the Project Manager and Production Manager reviewing the list to confirm its use and performing spot checks. The list is extensive, and not included in this document, but we will be happy to provide it to Webb County for review.

Cross-checking

A disciplined cross-check is conducted as well as a systematic process of confirming the service is meeting the specified project requirements and scope of the project. This involves the entire project team, including Webb County and all consultants.

Building Information Modeling (BIM)

Effective and organized use of REVIT (BIM) CAD technology ensures effective, constructible and accurate production of construction documents.

Code Reviews

Our team has found it very helpful to meet with governmental entities at various design stages to ensure proper interpretation of codes and local requirements and amendments. Each meeting is documented. This ensures a smooth permitting and construction inspection process.

Documenting Responses

To all review comments from meetings with governing entities, Webb County, user groups, and in-house coordination meetings. These meeting minutes can be distributed by any means the Webb County uses, including any form of electronic distribution and/or posting.

Systematic + Programmed Review Sessions

During the design process where the client's needs are reviewed to verify that all requirements are being satisfied.

Construction Administration

We have professionals who visit projects under construction on a regular basis. These visits are in addition to regularly scheduled construction coordination meetings with the design team, Webb County, and contractor.

Keys to QA Success

- Consensus among all Team members and users on goals, scope, budget, and schedule at project inception.
- Constant responsiveness and feedback to provide review, accountability and document quality during design phases.
- Active participation and enhanced communication by experienced personnel familiar with the project.





Existing Facilities at LIFE Downs Fairgrounds

Facility Description	Dimension (Feet)	Approx. Sq. Feet	
Roofed or Interior Spaces			
LIFE Pavilion	180x110	19,800	Enclosed, HVAC
Peterson Building	70x73	5,100	Enclosed, No HVAC
Restaurant	110x30	3,300	Enclosed, HVAC
LIFE Office	40x30	1,200	Enclosed, HVAC
		29,400	<i>SUBTOTAL</i>
Animal Exhibit Barn		44,000	Roofed
Vendor Pavilion	200x100	20,000	Roofed, sidewalls
Mechanical Arts Pavilion		8,300	Roofed, WWF sidewalls
Restaurant Patio / Beverage sales		3,900	Roofed
		76,200	<i>SUBTOTAL</i>
		105,600	Total Roofed or Enclosed
Miscellaneous Spaces			
Picnic Lawn @ Animal Exhibit		14,000	Partial roof
Stage Structure	55x70	3,850	Roofed
Unused Pavilion	54x123	6,600	Roofed, concrete slab
Stage grounds	500x200	113,000	Open area
Horse Barns - Leased to private users	(6)@140x70	58,800	170 horses stabled on site
Outdoor Rodeo Arena - 150'x300'			Bleacher seating, concessions



SLAY Architecture’s Team Formation

Our approach is one of bringing together local design talent with specialists that concentrate in a particular field, who have complementary skills and are committed to a common purpose, performance goals, and approach for which they hold themselves mutually accountable. A successful project team has a shared mission, goal, and approach, and accomplishes their goals within a fixed time line. Our project team will rely on intense, collaborative work to accomplish a successful project for Webb County and the community. Open communication is required, with both sides keeping the other informed. We know the clear leadership path for our consultants so that communication may be expedited. The core competencies we require of our sub-consultants are:

- Thoughtful decision making.
- Teamwork that has been proven through our previous relationships.
- Work standards aligned.
- The motivation to ensure the client gets a successful project.

Our expectation for the role of our consultants is that they are directly involved in the design and management of the project.





Amy Pate
AVP, ARM Manager

Office: 210-807-5533
amy.pate@thebankofsa.com

August 3, 2023

RE: Madeline Anz Slay Architecture, PLLC

To Whom It May Concern:

I am writing to confirm our client Madeline Anz Slay Architecture, P.L.L.C., currently maintains a Banking relationship with Texas Partners Bank, a Texas state bank doing business as The Bank of San Antonio. Madeline Anz Slay Architecture, P.L.L.C. has been a client since March 2011. They have handled all accounts with us as agreed and is in good standing.

If you have additional questions, please do not hesitate to call me at (210) 807-5533.

Sincerely,

A handwritten signature in blue ink that reads "Amy S. Pate".

Amy S. Pate
AVP

1900 NW Loop 410 | San Antonio, Texas 78213 | Phone: 210-807-5500 | Fax: 210-807-5700

WWW.THEBANKOFSA.COM



Tab H

Forms

1. Conflict of Interest Questionnaire
2. Certification Regarding Debarment (H2048)
3. Certification Regarding Federal Lobbying (Form 2049)
4. Code of Ethics
5. House Bill 89 Form
6. Senate Bill 252 Form
7. Proof of Delinquent Taxes
8. Form 1295
9. Certificate of Insurance
10. Checklist

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Madeline Anz Slay, AIA

2 Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

NONE

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

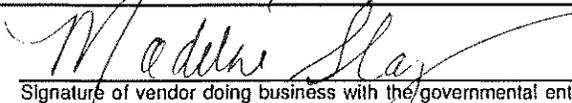
Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

December 14, 2023
Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed;
- or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

- (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
- (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

- (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
- (B) that the vendor has given one or more gifts described by Subsection (a); or
- (C) of a family relationship with a local government officer.

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

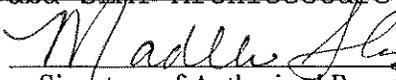
5. The potential contractor further agrees by submitting this certification that it will include this certification titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion for Covered Contracts" without modification, in all covered subcontracts and in solicitations 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.
Madeline Anz Slay, LLC dba SLAY Architecture	74-2982580	RFQ # 2024-003


Signature of Authorized Representative

December 14, 2023
Date

Madeline Anz Slay, AIA, President
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.

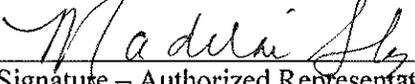
Do you have or do you anticipate having covered subawards under this transaction?

Yes

No

Name of Contractor/Potential Contractor	Vendor ID No. or Social Security No.	Program No.
Madeline Anz Slay, LLC dba SLAY Architecture	74-2982580	RFQ #2024-003

Name of Authorized Representative	Title
Madeline Anz Slay, AIA	President



Signature – Authorized Representative

December 14, 2023

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 Madeline Slay, the herein-named "Affiant", who is a resident of Bexar 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>

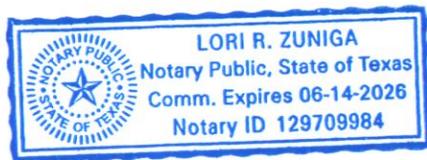
I personally, and/or in my respective authority/capacity on behalf of my company/entity do hereby further acknowledge, agree and understand that as a participating vendor with Webb County, Texas on any active solicitation/proposal/qualification that I and/or my company/entity failure to comply with the 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 21st day of December, 2023.

Madeline Slay
Signature of Affiant

Madeline Anz Slay, President
Printed Name of Affiant/Company/Entity

SWORN to and subscribed before me, this 21 day December, 2023



Lori Zuniga
NOTARY PUBLIC, STATE OF TEXAS

Offeror: Complete & Return this Form with Response Submission.

House Bill 89 Verification

I, Madeline Anz Slay, AIA, the undersigned representative of (company or business name) Madeline Anz Slay, LLC, dba SLAY Architecture (heretofore referred to as company) being an adult over the age of eighteen (18) years of age, after being duly sworn by the undersigned notary, do hereby depose and verify under oath that the company named above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract.

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made ordinary business purposes; and
2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or an limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business association that exist to make a profit.

Madeline Slay
Signature of Company Representative

December 14, 2023
Date

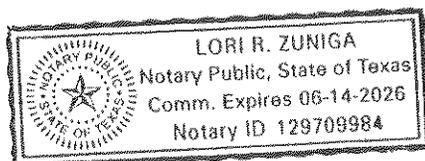
On this 14th day of December, 2023, personally appeared

Madeline Slay, the above named person, who after by me being duly sworn, did swear and confirm that the above is true and correct.

Notary Seal

Lori Zuniga
Notary Signature

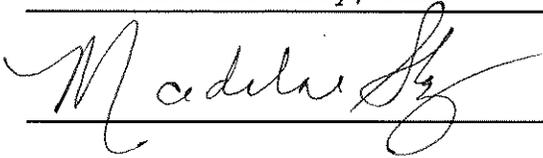
12/14/2023
Date



**Offeror: Complete & Return this Form with Response Submission.
Senate Bill 252 Certification**

SB 252 CHAPTER 2252 CERTIFICATION I, Madeline Anz Slay, AIA, the undersigned representative of SLAY Architecture (Company or business name) being an adult over the age of eighteen (18) years of age, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, certify that the company named above is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153. I further certify that should the above-named company enter into a contract that is on said listing of companies on the website of the Comptroller of the State of Texas which do business with Iran, Sudan or any Foreign Terrorist Organization, I will immediately notify Mr. Jose Angel Lopez III, Webb County Purchasing Agent at (956) 523-4125 or via email at joel@webbcountytx.gov

Madeline Anz Slay, AIA Name of Company Representative (Print)

 Signature of Company Representative

December 14, 2023 Date

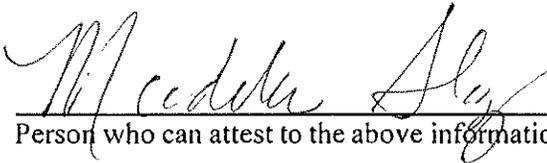
PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

Name Madeline Anz Slay, AIA owes no delinquent property taxes to Webb County.

Madeline Anz Slay, LLC

dba, SLAY Architecture owes no property taxes as a business in Webb County.
(Business Name)

Madeline Anz Slay, AIA owes no property taxes as a resident of Webb County.
(Business Owner)


Person who can attest to the above information

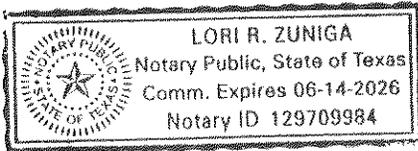
*** SIGNED NOTORIZED DOCUMENT AND PROOF OF NO DELINQUENT TAXES TO WEBB COUNTY.**

The State of Texas
County of Webb

Before me, a Notary Public, on this day personally appeared Madeline Anz Slay, know to me (or proved to me on the oath of SLAY Architecture 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 14 day of December 2023.

Notary Public, State of Texas





Lori Zuniga

(Print name of Notary Public here)

My commission expires the 14 day of June 2024

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Madeline Anz Slay Architecture LLC, dba SLAY Architecture
San Antonio, TX United States

Certificate Number:
2023-1106460

Date Filed:
12/21/2023

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Webb County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

RFQ 2024-003
Architectural Services for Renovations to Fairgrounds Facility

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Slay, Madeline	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party.

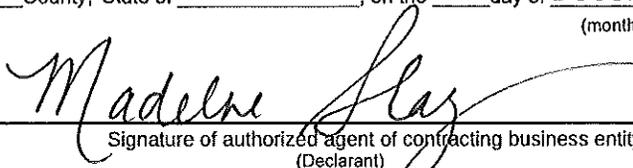
6 UNSWORN DECLARATION

My name is Madeline Anz Slay, and my date of birth is 09/01/1969.

My address is 123 Altgelt Avenue, San Antonio, Texas, 78201, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Bexar County, State of Texas, on the 21st day of December, 2023.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/06/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SWBC Insurance Services, Inc. P O Box 791028 San Antonio TX 78279		CONTACT NAME: Nancy Hutchison PHONE (A/C, No, Ext): (800) 499-7922 FAX (A/C, No): (210) 525-0054 E-MAIL ADDRESS: nhutchison@swbc.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: The Cincinnati Insurance Company	NAIC # 10677
		INSURER B: Texas Mutual Ins Co.(Tx W/C)	22945
		INSURER C: Hiscox Insurance Company	
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED Madeline Anz Slay Architecture, LLC 123 Altgelt Avenue San Antonio TX 78201			

COVERAGES

CERTIFICATE NUMBER: 2023/2024 Master

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			EPP0420398	01/10/2023	01/10/2024	EACH OCCURRENCE	\$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000	
							MED EXP (Any one person)	\$ 10,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
							GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
							Non-owned	\$ 1,000,000	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			EPP0420398	01/10/2023	01/10/2024	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
							BODILY INJURY (Per person)	\$	
								BODILY INJURY (Per accident)	\$
								PROPERTY DAMAGE (Per accident)	\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			EPP0420398	01/10/2023	01/10/2024	EACH OCCURRENCE	\$ 5,000,000	
							AGGREGATE	\$ 5,000,000	
								\$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N	N / A	0002008294	01/10/2023	01/10/2024	<input checked="" type="checkbox"/> PER STATUTE	OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000	
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000	
C	Professional Liability			ANE1521660.23	01/10/2023	01/10/2024	\$2,000,000 per claim	\$10,000 ded.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

PROOF OF INSURANCE PROPOSAL USE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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

“Civil Engineering Services for Fairgrounds Parking Lot Project”

- Statement of Qualifications
- References Form
- Conflict of Interest Form (CIQ)
- Certification regarding Debarment (Form H2048)
- Certification regarding Federal lobbying (Form 2049)
- Purchasing Code of Ethics Affidavit
- House Bill 89 Form
- Senate Bill 252 Form
- Proof of No Delinquent Tax Owed to Webb County


Signature of Person Completing this Package


Date