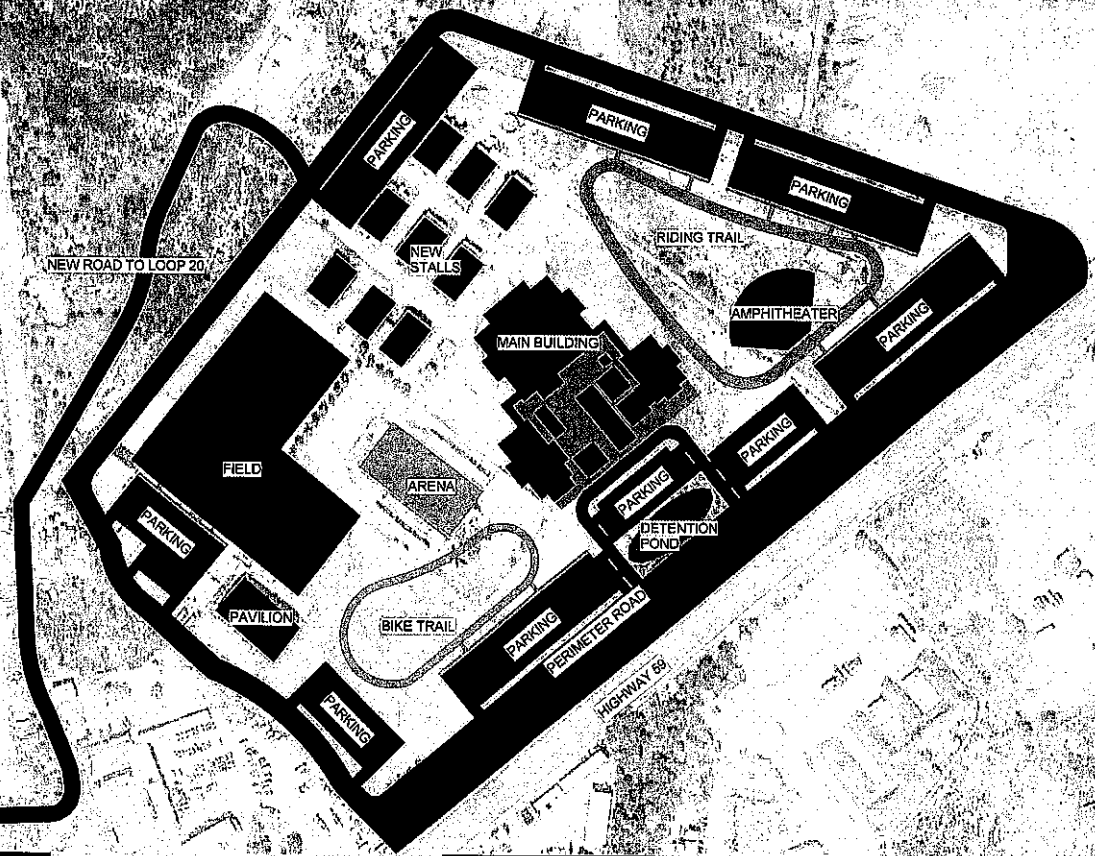
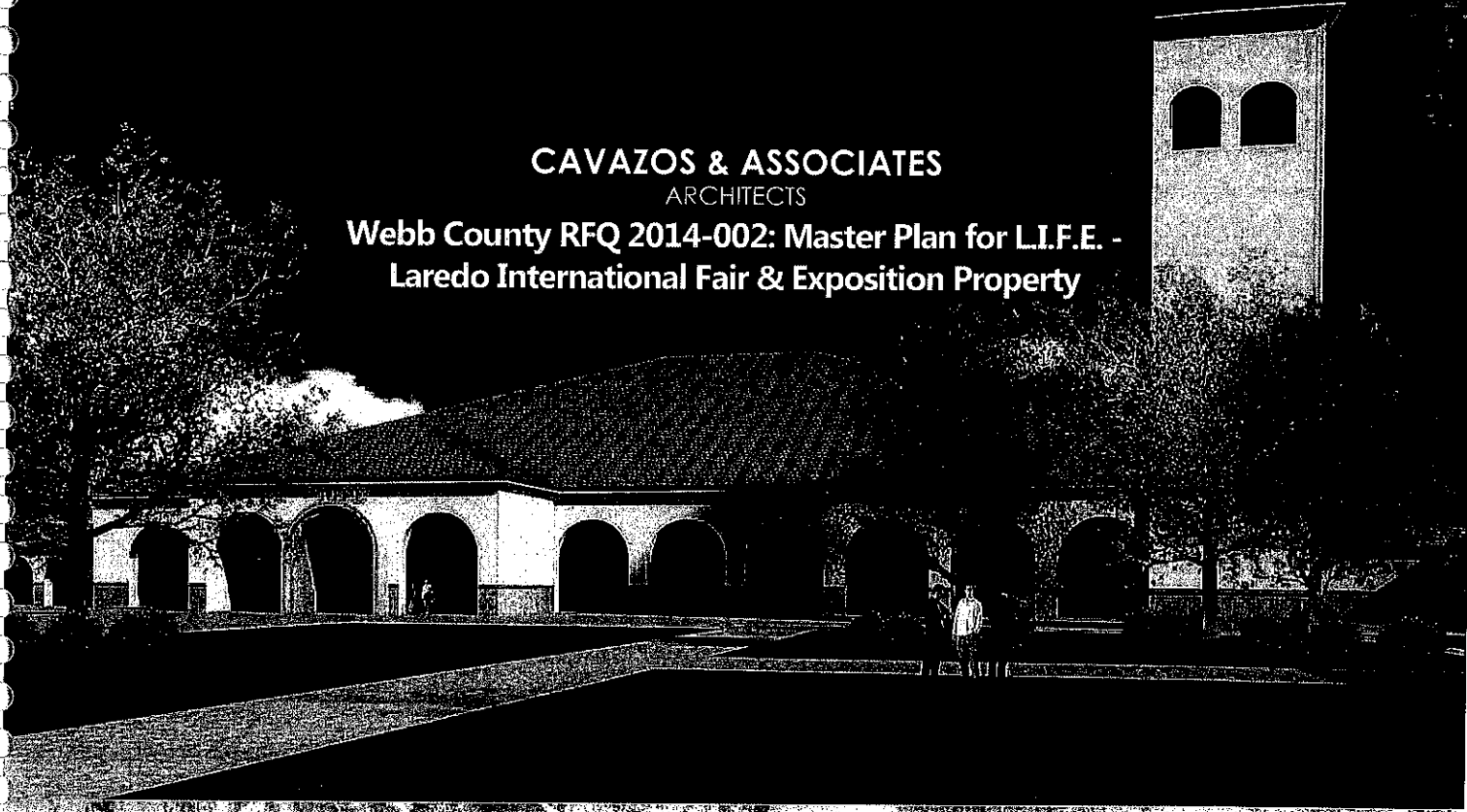


**CAVAZOS & ASSOCIATES**  
ARCHITECTS

**Webb County RFQ 2014-002: Master Plan for L.I.F.E. -  
Laredo International Fair & Exposition Property**



9114 McPherson Rd, Suite 2501  
Laredo, Texas 78045

email: [gcavazos@bizlaredo.tx.com](mailto:gcavazos@bizlaredo.tx.com)

Phone (956) 724 8123  
FAX (956) 724 8377

**EDUCATIONAL  
COMMERCIAL  
RESIDENTIAL**

**NEW CONSTRUCTION  
MASTER PLANNING  
RETROFIT & RENOVATIONS**



**Dear Members of the Selection Committee:**

Attached is our Statement of Qualifications in response to **RFQ 2014-002 Master Plan for L.I.F.E. Laredo International Fair & Exposition Property.**

Cavazos & Associates is very interested in performing architectural services for Webb County. We have been an architecture firm in Laredo for over 43 years and have designed many commercial projects in region, including **11 Master Plans.**

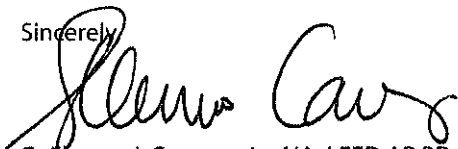
We have also performed many assessments of existing facilities, so we are familiar with the process of evaluating existing structures and determining their viability and integrity.

We believe in respecting the County's budgets and providing the County with a quality product that is functional, economical, attractive, and energy efficient. We are also very familiar with local construction methods and costs; we would like to provide a solution that is indicative of the regional architecture. We have assembled a team of consultants that is highly qualified and experienced in commercial construction.

We are ready to perform services immediately and we are capable of meeting any deadlines and completing any scope of services for the County. We have the manpower and capability to complete most projects, if additional staff is needed, we will hire additional architects or staff as necessary.

Thank you for giving us this opportunity. We look forward to hearing from you.

Sincerely,



Guillermo J. Cavazos, Jr., AIA, LEED AP BD+C  
Architect/Partner  
Cavazos & Associates, Architects  
9114 McPherson Rd Suite 2501  
Laredo, TX 78045

**CAVAZOS & ASSOCIATES**  
ARCHITECTS

# TEAM INFO

# FIRM INFORMATION

## Cavazos & Associates Architects

9114 McPherson Rd., Suite 2501  
Laredo, TX 78045  
Contact: Guillermo Cavazos  
Phone #: (956) 724-8123  
FAX #: (956) 724-8377  
memocav@btlaredo.com  
www.cavazosarchitects.com

Cavazos & Associates, Architects, is a full-service architecture firm that was established in Laredo in 1971. Since then, it has been our goal to provide the community with design services that result in functional, economical, energy-efficient & attractive projects. We believe in providing the client with the best customer service we can offer, so that a relationship is created between the owner and the architect that allows for a more comprehensive design solution.

**EDUCATIONAL  
COMMERCIAL  
RESIDENTIAL**

NEW CONSTRUCTION  
MASTER PLANNING  
REMODELING & RENOVATIONS



**CAVAZOS & ASSOCIATES**  
ARCHITECTS

Architecture & Planning

2501 McPherson Rd. Suite 2501

Laredo, TX 78045

Phone (956) 724-8123 Fax (956) 724-8377

# PROJECT TEAM

## **Architect**

Cavazos & Associates Architects  
Contact: Memo Cavazos, AIA, LEED AP BD+C  
9114 McPherson Rd. Suite 2501  
Laredo, TX 78045  
Phone (956) 724-8123  
memocav@bizlaredo.rr.com



## **Civil Engineer**

Gilpin Engineering, Inc.  
Contact: Judd Gilpin, P.E., Edward Ochoa, P.E.  
101 West Hillside Road #8  
Laredo, TX 78041  
Phone (956) 753-2210  
jgilpin@gilpinengineering.com



## **Mechanical, Electrical, & Plumbing Engineers**

Texas Energy Engineering Services, Inc.  
Contact: Jaime Gomez, P.E., Saleem Khan, P.E.  
5918 McPherson Road, Suite C7  
Laredo, TX 78041  
Phone (956) 724-1600  
jgomez@teesi.com



## **Structural Engineer**

Synergy Structural Engineering, Inc.  
Contact: Victor M. De Anda, P.E.  
901 Victoria St., Suite C  
Laredo, TX 78040  
Phone (956) 753-5860  
victor@synergy-se.com



## **Building Envelope Consultant**

Division 7 Solutions  
Contact: Roy Schaufele, FCSI, CCPR  
107 Avenue B  
Converse, TX 78109  
Phone (210) 659-6533  
roys@division7.com



# CAVAZOS & ASSOCIATES PERSONNEL



## **Guillermo (Memo) Cavazos, Jr., AIA, LEED AP**

- Registered Architect No. 20150 in Texas
- LEED AP
- American Institute of Architects - President 2013-14
- Bachelor of Architecture from The University of Texas at Austin
- Worked on 5 Master Plans

## **Guillermo (Willy) Cavazos, AIA**

- Registered Architect No. 4044 in Texas
- Bachelor of Architecture from The University of Texas at Austin
- American Institute of Architects
- Worked on over 6 Master Plans

## **Rey Ortiz**

- Registered Architect No. 14172 in Texas
- Bachelor of Environmental Design from Texas A&M University
- Master of Architecture from Texas A&M University

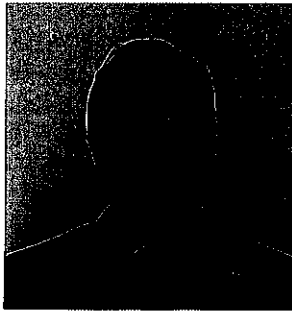
## **Lizeth Carolina Rios**

- Bachelor of Science in Architecture from The University of Texas at San Antonio

## **Mary Louise (Chacha) Cavazos**

- Bachelor of Arts in English and Spanish from The University of Texas at Austin
- Employed by Cavazos & Associates, Associates, as Business Manager since 1984

# CAVAZOS & ASSOCIATES PERSONNEL



**Responsibility:**  
Partner/Architect

**Duties:**  
Schematic Design  
Design Development  
Construction Documents  
Construction Administration  
Business Development

**Education:**  
Bachelor of Architecture  
The University of Texas at Austin - 2002

**Professional Registration:**  
Registered Architect in Texas - 2007  
No. 20150  
LEED AP - BD +C

**Affiliations:**  
American Institute of Architects - President 2013  
Kiwanis Club of Laredo - President 2012-13  
Boys and Girls Club of Laredo - Board Member

**Continuing Education:**  
Current with all AIA, LEED, & TBAE Requirements

**Guillermo Cavazos, Jr., AIA** is an Architect with who has been employed at Cavazos & Associates, Architects, since 2002. He has worked on many different types of projects including design of the following:

- J.W. Nixon High School Redesign & Master Plan
- Racing Facility Master Plan on Highway 59 (not constructed)
- Laredo Civic Center Feasibility Study
- C.E. Vail Elementary Feasibility Study
- Dorel Apartments Master Plan
- A.L. Benavides Elementary School in San Ygnacio, Texas
- Tuscany Luxury Townhomes (Phases I & II)
- Tuscany Commercial Center
- Hal's Landing (Arcade, Restaurant, and Dining Facility in Laredo, TX)
- Addition to Cancer Center at Laredo Medical Center
- Several local residences

# CAVAZOS & ASSOCIATES PERSONNEL

**Responsibility:**

Principal-In-Charge/Architect

**Duties:**

Schematic Design  
Design Development  
Construction Administration  
Business Development

**Education:**

Bachelor of Architecture  
The University of Texas at Austin

**Professional Registration:**

Registered Architect in Texas  
No. 4044

**Affiliations:**

American Institute of Architects (AIA)

Former President  
Laredo Historical Society

Former Board Member  
Nuevo Santander Museum

Former Art Instructor  
Laredo Community College

Former Member  
Advisory Board for Laredo National Bank

Continuing Education:  
Current with all AIA & TBAE Requirements

**Guillermo Cavazos, AIA**, is the senior partner of Cavazos & Associates, Architects, a full service architecture firm that has been in Laredo since 1971.

During this time, he has worked on the following

**Master Plans**

- Laredo Community College Master Plan
- City of Laredo Downtown UDAG Plan
- United South High School Master Plan
- Tuscany Apartments/Commercial Center Master Plan
- Nixon High School Master Plan
- Brittingham commercial center master plan

**Banks**

- Texas Community Bank
- Laredo National Bank

**University-level**

- The University of Texas Health Science Center at San Antonio - Laredo Campus Extension (D.D. Hachar Building)
- Master Plan for the Laredo Community College
- The Allied Health Building at the Laredo Community College
- The Nursing Building at the Laredo Community College
- The Arechiga Building at the Laredo Community College
- The Eloy Garcia Building at the Laredo Community College

**Laredo Independent School District**

- New Santa Maria Elementary School
- New K. Tarver Elementary School
- New Buenos Aires Elementary School
- New D.D. Hachar Elementary School
- New Lamar Middle School
- Nixon High School Projects:
  - New Gymnasium
  - Math Building
  - Administration/Library Building
  - Literacy Center
  - All Weather Track w/Lighting
- Martin High School - Health Science Magnet School
- F.S. Lara Academy - Alternative School

**United Independent School District**

- Health Science Magnet School at UISD
- Health Science Magnet School at USHS
- United South High School
- J.B. Alexander High School
- 5 Middle Schools
- 11 Elementary Schools



# CAVAZOS & ASSOCIATES PERSONNEL



**Responsibility:**  
Architect/Project Manager

**Duties:**  
Design Development  
Construction Documents  
Construction Administration

**Education:**  
Bachelor in Environmental Design - 1979  
Master of Architecture - 1987  
University of Texas A&M

**Professional Registration:**  
Registered Architect in Texas - 1993  
No. 14172

**Other:**  
City of Laredo Building Standards Board  
TDLR Texas Accessibility Academy - 1998

**Affiliations:**  
Kiwanis Club of Laredo  
Scholastic Committee for Texas Chess Association,  
Region 7

**Continuing Education:**  
Current with all AIA & TBAE Requirements

**Reynaldo A. Ortiz**, is a Registered Architect who has been practicing since 1979. He has been with Cavazos & Associates, Architects since 1990. During that time, he has been involved in design development, construction documents and construction administration for the following:

#### LISD

- J.W. Nixon High School Redesign & Master Plan-
- New Santa Maria Elementary School
- New K. Tarver Elementary School
- New Buenos Aires Elementary School
- New D.D. Hachar Elementary School
- New Lamar Middle School
- Nixon High School Projects:
  - New Gymnasium
  - Math Building
  - Administration/Library Building
  - Literacy Center
  - All-Weather Track w/Lighting
- Martin High School Health Science Magnet School
- F.S. Lara Academy - Alternative School

#### UISD

- Health Science Magnet School at UISD- Business Magnet School at USHS
- United South High School
- J.B. Alexander High School
- 5 Middle Schools
- 11 Elementary Schools

#### University-level

- The University of Texas Health Science Center at San Antonio - Laredo Campus Extension (D.D. Hachar Building)
- Master Plan for the Laredo Community College
- The Allied Health Building at the Laredo Community College
- The Nursing Building at the Laredo Community College
- The Arechiga Building at the Laredo Community College
- The Eloy Garcia Building at the Laredo Community College

#### Other

- Job Corps Center
- Texas Community Bank
- Laredo National Bank Projects
- Meadow Housing Project; Laredo Housing Authority

# CAVAZOS & ASSOCIATES PERSONNEL



**Lizeth Carolina Rios**, is a recent undergraduate in Architecture working in the Intern Development Program of the National Council of Architectural Registration Boards. She has experience using architectural programs such as Revit, Autocad and Adobe. Her coursework in the school of architecture at UTSA included designing office buildings, commercial land- use and apartments.

**Responsibility:**

Intern Architect

**Duties:**

Design Development  
Construction Documents

**Education:**

Bachelor of Science in Architecture-2013  
The University of Texas at San Antonio

# CAVAZOS & ASSOCIATES PERSONNEL



**Mary Louise Cavazos**, has been working at Cavazos & Associates, Architects, since 1984. She has performed accounting, payroll, and clerical work for the firm since then, as well as doing interior decorating for the Texas Community Bank Headquarters and for several residential projects. She is also in charge of billing and payments and keeping in contact with our clients.

**Responsibility:**

Office Manager

**Education:**

Bachelor of Arts in English and Spanish  
The University of Texas at Austin

**Affiliations:**

The Society of Martha Washington in Laredo

## **FIRM INFORMATION**

**FIRM NAME:** GILPIN ENGINEERING COMPANY

**ADDRESS:** 101 W. HILLSIDE ROAD, SUITE NO. 8  
LAREDO, TX 78041

**PHONE NUMBER:** (956) 753-2210  
**FAX:** (956) 753-2213

**CONTACT:** Judd Gilpin (956) 763-2210  
[jgilpin@gilpinengineering.com](mailto:jgilpin@gilpinengineering.com)

Gilpin Engineering Company is a local civil engineering firm which is focused on municipal and private development engineering and surveying services. I can say with much confidence that our team is well suited to provide the highest level of services. Our engineers, technicians and equipment give us an above average concentration of capabilities with local presence. We have four Licensed Professional Engineers, one of whom is also a Registered Professional Land Surveyor and one who is also a Surveyor-In-Training. We also have one Engineer-In-Training. We have nine other full time employees, all of whom are competent field and office engineering technicians. Our engineer to technician ratio has purposefully been kept low in order to emphasize the application of more engineering and management competence to all work that we accomplish. Gilpin Engineering has experience with projects including water and wastewater utilities, roadway and drainage improvement plans, parks, cemeteries, site development and master planned communities as well as organization and management of multidisciplined design teams.

We have assembled a team with the civil engineering and surveying experience necessary for planning, design, and construction of small and large civil projects. Judd Gilpin, PE, RPLS has over 19 years of combined public and private sector experience including research, geotechnical investigation, civil engineering and surveying as well as management experience with many large scale civil projects. Edward L. Ochoa, PE, SIT has over 14 years of experience in engineering, surveying and project management of private sector projects, as well as TxDOT projects. Chad Gilpin, PE has over 15 years of diversified experience with a broad range of project management experience including many private and public sector projects.

**Robert J. Gilpin, PE, RPLS**  
**Principal Engineer & Surveyor**



**Licenses**

Licensed Professional Engineer  
Texas – #90141  
Registered Professional Land Surveyor  
Texas – #5944

**Certifications**

TxDOT Consultant Certification

- Gilpin Engineering Company  
FSN # 00003127
- Robert J. Gilpin  
ESN # 000018561

**Categories**

- 15.1.1 – Survey
- 15.1.2 – Parcel Plats
- 15.1.3 – Legal Descriptions
- 15.1.4 – Right of Way Maps
- 15.2.1 – Design and Construction Survey

**Community Involvement**

President, United Independent School District  
Board of Trustees  
Chairman, City of Laredo Citizens  
Environmental Advisory Committee  
Vice Chairman, Webb County Appraisal  
District Board of Directors

**Military Awards**

National Defense Medal  
Naval Commendation Medal  
Naval and Marine Corps Achievement Medal  
Expert Pistol Medal  
Expert Rifle Medal

**Other Information**

Bilingual – English/Spanish

**Experience**

- Texas Department of Transportation, Internship (5/90 – 8/90)  
Reference: Salvador Mercado, Deputy District Engineer (956) 712-7415
- Mejia Engineering, Internship (5/91 – 7/91)  
Reference: Carlos Mejia, P.E., Owner (956) 725-5057
- Texas A&M University, Lab Assistant (5/92 – 12/92)  
Reference: Dale Webb, Phd., P.E., Head Materials Dept. (409) 862-1603
- Texas A&M University, Teaching Internship (1/93 – 4/93)  
Reference: James Bonner, Phd., P.E., Water Resources Dept. (409) 845-9770
- Foster Engineering, Internship (5/93 – 8/93)  
Reference: John E. Foster, P.E., R.P.L.S., Owner (956) 723-3451
- Texas A & M University, Teaching Internship (9/93 – 5/94)  
Reference: Bob Brunner, Phd., P.E., R.P.L.S., (409) 845-3704
- U.S. Navy, Civil Engineer Corps, Assistant Officer in Charge of Construction (6/94 – 3/97)  
Reference: CMDR Charles Miller, P.E., Head of Contracts Div. (703) 325-9215
- U.S. Navy, Civil Engineer Corps, Assistant Public Works Officer (3/97 – 3/99)  
Reference: CAPT Bill Ostag, P.E., Public Works Officer (706) 939-3421
- Foster Engineering, Project Manager of Municipal Projects (3/99 – 3/03)  
Reference: John E. Foster, P.E., R.P.L.S., Owner (956) 723-3451
- Gilpin Engineering, Principal Civil Engineer and Surveyor (3/03 – Present)  
Reference: Self-employed (956) 763-2210

**Education**

B.S. in Civil Engineering – Texas A & M – 3.4  
(Emphasis in Construction Management)

Masters of Civil Engineering – Texas A & M – 3.8  
(Emphasis in Business Administration)

**Honors:**

Tau Beta Pi Honor Society  
Phi Eta Sigma Honor Society  
Chi Epsilon Honor Society  
Golden Key Honor Society  
Allen C. Ludwig Award for Outstanding Senior Civil Engineer Student of 1991

**Extra Curricular Activities:**

American Society of Civil Engineers – President  
Texas Society of Professional Surveyors – President  
Civil Engineering Student Council – Chairman  
College of Engineering Student Council Civil – Engineering Dept. Rep.  
National Society of Professional Engineers – Order of The Engineer

## References

Steve Whitworth, Unitec Development  
(956) 727-4441

Jed Brown, Brownstone Development  
(956) 753-7200

Arthur Zuniga, Zuniga Development  
(956) 791-5000

Rolando Ortiz, Killam Development  
(956) 724-7141

Robert Muller, Robert Muller, Ltd.  
(956) 725-0760

Bob Weathers, WH Mortgage  
(956) 723-5626

Orlando Navarro, Newman Properties  
(956) 722-8021

Joe Martin III, Lamar Bruni Vergara  
Trust (956) 725-5393

Mike Garza, Councilman, City of  
Laredo (956) 473-9200

Juan Narvaez, Councilman, City of  
Laredo (956) 286-7201

George Vera, Councilman, City of  
Laredo (956) 763-8372

Esteban Rangel, Councilman, City of  
Laredo (956) 763-8372

Cynthia Liendo, Councilwoman of  
Laredo (956) 744-4439

Alex Perez, Councilman, City of Laredo  
(956) 236-9498

Roque Vela, Councilman, City of  
Laredo (956) 740-1317

Carlos Villareal, City Manager of  
Laredo (956) 791-7302

Larry Dovalina, City Manager of  
Cotulla (956) 251-6055

Rogelio Rivera, PE, RPLS, City  
Engineer (956) 791-7346

Nathan Bratton, City of Laredo Planner  
(956) 794-1613

Keith Selman, City Planner, Frmr  
(956) 285-4534

Riazul Mia, PE, Laredo Environmental  
Department (956) 794-1650

John Orfila, Laredo Public Works Dir.  
(956) 795-2508

Erasmio Villarreal, Laredo Building  
Department (956) 794-1600

Adrian Montemayor, Laredo Utilities  
Department (956) 717-2929

Richard Haynes, Attorney at Law  
(956) 722-2121

Ruben Garcia, Modern Construction  
(956) 286-7740

## Project Experience

- Pueblo Nuevo Colonia right-of-way acquisition survey – City of Laredo – Surveys of 277 tracts to acquire right-of-way property - \$2.5 Million
- Old Milwaukee Colonia right-of-way acquisition survey – City of Laredo – Surveys of 67 tracts to acquire right-of-way property - \$1 Million
- Pueblo Nuevo water distribution and sewer collection system – City of Laredo – Water & sewer lines with force main for 370 acre Colonia - \$2.2 Million
- Zacate Creek Lift Station - City of Laredo - Planning, Surveying and Engineering - \$8 Million
- Manadas Creek Sanitary Sewer Plant – City of Laredo - Planning, Surveying and Engineering - \$32 Million
- North Laredo Sanitary Sewer Plant – City of Laredo - Planning, Surveying and Engineering - \$15 Million
- North Central Park – City of Laredo – Planning, Surveying and Engineering of Drainage System and Linear Park System - \$12 Million
- Lower Chacon Creek Survey for City Park System – City of Laredo – Surveys of 38 blocks and parcels along Chacon creek - \$500 Thousand
- San Francisco Xavier Road – City of Laredo – Roadway from Ladrillera neighborhood under Texmex bridge to River Drive Mall - \$700 Thousand
- Del Mar widening project, Fenwick to McPherson – City of Laredo – 3,000 linear feet of roadway widening with new storm drainage system - \$1 Million
- Unitec water shed study with detention pond design – City of Laredo – Analysis of five watersheds with designs for detention facilities - \$1.2 Million
- Unitec sewer treatment system study – City of Laredo – Study current and future capacity of treatment plant at Unitec Industrial Center - \$1.1 Million
- Unitec railroad overpass – City of Laredo – Bridge over Union Pacific railroad with elevated approach on city roadway - \$1.4 Million
- Unitec frontage road elevation – TXDOT, Laredo District – Elevation of IH-35 frontage road to match bridge over railroad - \$1.9 Million
- Loop 20 and IH-35 overpass utility relocations – City of Laredo – Relocation of water main and sewer main to accommodate new overpass - \$1.2 Million
- Killam Industrial Boulevard extension – City of Laredo – 1.5 mile segment of roadway connecting to IH-35 frontage road - \$1.8 Million
- Laredo International Bridge IV Utilities – City of Laredo – Water distribution and sewer collection system for bridge IV complex - \$3.6 Million
- F-18 Super Hornet Testing facilities – Hanger with Laboratories – China Lake Naval Air Weapons Station, California - \$13.1 Million
- Tomahawk Cruise Missile Testing facilities – Laboratories & instruments – China Lake Naval Air Weapons Station, California - \$8.7 Million
- Runway Rehab Project – Demolish, remove and replace concrete runway sections – China Lake Naval Air Weapons Station, California - \$1.7 Million
- Environmental remediation activities contract – China Lake Naval Air Weapons Station, California – 34 sites - \$45 Million
- Water well and treatment system – China Lake Naval Air Weapons Station, California – Kern County Water Authority - \$650 Thousand
- Officer and enlisted family quarters sewer collection system replacement – China Lake Naval Air Weapons Station, California – 520 Units - \$3.7 Million
- Officer and enlisted family quarters linear park system – China Lake Naval Air Weapons Station, California – 520 Units - \$1.5 Million
- Officer and enlisted family quarters sewer collection system replacement – China Lake Naval Air Weapons Station, California – 520 Units - \$3.6 Million
- Senior Officer Quarters renovation – China Lake Naval Air Weapons Station, California – 21 Residences - \$2.2 Million





**Chad W. Gilpin, PE**  
**Project Manager**

**Education**

B.S., Civil Engineering, Texas  
A&M University, 1998

**Registrations/Licenses**

Professional Engineer  
Texas 91800, 2003

**Certifications**

TxDOT Precertifications  
ESN #12617, 2004  
Land Planning/Engineering  
Nationwide Permit  
Water Pollution Abatement Plan  
Route Studies & Schematic Design  
Minor Roadway Design  
Major Roadway Design  
Sign, Pvmnt Mkg and  
Channelization  
Hwy – Rail Grade Crossings

**Professional Affiliations**

American Society of Civil  
Engineers (ASCE)  
Texas Society of Professional  
Engineers (TSPE)  
Transportation and Development  
Institute (T&DI)

Mr. Gilpin's responsibilities at Gilpin Engineering Company include the management, design and construction administration for a diversified mix of projects including water and wastewater utilities, roadway and drainage improvement plans, parks, site developments and master planned communities. Mr. Gilpin has organized and established production teams, managed operations for multidisciplinary services, managed survey and environmental services and managed permitting and development teams. Throughout his 14 year career Mr. Gilpin has worked on projects from the feasibility and schematic design stage through construction and final inspection. His specific project experience includes:

**Zacate Creek Lift Station and Force Main, Laredo, Texas** – As project manager Mr. Gilpin is providing engineering and surveying services for this 11.5 MGD wastewater lift station and 6,900 linear foot force main. To reduce impacts to the existing developments along the force main route construction methods will include trenchless technologies (cured in place pipe and horizontal directional drilling). This project is one component of a larger plan by the City to intercept flow from and decommission the City's oldest wastewater treatment plant. Total construction cost is estimated at \$7.0 Million.

**Texas State Veterans Cemetery's Cemetery Program, Texas General Land Office, Texas** – As the project manager for the Texas State Veterans Cemetery developments, Mr. Gilpin organizes and manages a multidisciplinary project team of Architects, Landscape Architects, Irrigation designers, MEP and Structural engineers and construction inspection and management personnel. The current Texas State Cemetery Program includes up to seven new cemetery sites varying from 50 to 175 acres throughout Texas. Services provided by the project team start with feasibility studies and site investigations to determine an appropriate site, surveying, environmental compliance (NEPA), master planning, preparation of construction documents, construction administration and construction oversight. Design services are provided for entrance areas, assembly areas, memorial areas, administration and maintenance buildings, restrooms, columbariums, roadways, landscaping, irrigation and site utilities. Projects completed to date are the *Central Texas Veterans Cemetery in Killeen* (\$6.2 Million), the *Rio Grande Valley Veterans Cemetery in Mission* (\$6.6 Million) and the *Texas State Veterans Cemetery in Abilene* (\$6.4 Million). The fourth State Veterans Cemetery in Corpus Christi is expected to begin construction June 2010.

**Texas A&M International University (TAMIU) Student Success Center and Loop Road Extension Laredo, Texas** – As the project manager Mr. Gilpin provided Civil Engineering and Surveying design services for this expansion at TAMIU including preparation of construction documents, construction administration and construction oversight. Civil Design elements include a 5,000 foot extension of the main loop roadway that connects the eastern and western portion of campus together, 3 new parking lots totaling 505 additional parking spaces, drainage improvements including hydraulic modeling and Letter of Map Revisions (LOMR) for the FEMA 100 year floodplain on campus property and site design for the Student Success Center Building including site grading, water and sanitary utility extensions and storm drain design. The total civil

infrastructure is estimated at \$4.9 Million.

**Veramendi Drainage Project, New Braunfels, Texas** – As the project Manager, Mr. Gilpin provided engineering and surveying services for this drainage and roadway reconstruction project funded by the Federal Community Development Block Grant Program. Design elements included upgrading existing city streets by converting the surface drainage system into a curb and guttered system with underground storm sewer. This effort involved a complete reconstruction of the existing roadway section including extensive coordination with existing utilities. In an effort to keep the improvements within the yearly allotted Federal funding, the project was split into 4 phases (A-D) with one phase designed and constructed per year. Total construction cost was \$4 Million.

**River Place Subdivision, Austin, Texas** – As project engineer Mr. Gilpin was responsible for the design and production of civil engineering plans for this residential development (approximately 1,400 acres) that included single- and multi-family homes, commercial sites, and an 18-hole golf course. Design elements included roadway design, grading, drainage (storm sewer pipes, culverts), SWPPP plan, wastewater and water systems. He reviewed submittals and assisted contractor during construction. He also developed a drainage report for River Place Section 16 Marina Crossing, which included HEC-RAS and HEC-1 analysis and the design of a low water crossing. Mr. Gilpin assisted on the drainage report for Panther Hollow, which included HEC-RAS and HEC-1 analysis and the design of a regional water quality pond and culvert crossing.

**Municipal Consulting, Engineering and Surveying Services, Buda, Texas** – Consulting City Engineering and City Engineering Staff Services. Mr. Gilpin served as Consulting City Engineer and manager of consulting City Engineer staff reporting to the City of Buda's City Manager and City Council. Services included the following:

- Representation before the City Council and other boards or commissions, as needed, for the purpose of presenting information or being available for questions and consultation.
- Master Planning of City infrastructure improvements.
- Review of development plans, consultation and discussions with developers and engineers representing developers.
- Investigation to determine the cause and solution to problems with various infrastructure facilities, such as stormwater, water facilities, wastewater facilities, etc.
- Consultation and representation of the City in matters with other entities, such as state and federal agencies, when requested to do so by the city.
- Assistance with preparation of applications for grants from other funding agencies and permits from regulatory agencies, as needed.
- Assistance to the City Attorney in the preparation of ordinances or revisions to ordinances.
- Design and construction management of capital improvements.





# Edward L. Ochoa, PE, SIT

## Project Manager



### Licenses

Licensed Professional Engineer  
Texas - #92596  
Surveyor-In-Training  
Texas - Certification Date: 04/17/10

### Certifications

TxDOT Consultant Certification

- Gilpin Engineering Company  
FSN # 00003127
- Edward L. Ochoa  
ESN # 000014854

### Categories

- 1.4.1 - Land Planning / Engineering
- 3.2.1 - Route Studies and Schematic Design
- 4.1.1 - Minor Roadway Design
- 4.2.1 - Major Roadway Design
- 7.1.1 - Traffic Studies
- 8.1.1 - Signing, Pavement Marking and Channelization
- 10.1.1 - Hydrologic Studies

### Education

B.S., Agricultural Engineering,  
Texas A&M University, 1999

### Community Involvement

Next Generation Rotary Club  
(2013 - Present)

Board of Directors - Border Olympics  
(2008 - Present)

Board Member - The Estates of Los Agaves Homeowner's Association  
(2009 - Present)

Committee Member - Laredo Community College CAD Advisory Committee (2007 - Present)

United High School Site-Based Decision Making Committee (2009-Present)

President - Los Agaves Homeowner's Association (2007 - 2012)

United High School Engineering Technology Magnet Advisory Committee (2007 - Present)

President - Laredo A&M Club (2003 - 2005)

President of the Engineering Assistants' Council, TxDOT - Laredo District (2001 - 2003)

### Recognitions & Awards

Border Olympics Vidal M. Treviño Memorial Award for Outstanding Soccer Volunteer - 2011, 2013

Boy Scouts of America - Eagle Scout Award - 1993

### Employment History

- Civil Engineering Consultants, Inc. (CEC), Engineer-In-Training, Municipal Division (6/1999 - 5/2000)
- Texas Dept. of Transportation, Laredo District, Project Engineer/Project Manager, Central Design Section (6/2000 - 2/2005)
- Gilpin Engineering Company, Project Manager - Land Development (3/2005 - Present)

### Project Experience

#### Gilpin Engineering Company

- Escondido Subdivision Master Plan, Units 1 - 5 and Townhomes Plat, CBA**  
Laredo Escon, Ltd. - Provided the engineering, construction plans & specs. for over 55 acres of development, which included residential lots, multi-family units and commercial sites. Included survey coordination and oversight of several tracts, easements and rights-of-way, and utility coordination for existing and proposed utilities, which included utility abandonments, adjustments, relocations and new services. Estimated Construction Cost: \$3 Million
- Nixon High School Campus Renovations and Athletic Facilities, Laredo**  
Independent School District - Provided the engineering, construction plans & specs. for the demolition of existing facilities and construction of temporary portable buildings, new school buildings and athletic facilities on approximately 25 acres. Included survey coordination of existing facilities and utility coordination for existing & proposed utilities, which included re-routing major communications and power lines while keeping the campus operational. Estimates Construction Cost: \$34 Million.
- Loop 20 Stimulus Project, Webb County** - Provided surveying & utility coordination services for the construction of over 3 miles of mainlanes & overpasses. Surveying included tying all existing utilities, signs and improvements found within the 400-foot right-of-way section along the corridor. Provided utility coordination for the relocation of several conflicts found during the process. Estimated Construction Cost: 14.5 Million (Phase 1 of 3).
- Embarcadero Southeast Quadrant - Unit 1 and Master Plan, Fasken**  
Development - Provided the engineering and master planning design of over 500 acres located on Mines Road and Loop 20, which included residential lots, multi-family units, commercial lots, industrial lots, schools and parks. Also provided the engineering, construction plans & specs. for over 40 acres of development in Unit 1, which included multi-family units and commercial sites. Included survey coordination and oversight of several tracts, easements and rights-of-way, and utility coordination for existing and proposed utilities, which included utility adjustments, relocations and new services. Estimated Construction Cost: \$3 Million
- Las Blancas Subdivision - Master Plan, Units 1 - 4 and Master Plan Traffic Study, Las Blancas Development** - Provided the engineering and master planning design of over 500 acres located on SH 359, which included residential lots, commercial lots, industrial lots, schools and parks. Also provided the engineering, construction plans & specs. for the development of Units 1 - 4, which included commercial sites and a lift station. Included survey coordination and oversight of several tracts, easements and rights-of-way, and utility coordination for existing and proposed utilities. Estimated Construction Cost: \$2 Million
- Provided the engineering services/construction plans & specifications for the following subdivisions and site development projects to include platting, surveying, drainage improvements (storm sewer design, detention pond design), sanitary/water improvements, utility coordination, grading, traffic control improvements, storm water pollution prevention and/or roadway design as per the City of Laredo Land Development Code:
  - **Lago Del Mar Subdivision - Units 12, 13 and 14, Lago Del Mar, Ltd.**
  - **Divine Mercy Catholic Church - Parish Rectory and Administrative Center, Diocese of Laredo**
  - **Shiloh Crossing Apartments - Phase 1, Brownstone Development, Ltd.**
  - **River Bank Village Apartments - Brownstone Development, Ltd.**
  - **Triple Bar Ranch Airport Runway, Encinal, TX, Rod Lewis**
  - **The Vineyard Condominiums - Phases 1 & 2, Dominion Builders**

# STATEMENT OF QUALIFICATIONS

## ***MEP (MECHANICAL, ELECTRICAL & PLUMBING) ENGINEERING SERVICES***



TEXAS  
ENERGY  
ENGINEERING  
SERVICES, INC.

*(Facilities Energy, MEP & Commissioning Services)*

[www.teesi.com](http://www.teesi.com)

TBPE: F-3502

### Main Office

1301 S. Capital of Texas Highway, Suite B-325  
Austin, Texas 78746  
(512) 328-2533

### Laredo Office

5918 McPherson Road, Suite C7  
Laredo, Texas 78041  
(956) 724-1600



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**APPENDIX**

APPENDIX A - Key Staff Resume

**Section – I Texas Energy Engineering Services, Inc. (TEESI)****A. Company Information**

MAIN OFFICE (established: 1989):  
Texas Energy Engineering Services, Inc.  
1301 South Capital of Texas Highway, #B325  
Austin, Texas 78746  
Telephone 512-328-2533  
Fax 512-328-2544

BRANCH OFFICE (established: 2007):  
Texas Energy Engineering Services, Inc.  
5918 McPherson Road, #7C  
Laredo, TX 78041  
Telephone 956-724-1600  
Fax 956-724-1605

PROJECT SITE OFFICE (established: Nov. 2012):  
Texas Energy Engineering Services, Inc.  
203 Norton, Room 128  
San Antonio, Texas 78211  
Telephone 210-924-6222

Web [www.teesi.com](http://www.teesi.com)

***Firm License/Registration/Certification/Association***

- Texas Board of Professional Engineers, Registration Number F-003502
- Texas A&M Energy Office of Technology Transfer, L-805 Continuous Commissioning® (Continuous Commissioning® and CC® are Registered Trademarks of the Texas Engineering Experiment Station, Texas A&M University. Contact A&M Energy Systems Lab for more information.)
- ACG (AABC) Commissioning Group (#1208-403) – *Reference Appendix A*
- Full Member, Provider Firm Building Commissioning (BCx) Association (#1418) – *Reference Appendix A*
- Texas HUB certified - *Reference Appendix B*
- Disadvantage Business Enterprise (DBE) certified
- EPA – Energy STAR Partner
- U.S. Green Building Council, Member

**B. About Texas Energy Engineering Services and General Experience**

Texas Energy Engineering Services, Inc. (TEESI) is a Texas Corporation with offices located at 1301 Capital of Texas Highway, Suite B-325 Capital View Center, **Austin, Texas** and 5918 McPherson Road, Suite C-7, **Laredo, Texas**. Since its inception in 1989, TEESI has successfully provided quality mechanical, electrical, plumbing and energy management (MEP & EM) engineering and project management for new building construction and renovations.

***TEESI's challenge is working in partnership with its clients to efficiently and effectively address their facility needs, while maintaining a balance between initial and life cycle costs.***

TEESI's goal is to provide its clients the facility planning, design and project management services best suiting their needs. The staff works very closely with clients in the project-planning phase to ensure that desired results are achieved when they are designing new buildings or renovating existing facilities. Our engineers help building owners assess both short and long-term needs, and provide the most realistic options, while considering constraints such as budget and time. TEESI takes pride in its responsiveness to client or contractor questions and needs.

Recently TEESI upgraded its office with a new computer server, networking system and software. TEESI currently uses latest version of Microsoft operating systems and software. Our design department recently upgraded to AutoCAD MEP 2014 and is currently undergoing Autodesk REVIT MEP Transformation. We use various size printers and plotters to produce user-friendly plans and specifications. It has streamlined data transfer and e-mail capabilities. Our electronic information storage capabilities provide our clients with easy access to project files. The engineering department uses the latest field equipment to measure and analyze lighting & HVAC systems.

Over the past several years, TEESI has developed an impressive list of clients, many of which have used our services for multiple projects. TEESI engineers and project managers have recent experience in every area of MEP design, construction management, and energy audits and are ready to handle any project regardless of size. TEESI has direct experience in analyzing; designing and implementing specialized technologies to address facility upgrade needs while considering energy and environmental concerns. The engineering staff has completed numerous projects in the following areas:

- ◆ Facilities MEP Systems Assessments
- ◆ Facilities Energy Assessments
- ◆ New Construction Design & Project Management
- ◆ Fire Alarm & Communications systems design
- ◆ Cost Analysis & Estimation
- ◆ Central Plant Design
- ◆ Thermal Energy Storage (TES) Analysis, Design and Implementation
- ◆ Variable Frequency Drive (VFD) Analysis, Design and Implementation,
- ◆ Water Conservation Projects
- ◆ HVAC & Controls Commissioning
- ◆ MEP Systems Commissioning
- ◆ MEP Master Planning
- ◆ Server Rooms Electrical & Mechanical Systems Design
- ◆ HVAC Controls System Programming
- ◆ MEP Systems Bond Master Planning
- ◆ Interior & Exterior Lighting Analysis, Design
- ◆ Design & Construction Management for Building Renovations (minor and/or extensive)
- ◆ Code and Americans With Disabilities Act (ADA) Compliance,
- ◆ Deferred Maintenance Projects
- ◆ Simulation and Modeling
- ◆ HVAC (large/complex) system diagnosis & design
- ◆ Electrical System Up-grades
- ◆ HVAC Controls Diagnostics, Design and Optimization
- ◆ HVAC (Hydronic & Air Side Systems) Analysis & Design for optimization for energy savings & occupant comfort improvement
- ◆ Energy Master Planning
- ◆ Integrated Energy & Sustainability Program Implementation

Our engineering staff has many work-years of experience in bond programs, self-funded, third party and government funded and operated programs. ***They have provided engineering services, including hundreds of detailed engineering studies and analysis for implementation of cost effective measures.*** Our MEP designs are economical with built in energy efficiency features. The engineering team has demonstrated experience in real-world hands-on implementation of projects proven cost effective by the audit and evaluation processes.. Key staff resumes are included in Appendix A.

## Section – II *Demonstrated Experience*

### A. Energy Cost Reduction Assessment & Renovations Design:

Texas Energy Engineering Services, Inc. (TEESI) has been involved in energy management programs for various target audiences since its beginning in 1989. TEESI provides training and technical assistance, planning/assessment, project design and project management for schools, local governments, hospitals, and private business. Below is sample project list.

TEESI's "Sample" Assessment, Design, Commissioning & Implementation Projects (1996 - PRESENT):

Client - Project Type(s)	Energy Assessment	Implementation	Const. Est. (\$)	Funding Source
Brazos County - Lighting / Electrical, HVAC, Controls	√	√	\$ 800,000.00	Self Funded
Bryan ISD - Lighting / Electrical, HVAC, Controls	√	√	\$ 2,500,000.00	TASB, SECO - LoanSTAR
Burk Burnett ISD - Lighting / Electrical, HVAC, Controls	√	√	\$ 770,000.00	SECO - LoanSTAR
China Spring ISD - Lighting / Electrical, HVAC	√	√	\$ 125,000.00	Energy Grant
College Station ISD - Lighting / Electrical, HVAC	√	√	\$ 1,400,000.00	Tax Free Lease
Education Service Center, Region II - HVAC	√	√	\$ 325,000.00	Tax Free Lease
Gollad ISD - Lighting / Electrical, HVAC	√	√	\$ 373,000.00	SECO - LoanSTAR
Itasca ISD - Lighting	√	√	\$ 55,000.00	Energy Grant
Liberty-Eylau ISD - Lighting, HVAC, Controls	√	√	\$ 410,000.00	Energy Grant, LoanSTAR
Northside ISD - Lighting, HVAC, Controls	√	√	\$ 1,000,000.00	SECO - LoanSTAR
Pittsburg ISD - Lighting, HVAC	√	√	\$ 300,000.00	SECO - LoanSTAR
Rice Community Hospital - Lighting / Electrical, HVAC	√	√	\$ 390,000.00	SECO - LoanSTAR
Southside ISD - Lighting / Electrical	√	√	\$ 142,000.00	Energy Grant
United ISD - Lighting / Electrical, HVAC, Controls	√	√	\$ 2,750,000.00	Tax Free Lease, LoanSTAR
Uvalde CISD - Lighting, HVAC	√	√	\$ 180,000.00	Energy Grant
Webb CISD - Lighting / Electrical, HVAC	√	√	\$ 425,000.00	Self Funded
Wichita Falls ISD - Lighting / Electrical, HVAC, Controls	√	√	\$ 3,200,000.00	Tax Free Lease, LoanSTAR
Willacy County - Lighting, HVAC	√	√	\$ 101,000.00	SECO - LoanSTAR
TXMHMR- BSS- Lighting / Electrical, HVAC, Controls	√	√	\$ 3,900,000.00	SECO - LoanSTAR
TXMHMR- Austin State Hospital - Lighting, HVAC, Controls	√	-	\$ 1,249,097.00	SECO - LoanSTAR
TXMHMR - Beaumont State Center - Lighting, HVAC & Controls	√	-	\$ 309,072.00	SECO - LoanSTAR
TXMHMR - Richmond State School - Lighting, HVAC & Controls	√	-	\$ 2,275,185.00	SECO LoanSTAR, Bond Funded
Alamo Community College (ACCD) - Lighting, HVAC, Controls (Note-1)	√	√	\$ 2,854,000.00	Third Party Financing
El Paso CC (EPCCD) - Lighting / Electrical, HVAC, Controls	√	√	\$ 1,289,000.00	SECO - LoanSTAR
Kerns County Hospital - Lighting / Electrical, HVAC, Controls	√	√	\$ 252,000.00	SECO - LoanSTAR
University of New Mexico - Lighting, HVAC, Controls	√	-	\$ 5,500,000.00	Self Funded
Prairie View A&M University - Lighting, HVAC, Controls	√	-	\$ 8,488,459.00	SECO - LoanSTAR
USAA, San Antonio - Lighting / Electrical	√	√	\$ 1,500,000.00	Self Funded
Iowa Park ISD - Lighting, HVAC & Controls	√	√	\$ 678,000.00	SECO - LoanSTAR
Nueces County - Lighting, HVAC & Controls	√	√	\$ 1,500,000.00	SECO - LoanSTAR
Texas A&M - Lighting	√	Note 2	\$ 3,000,000.00	SECO - LoanSTAR
City View ISD - Lighting, HVAC	√	√	\$ 113,410.00	SECO - LoanSTAR
Three Rivers ISD - Lighting, HVAC	√	-	\$ 177,199.00	SECO - LoanSTAR
Montgomery County - Lighting / HVAC	√	-	\$ 594,850.00	SECO - LoanSTAR
City of Cedar Park - Lighting, HVAC, Controls	√	√	\$ 112,346.00	SECO - LoanSTAR
Travis County EOB Building - HVAC	√	Note 3	\$ 2,200,000.00	DOE-BEBCG Block Grant
Ft. Hood, DAMC Hospital - Continuous Commissioning®	√	√	\$ 300,000.00	Self Funded - Army MEDCOM
Ft. Bites, WBAMC Hospital - Continuous Commissioning®	√	√	\$ 350,000.00	Self Funded - Army MEDCOM
City of San Marcos - Lighting, HVAC, Solar Pool Heating, WWTP, EMS	√	√	\$ 1,991,037.00	SECO - LoanSTAR
Austin ISD - Commissioning of HVAC & Controls (2 campuses)	√	√	\$ 200,000.00	ARRA - SECO
Austin ISD - Lighting, EMS, Controls and Continuous Commissioning	√	√	\$ 4,108,665.00	SECO - LoanSTAR
Alamo Community College (ACCD) - Energy Cost Reduction Measures PHASE - I - Lighting, Thermal Storage, Solar Thermal	√	√	\$ 4,999,978.00	SECO - LoanSTAR
Alamo Community College (ACCD) - Energy Cost Reduction Measures PHASE - II - Outdoor Lighting, Controls, Thermal Storage & Enhanced Commissioning	√	√	\$ 4,515,464.00	SECO - LoanSTAR
Conroe ISD - Detailed Commissioning Assessment	√	√	\$ 560,000.00	SECO - LoanSTAR
City of Laredo - Health Department Existing HVAC & Controls System upgrade	√	√	\$ 750,000.00	DOE-BEBCG Block Grant
<b>Total</b>			<b>\$ 66,801,765.00</b>	

Note 1: Energy System Lab at Texas A&M performed project monitoring and commissioning. On October 5, 2004, ACCD received the Energy Innovator Award in Educational Category from City Public Service, the local Utility Provider.

Note 2: TEESI conduct detailed energy assessment for phase one and two. TEESI was contracted to design and implement lighting improvements phase-II with construction budget of \$1.2 million. The project is 100% complete.

Note 3: Assessment and Final Design phase.

**B. TEESI Experience with Energy Grants and Rebates:**

TEESI has experience with Department of Energy (DOE) Direct Block Grants, energy efficiency-based grants and funding from the State Energy Conservation Office (SECO), the following are some of the most recent examples:

**Recent Grant and/or State Funded Projects:**

Client	Location	Year	Funding Source	Amount
City of Pasadena <sup>(1)</sup>	Pasadena, TX	2009	DOE - Direct Block Grant	\$1,358,600
Austin ISD <sup>(1)</sup>	Austin, TX	2011	ARRA - BERP Grant	\$222,160
Alamo Community College (Phase-I)	San Antonio, TX	2011	SECO - LoanSTAR	\$5,000,000
Alamo Community College (Phase-II) <sup>(1)</sup>	San Antonio, TX	2012	SECO - LoanSTAR	\$4,999,975
Conroe ISD <sup>(1)</sup>	Conroe, TX	2012	SECO - LoanSTAR	\$600,840
City of Laredo	Laredo, TX	2010	DOE - Direct Block Grant	\$700,000
City of San Marcos	San Marcos, TX	2011	SECO - LoanSTAR	\$1,967,328
			<b>TOTAL:</b>	<b>\$14,848,903</b>

<sup>(1)</sup> Includes portion for fundings of Commissioning projects

TEESI has experience with assisting owners with utility rebates for new construction and renovation projects. TEESI's knowledge of energy conservation, utility rates and utility rebates has enabled us to help clients obtain additional financial benefits of which they were not previously aware. TEESI has and continues to work with utility companies program and their service providers to facility rebates processing. The following are some examples of with utility rebates experience:

**Example - Assisting Clients w/ Utility Rebates:**

Client	Location	Utility Provider	Rebate Amount
United ISD	Laredo, TX	AEP	\$111,000
Iowa Park CISD	Iowa Park, TX	TXU	\$51,000
Nueces County	Corpus Christi, TX	AEP	\$80,000
Montgomery County	Conroe, TX	Entergy	\$60,000
Austin ISD	Austin, TX	Austin Energy	In assessment phase
Alamo Community College	San Antonio, TX	CPS Energy	\$500,000 (anticipated)

**Recent Experience with Reviewing and Monitoring Grant Projects for State Agencies:**

In 2010, TEESI was selected as one of two lead engineering firms to monitor ARRA funded Building Energy Retrofit Program (BERP) grants under contract to SECO. Project Scopes included detailed energy audit review, performance contract review, M&V plans review, design reviews and construction phase monitoring (50% & 100% completion phases). Recipients included Texas A&M University (\$10,000,000) in College Station, TX and Texas State Technical College (TSTC) (\$6,413,548) in Waco, TX. The Texas A&M project has a scheduled completion date of April 30<sup>th</sup>, 2012 and TSTC was completed on April 15<sup>th</sup> 2012. In short, TEESI acted as the third party reviewer for these projects.

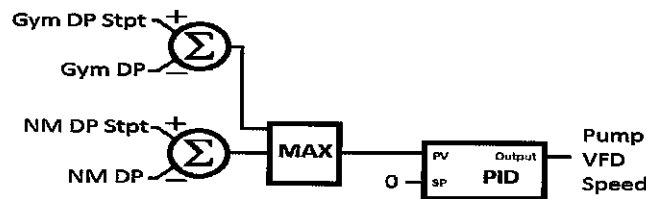
In 2011, TEESI was assigned as one of two lead firms by SECO to monitor HVAC equipment replacements for Texas school districts under the Cool Schools Program (ARRA funds). Project completion date is April 30<sup>th</sup>, 2012. Schools which TEESI is performing grant (\$18 million) application technical review and monitoring are: Axtell ISD, Ballinger ISD, Charlotte ISD, Coolidge ISD, D'Hanis ISD, Donna ISD, Edinburg ISD, Flatonia ISD, Granger ISD, Jonesboro ISD, Knippa ISD, Mason ISD, Medina Valley ISD, Mexia ISD, Morton ISD, Poth ISD, Priddy ISD, Ricardo ISD, Rogers ISD, Rosebud-Lott ISD, San Antonio ISD, San Perlita ISD, Sinton ISD, Uvalde ISD, Woodsboro ISD and Ysleta ISD.

**C. Experience with EMS / HVAC Controls Programming:**

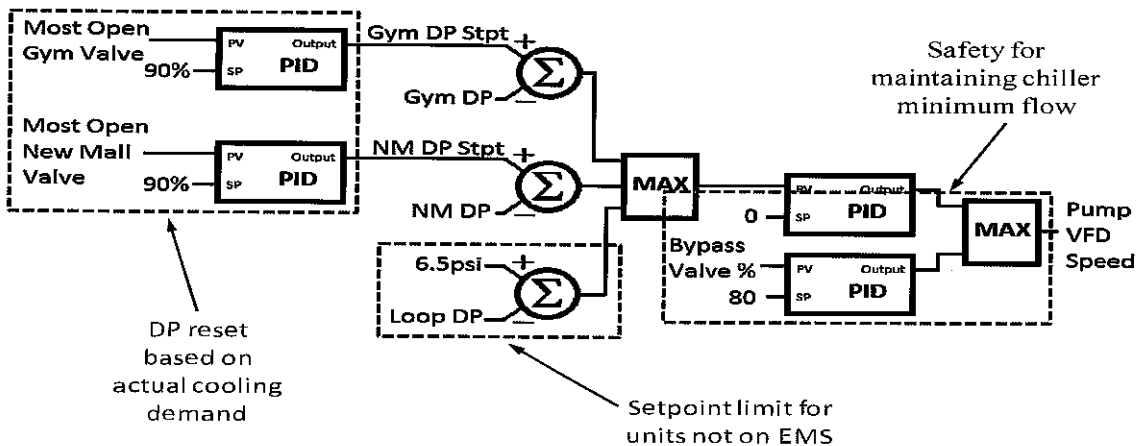
TEESI engineers are skilled in the fundamentals of programming logic for Schneider Electric/TAC, Johnson controls, Automated Logic, KMC, Trance Tracer and many other manufactures, which are applicable to any Energy Management System. This allows for customized HVAC equipment sequences to be implemented without need for an outside controls contractor. This in turn leads to enhanced savings and optimization while still fitting into the framework of existing sequences. TEESI staff has the capability to review and modify programs, thus giving us the capacity to review code during the Cx process, ensuring the design intent is followed optimally.

A major challenge in energy management is to reduce system output efficiently when the load is less than design, whether due to schedule variations, weather influences, or other factors. TEESI uses advanced programming techniques such as open-loop bias calculation and cascaded feedback to make system performance efficiently match varying loads and conditions. This “demand-controlled” perspective is applied to fan and pump speeds, supply air and water temperatures, cooling tower fan speeds and basin temperatures and other parameters that can be relaxed via a reliable formula and feedback when the demand is lower.

The figures below are an example of a graphic depiction of TEESI in-house EMS programming, and also of demand-responsive control.



The block diagram above shows the pre-commissioning sequence for chilled water secondary pump control. TEESI analyzed existing sequence code to determine that constant differential pressure setpoints on two separate loops were controlling pump speed



The block diagram above shows the modifications to the existing sequence made by TEESI. The loop DP setpoints were reset based on valve demand. After consulting with Facilities Personnel, a lower pressure limit was added to ensure older units on the loop but not on the EMS had sufficient pressure. Finally, from TEESI's design experience, a safety was added to maintain minimum flow through the chillers.



**D. Design (MEP) and Construction:**

Because of TEESI's involvement in planning, design and construction management activities for schools, local government and Higher education facilities across Texas, it is very familiar with the codes, design criteria and laws governing public works construction. In the past eight years alone, TEESI has provided design and construction management services for projects with construction costs over \$300 million. All projects were developed in compliance with the latest International Energy Conservation Code and ASHRAE standards. TEESI's extensive experience with bond construction project for schools will aid in providing technical assistance services required to review the energy portion of school bond programs. The following is a list of example projects:

**a) MEP Services For New Construction and Additions****Example Projects:**

<b>Owner / Facility</b>	<b>Location</b>	<b>Approximate Construction Cost.</b>
United ISD – Bond Phase –II ( New Middle School, United North High School central plant upgrades, & United South & J.B. Alexander High School Additions)	Laredo, Texas	\$30 million
United ISD – Bond Phase –III ( New 420,000 sf High School )	Laredo, Texas	\$55 million
Federal Inspection Station, Laredo International Airport	Laredo, Texas	\$2.2 million
Federal Inspection Station, Edinburg Airport	Edinburg, Texas	\$1.1 million
Laredo ISD – K. Traver <b>Elementary</b> school addition	Laredo, Texas	\$4.6 million
Laredo ISD - Nixon High School additions	Laredo, Texas	\$11 million
Laredo ISD - Santa Maria <b>Elementary</b>	Laredo, Texas	\$6 million
United ISD, HWY 359 Middle School	Laredo, Texas	8.5 million
Laredo ISD – Lamar Middle School	Laredo, Texas	\$10.5 million
China Springs ISD - Roofing and HVAC Renovations	China Spring, Texas	\$500,000
Jack Cumpton & Associates - Heat Transfer Research Inc.	College Station, Texas	\$2.1 million
Jack Cumpton & Associates - Madisonville Fire Station	Madisonville, Texas	\$540,000
Pittsburg ISD – Pittsburg High School Fire Damage Renovations	Pittsburg, Texas	\$1.2 million
Springtown ISD - Roofing & HVAC Renovations at the <b>Elementary</b> School & Physical Education Bldg.	Springtown, Texas	\$750,000
Austin ISD - Bowie HS Renovations	Austin, Texas	\$1.5 million
Zapata ISD - Al Benavides <b>Elementary</b>	Zapata, Texas	\$2 million
Texas A & M University - Mc Innis Hall Renovations	College Station, TX	\$700,000
Cotulla ISD - Phase I, II & II Renovation projects	Cotulla, TX	\$1.5 million
Hondo ISD - Myer <b>Elementary</b> Renovation	Hondo, Texas	\$750,000
United ISD - Barbara Fasken <b>Elementary</b>	Laredo, Texas	\$7.2 million
United ISD - Col. Santos Benavides <b>Elementary</b>	Laredo, Texas	\$7.2 million
United ISD - Zaffirini <b>Elementary</b>	Laredo, Texas	\$7.2 million
United ISD - Centeno <b>Elementary</b>	Laredo, Texas	\$7.2 million
United ISD - Malakoff <b>Elementary</b>	Laredo, Texas	\$7.2 million
United ISD - Bonnie Garcia <b>Elementary</b>	Laredo, Texas	\$7.2 million

Texas Energy Engineering Services, Inc. (TEESI)

Austin - Laredo

www.teesi.com

**b) Heating Ventilation and Air Conditioning (HVAC)****Example Projects:****TXMHMR- Brenham State School****Construction Cost: \$ 3.5 million**

TXMHMR- Brenham State School : New 3,000 S.F. central plant building serving 360,000 S.F. campus, 900 ton chilled water system and hot water distribution system, integration of two existing chillers into the loop, 55 air handling units, steam boiler, hot water boilers, cooling towers, integrating of new DDC control system into an existing fiber optics network, air handling unit duct work modifications and campus wide overhead and underground chilled water piping system.

**United ISD, Laredo, Texas****Construction Cost: \$ 800,000**

United High School: Design of new Thermal Storage (ice) System and controls for 250,000 square feet facility. The project was designed and bid. The scope was revised due to budget adjustment and utility rebate program cancellation. The scope was revised to the installation of new 320 ton screw water cooled chiller, integration of new chiller into existing air and water cooled chilled water system, chilled and hot water piping modifications in the Central Plant, 520 ton cooling tower installation and new DDC controls systems for the facility.

**Wichita Falls ISD, Wichita Falls, Texas****Construction Cost: \$2.0 million**

Various Campuses: Various multi-zone and single zone HVAC system (Packaged and split systems with total cooling capacity over 1500 tons) with new controls. Gas piping distribution system for heating furnaces and integration of the new HVAC system to existing fire alarm system.

**Bryan ISD, Bryan, Texas****Construction Cost: \$2.0 million**

Various campuses, Administration building, Auditorium and Gymnasiums. Chilled and hot water loop extension, boiler retrofit, air cooled chillers ( 270 – 120 tons totaling over 1,000 tons), and piping cooling tower and VAV systems, EMS controls and air handling unit installations.

**Alamo Community College, San Antonio, Texas****Construction Cost: \$550,000**

2,000 Tons Cooling Tower retrofit at Saint Philips College. Design includes piping modifications at central plant, integrating new system into existing controls, basin modifications, VFD's at the tower and integration of an existing 750 ton cooling tower as a backup system into the new configuration.

**Austin Independent School District, Austin, Texas****Construction Cost: \$500,453**

HVAC , Fire Alarm, and CCTV System Improvements modifications at Campbell Elementary. Replaced two air handling units, install two Rooftop Units, and three Outside Air Units. Replaced existing fire alarm system and installed a CCTV system in the school facility.

**Montgomery County, Montgomery, Texas****Construction Cost: \$253,561**

Replaced two existing 120-ton air cooled chiller at the Montgomery County Jail Facility with new high efficiency units. Replaced existing package unit air conditioner with new high efficiency unit.

c) *Electrical System Design*Example Projects:

<i>Client / Facility</i>	<i>Location</i>	<i>Construction Cost Est.</i>
Austin ISD – Low Voltage Anti-Resonant Automatic Capacitor at eleven (11) campuses	Austin, Texas	\$308,000
Cotulla ISD – Phase I Electrical Systems Upgrades at Cotulla High School	Cotulla, Texas	\$320,000
Northside ISD - Anson Jones Middle School San Antonio Electrical Upgrades for Technology	San Antonio, Texas	\$300,000
Austin ISD – Austin High School Electrical Panel Upgrades	Austin, Texas	\$120,000
TXMHMR / Brenham State School - 12KV Primary System Repair	Brenham, Texas	\$85,000
TXMHMR / Richmond State School - 12KV loop modifications and switch gear replacement	Richmond, Texas	\$750,000
Uvalde CISD - 9 Campuses Electrical Upgrades for Technology	Uvalde, Texas	\$700,000

d) *Recreational Facilities Lighting And Electrical*Example Project:

<i>Client / Facility</i>	<i>Location</i>	<i>Approximate Construction Cost</i>
Conroe ISD –College Park High School, Birnham Woods Elementary School, Gymnasium lighting & controls renovations	Conroe, Texas	\$55,000.00
Bryan ISD – Football Field Lighting and Electrical Retrofit, Viking Stadium, Bryan ISD	Bryan, Texas	\$110,000
City of Georgetown - Four Ball Fields, Two Soccer Fields, and Trail Lighting San Gabriel Park	Georgetown, Texas	\$600,000
Southside ISD - Lighting system retrofit for high school gymnasium	San Antonio, Texas	\$10,000
United ISD – High school gymnasium, Ball Field Lighting, United North High School	Laredo, Texas	\$181,000

**e) Indoor Lighting Systems Improvements**

Over 20 million square feet of lighting renovation projects across Texas institutional facilities.

**Example Projects:**

<i>Client</i>	<i>Location</i>	<i>Construction Cost Est.</i>	<i>Square Feet Retrofitted</i>
Northside ISD	San Antonio, Texas	\$450,000	1 million
United ISD	Laredo, Texas	\$400,000	750,000
USAA	San Antonio, Texas	\$1,500,000	2 million
Wichita Falls ISD	Wichita Falls, Texas	\$650,000	1.8 million
Montgomery Co.	Montgomery, Texas	\$301,467	526,522
Texas A & M University	College Station, Texas	\$1,688,461	3,983,291

**f) Energy Management Control Systems Projects**

Over the past ten years TEESI has, successful completed a number of HVAC controls projects. HVAC Controls is a dynamic field presenting designers and building owners with rapidly changing technologies. TEESI staff members stay abreast of the latest developments in order to provide cost effective and the high quality systems to its clients. TEESI engineers design HVAC controls, which integrate maintenance, usefulness, and occupant comfort with energy savings strategies. This is accomplished by developing a specific control sequence and a detailed points list to accomplish the desired results. TEESI is very familiar with systems supplied by major HVAC controls vendors.

**Example Projects:**

<i>Client</i>	<i>Location</i>	<i>Construction Cost Est.</i>
Austin ISD, Wooldridge Elementary School and Pearce Middle School	Austin, Texas	\$360,000
Austin ISD, VFD and EMS Upgrades at various campuses	Austin, Texas	\$330,000
Brenham State School, TXMHMR	Brenham, Texas	\$350,000
Bryan ISD	Bryan, Texas	\$300,000
Burkburnett ISD	Burkburnett, Texas	\$135,000
Education Service Center, Region-II	Corpus Christi, Texas	\$30,000
Liberty Eylau ISD	Texarkana, Texas	\$155,000
Northside ISD	San Antonio, Texas	\$420,000
United ISD	Laredo, Texas	\$1,500,000
Wichita Falls ISD	Wichita Falls, Texas	\$900,000

## E. Facilities Commissioning Experience:

TEESI combines its extensive experience with design for energy efficiency, third party review experience (design and construction projects) and *unique expertise in controls* and software programming of control system for *fine-tuning and optimizing* operations of HVAC systems through the Commissioning process. TEESI is an Energy STAR Partner engineering firm, and can provide solutions for existing buildings wanting to meet goals for sustainability and energy management, such as LEED for existing buildings (LEED-EB) as well as new construction (LEED-NC). TEESI has experience in developing roadmaps to sustainability, as well as integrating energy and water conservation measures required for energy efficient existing and new buildings. TEESI utilizes (owns and operates) a number of tools such as energy data loggers, flow meters, light meters, loggers to measure indoor temperature and humidity, CO2 meters, blower door testing for envelope evaluation, duct leak detection kit and thermal imaging equipment in order to identify opportunities for improvements resulting in reduced energy consumption and improved occupant comfort in the implementation of commissioning projects. *Following are certifications & memberships in commissioning organizations that set TEESI apart.*

- Certified Commissioning Authority (CxA), AABC Commissioning Group (#1208-403)
- Texas A&M Energy Office of Technology Transfer, Continuous Commissioning® License # L-805 (Continuous Commissioning® and CC® are Registered Trademarks of the Texas Engineering Experiment Station, Texas A&M University. Contact A&M Energy Systems Lab for more information)
- Full Member, Provider Firm Building Commissioning (BCx) Association (#1418)

Additionally, TEESI has unique experience working with school districts across the State of Texas by providing energy management and technical assistance services that includes recommendation for Building Commissioning. The following table lists TEESI commissioning implementation projects in the past 5 years; square footage is over 10.5 million.

Building	Systems Commissioned	Status / Completion
Ft Bliss William Beaumont Army Medical Center (TX)	Controls, HVAC (Building and Central Plant level)	Complete / 2008
Ft Hood Darnell Army Medical Center (TX)	Controls, HVAC (Building and Central Plant level)	Complete / 2009
Ft Stewart Winn Army Community Hospital (GA)	Controls, HVAC (Building and Central Plant level)	Complete / 2010
Ft Sam Houston Brooke Army Medical Center (TX)	Controls, HVAC (Enhanced Cx Building and Central Plant level)	Complete / 2010
DFW Airport Terminal E and Skylink (DFW)	Controls, HVAC (Building level)	Complete / 2010
LBJ High School (United ISD)	Controls, HVAC (Building and Central Plant level)	Complete / 2009
New United High School (United ISD)	MEP & Life Safety New Const. Commissioning (NC)	Complete / 2010
Reagan High School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	Complete / 2010
Clifton center (Austin ISD)	Controls, HVAC (Building and Central Plant level)	Complete / 2011
Anderson High School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	Complete / 2012
Robert E Johnson Building (TFC, Austin)	Controls, HVAC (Building and Central Plant level)	Complete - CIP / 2012
Barrington Elementary School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Blackshear Elementary School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Cook Elementary School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Doss Elementary School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Odom Elementary School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Langford Elementary School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Wooldridge Elementary School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Bedichek Middle School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Lamar Middle School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Webb Middle School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Lanier High School (Austin ISD)	Controls, HVAC (Building and Central Plant level)	90% complete /Jan, 2014
Flex 15 campus (Conroe ISD - Conroe/Spring Texas)	New Const. Commissioning (NC)	Inprogress / Dec 30, 2013
Conroe ISD ( 4 existing campuses)	Controls, HVAC, Lighting (Building and Central Plant level)	75% complete / Apr 30, 2014
Alamo Community Coolge District (ACCD, San Antonio)	Central Plant and Thermal Storage Systems Commissioning	In progress / Aug 30, 2014
City of Austin, Faulk Central Library Boiler	Boilers and Flue Retrofit Commissioning	In progress /March 2014

TEESI has extensive experience with analysis and optimization of equipment operation as well as control programming, which set it apart from other commissioning providers.

APPENDIX A  
KEY STAFF RESUME



# TEXAS ENERGY ENGINEERING SERVICES, INC. (TEESI)

## M. SALEEM KHAN, P.E., CxA, PRESIDENT/PRINCIPAL

Mr. Khan has been with Texas Energy Engineering Services, Inc. (TEESI) for over 20 years, starting as a staff engineer and currently serving as the President. Mr. Khan has a BS in Mechanical Engineering and an MS in Industrial Engineering specializing in facilities planning and design, energy management, HVAC and building automation systems, engineering economics and project management. Mr. Khan has conducted over 100 existing facilities site surveys and assessment projects for school districts, local governments, hospitals, higher education and other public entities. He has an extensive background in planning, designing and implementation of facilities energy retrofit/upgrade projects. Mr. Khan has received formal training at A&M's Energy Systems Lab in the Continuous Commissioning® process and has successfully completed CC® projects in the US and abroad. In addition, Mr. Khan is a Certified Commissioning Authority (CxA) with Associated Air Balance Council (AABC) Commissioning Group. Mr. Khan has extensive experience with MEP design for new construction and renovation projects. He has designed projects of varying size and complexity where construction cost per site range from \$45K to \$55 million. He is well versed with various projects delivery methods such as Design Bid, Design Build, Construction Management at Risk and Job Order Contracting.

## EDUCATION

Master of Science (MS), Industrial Engineering and Management, Oklahoma State University, 1990  
Bachelor of Science (BS), Mechanical Engineering, N.W.F.P. University of Engineering and Technology at Peshawar, 1987

## REGISTRATIONS AND PROFESSIONAL AFFILIATIONS

Licensed Professional Engineer, Texas Registration No. 98125; AABC Commissioning Group, Certified Commissioning Authority (CxA) No. 1208-403; Senior Member, Association of Energy Engineers (AEE); Member, American Society of Heating Refrigeration & Air Conditioning (ASHRAE); Member, National Society of Professional Engineers (NSPE); Member, Texas Society of Professional Engineers (TSPE); Member, AABC Commissioning Group (ACG); Member, Texas Energy Managers Association (TEMA); Continuous Commissioning® Workshop, Texas A & M University System; Certificate of Achievement – TAC/SIEBE I/A Series WorkPlace Pro Tech. Course

## PUBLICATIONS:

- ***Innovative, Cost Effective and Energy Efficient Design for New Construction at a Texas High School***, Proceedings from the International Conference for Enhanced Building Operations (ICEBO) 2013, Montreal, Canada. (co-author and presenter)
- ***Strategic Facilities Management Using Public and Private Funding for Energy Projects: A Case Study***, 2012, Proceedings from the International Conference for Enhanced Building Operations (ICEBO) 2012, Manchester, England. (co-author and presenter)
- ***Micro Level Data Analysis in Continuous Commissioning®: A Case Study***, 2012, Proceedings from the International Conference for Enhanced Building Operations (ICEBO) 2012, Manchester, England. (co-author and presenter)
- ***"Measuring the Effectiveness of an Environmental Management Program"*** Strategic Planning for Energy and the Environment, Vol. II, No. 4, Spring 1992. (co-author)

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1301 S. Capital of Texas Hwy  
Capital View Center – B325  
Austin, Texas 78746  
Phone: (512) 328-2533  
Fax: (512) 328-2544

[www.teesi.com](http://www.teesi.com)  
TBPE #+ F-3502

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**EXPERIENCE IN FIELD**

- ❖ **City of Laredo Health Department, Laredo, Texas:** Construction cost \$800,000. Facility assessment and MEP design: Central plant redesign, hydronic piping modifications, air handling unit replacements, duct modification, fire alarm system, and new HVAC control system installation.
- ❖ **Travis County, Precinct 2, Austin, Texas:** Construction cost \$2.2 million. MEP Design and construction management. Two phase project, in the first phase, second floor was added (approx. 21,000 square feet) to existing building structure and in the second phase renovation work was performed to approximately 10,000 square feet of existing first floor office space. The scope of work included complete MEP design services for both phases and integration of new systems into existing building MEP systems (mechanical, electrical, plumbing, fire alarm, sprinkler systems etc.)
- ❖ **Laredo ISD, Laredo, Texas:** Nixon High School new Construction and Renovations. Construction cost \$35 million. Demo of existing building and construction of new 200,000 sf building and integration into and retrofit of surrounding existing buildings. Energy as well as water conservation was considered in nearly every aspect of the design, which included high efficiency LED lighting options for both indoor and outdoor applications, new central chilled water plant with primary secondary pumping system. Air side design includes innovative dual-duct Variable Air Volume (VAV) cooling/ventilation delivery systems integrated with occupancy sensors and digital controls, and optimized HVAC control sequences for automatic balancing of air and hydronic side. Complete plumbing system design for the campus which also included food production/kitchen area.
- ❖ **Texas Health and Human Services Commission (THHSC):** Project manager and engineering team member for various MEP renovations and upgrade across the state. Example projects include: Brenham State School - \$3.2 million for conversion of existing campus (250,000 sf complex) from split DX system to new central chilled water systems, new central plant, building level hydronic boilers installation, new HVAC control system, Primary electrical (12 KV) line upgrades and building electrical upgrades. Richmond State School: HVAC and electrical upgrades at building. Campus loop primary electrical distribution system & transformer upgrades.
- ❖ **Alamo Community College District (ACCD), San Antonio, Texas:** Rebuild America Program (US DOE), Engineering Team member for assessment and design of various energy cost reduction measures. Construction costs \$2.2 million. Retrofit projects implemented included: 2,000 Tons Cooling Tower retrofit at Saint Philips College (Central Plant). Design includes piping modifications at central plant, integrating new system into existing controls, basin modifications, VFD's at the tower and integration of an existing 750 ton cooling tower as a backup system into the new configuration. Various campuses lighting & lighting controls upgrades. Chilled water loop modification and booster pump installation at Palo Alto College. Control upgrades and packaged high efficiency HVAC systems at central offices and various campuses.
- ❖ **Austin ISD, Austin, Texas:** Multiple renovation projects, construction cost range from \$120,000 to \$650,000. Example: Bowie High School plumbing renovation, Central plant cooling tower replacement. VFD installation and control upgrades at multiple campuses. New 100% outside air units at Campbell and Palm Elementary. Interior lighting upgrades at 22 campuses.
- ❖ **United ISD, Laredo, Texas:** Construction Costs range from \$ 150,000 to \$3.5 million. Multiple projects at various campuses. Example: Alexander High School - Central plant upgrades, controls interface and piping modifications. United South and North High Schools - Central plant, air handling and control upgrades at United South and North High Schools. Fire alarm and communication/speaker system upgrades at multiple campuses.
- ❖ **Energy Management Example Projects:** Planning and Design of Energy Cost Reduction Measures (ECRM) Design and Construction Management projects : City of Cider Park, Montgomery County, Three Rivers ISD, El-Paso Community College, Texas A&M, Prairie View A&M Iowa Park ISD, Karnes County Hospital, City View ISD, United ISD, Austin ISD and Alamo Community College.





# TEXAS ENERGY ENGINEERING SERVICES, INC. (TEESI)

## **THOMAS RODNEY GLASS, P.E., HBDP, VICE PRESIDENT**

Thomas Glass joined Texas Energy Engineering Services, Inc. (TEESI) as Vice President in March of 2009. Mr. Glass's experience includes more than 35 years in the planning, design and construction management of industrial, municipal, commercial, governmental, educational, and healthcare facilities. Significant roles have included Chief Mechanical and Electrical Engineer, Lead Designer, and Construction Observer for a number of multi-million dollar projects in the Austin area. He has also participated in LEED and Austin Green Building projects, both as designer and as commissioning agent.

Mr. Glass has conducted numerous projects in energy analysis, controls upgrades and commissioning for clients such as the State of Texas, the University of Texas, Texas A&M, Southwestern Bell and many school districts. He has designed numerous new schools and school additions. He has served as project manager and engineering team member for hospital and office building design and commissioning projects. He has extensive knowledge and experience in variable flow air and hydronic systems. His designs have included innovative solutions for efficient ventilation, efficient multi-zone temperature control, precise humidity control, chilled water storage, multi-loop hydronic pumping and pressure management systems, domestic hot water recirculation with thermally actuated valves, and special lighting applications.

## **EDUCATION**

Bachelor of Science, Electrical Engineering, Power Block, University of Texas at Austin;  
Austin, Texas 1973

## **REGISTRATIONS AND PROFESSIONAL AFFILIATIONS**

Licensed Professional Engineer, Texas Registration No. 44126

Member, American Society of Heating Refrigeration & Air Conditioning (ASHRAE)

Certified as a High-Performance Building Design Professional by ASHRAE

Design of Austin's Bowie High School won the Governor's Energy Award (circa 1988) with variable, auto-balancing hydronic systems, chilled water storage, daylighting, natural ventilation, economizer cooling, and efficient lighting systems.

## **EXPERIENCE IN FIELD**

- ❖ New High School for United ISD (420,000 sf, 2009), Laredo, TX; designed central plant and chilled water distribution system with multi-loop, fully redundant variable pumping at a very low construction cost. Assisted in design of variable volume air distribution systems with variable ventilation rates.
- ❖ Bowie High School, Austin, TX; replaced chiller & boilers and upgraded controls for central plant.
- ❖ Laredo ISD Science Lab Additions, Laredo, TX; designed electrical systems for laboratory wing additions at three high school campuses.
- ❖ Multiple projects for United ISD, Laredo, TX; electrical and HVAC analysis and design for renovation of school facilities, including separation of electric service and addition of emergency generator for the district's communications center, renovations to correct code deficiencies in fire alarm and electrical systems at a high school, and numerous renovations for space use change.

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- ❖ Medical Office Facilities in Laredo, TX; tenant change plans, including electrical in both and HVAC in one.
- ❖ Travis County Executive Office Building (110,000 sf, 2010), Austin, TX; renovation of HVAC system including replacement of large DX systems with chillers, new VAV air handlers and terminal units, new boilers and DDC control upgrade; plus evaluation of stairwell pressurization system.

*In Previous Positions:*

- ❖ As employee of Hammer Consulting Engineers - Provided energy evaluation for the Energy Research & Development Administration (ERDA), a predecessor to DOE, circa 1974. Assessed lighting and HVAC energy conservation opportunities in a major downtown Austin high-rise bank building. Participated in numerous facility investigations, evaluation and improvement projects, including: State Energy Conservation Office (SECO) programs for energy conservation in schools & local government buildings.
- ❖ As employee of Waugh Engineering - Employees Retirement System of Texas (ERST) (4-story office building 18th & Brazos St., Austin, TX) facility evaluation report with recommendations, plus follow-up corrective design work. Southwestern Bell District Office Building (5-story office building, 1616 Guadalupe St, Austin, TX) facility evaluation report with recommendations, plus follow-up corrective design work. Texas Supreme Court complex (3 buildings, 3-5 floors), HVAC controls replacement project with extensive evaluation and overhaul of ventilation system.
- ❖ As Chief of MEP Engineering, BLGY Architects - Participated in numerous new construction projects with emphasis on innovative energy conservation, including: Bowie High School, Austin, TX (400,000 sf, circa 1987); daylighting, chilled water storage, multi-loop variable flow pumping with zone pressure regulation, natural and forced ventilation, and energy use simulation. Project won the Governor's Energy Award. Circa 2007
- ❖ As employee of Goetting & Associates - New 5-story office building at The Domain in Austin, TX (120,000 sf, completed 2009), designed to achieve LEED Silver for Shell Office Building using demand-responsive fresh air pretreatment and distribution system, demand-responsive exhaust/relief system, VAV air distribution, and variable flow chilled water distribution from district cooling loop.
- ❖ Participated in numerous new construction projects as a Commissioning Agent, including: Southwest Austin Fire Station, City of Austin, Gus Garcia Community Center, City of Austin, LEED Project, Prominent Pointe II Office Building (90,000 sf), Austin Green Building.



# TEXAS ENERGY ENGINEERING SERVICES, INC. (TEESI)

## JAIME GOMEZ JR., P.E., CxA, SENIOR PROJECT MANAGER

### **Laredo Office 2007**

Jaime Gomez, Jr., P.E. joined Texas Energy Engineering Services, Inc. as a manager of our Laredo operations in March 2007 with 20+ years of Mechanical Plant Engineering experience. He has a Bachelor Degree in Mechanical Engineering from Texas A & I University in Kingsville, now part of the Texas A & M University System. Mr. Gomez has over 20 years experience in the field of plant operations, working for Central Power & Light Company, Central & SouthWest Electric Company and American Electric Power (AEP) in Texas. Mr. Gomez is well versed with construction inspection, energy audits and commissioning of MEP systems.

Mr. Gomez received his Continuous Commissioning (CC) training at Texas A&M's Energy Systems Laboratory and has participated as a team member of Continuous Commissioning at Fort Hood, Fort Bliss, and Fort Sam Houston in Texas and Fort Stewart in Georgia.

Also Mr. Gomez has performed as project manager during the MEP construction of many schools, buildings, and other projects. This includes attending pre-bid and pre-construction meetings, inspecting and monitoring the MEP construction and report, checklist and punchlist writing for documentation.

### **EDUCATION**

Bachelor of Science degree in Mechanical Engineering, from Texas A&I University, Kingsville, TX. (Part of the Texas A & M System) 1980

### **REGISTRATIONS AND PROFESSIONAL AFFILIATIONS:**

Licensed Professional Engineer in the State of Texas #62108.  
Certified Commissioning Authority by AABC Commissioning Group (ACG)  
Continuous Commissioning® Workshop, Texas A & M University System (6/2007)  
Texas Society of Professional Engineers, American Society of Mechanical Engineers.  
American Society of Mechanical Engineers (ASME)

### **EXPERIENCE IN FIELD**

- ❖ **United New High School, Laredo, Texas** construction inspection and construction phase commissioning team member (2008-09). Provide assistance to design team for program scope changes.
- ❖ **Correctional Corporation of America, Laredo, Texas** facility renovations construction management (2008). Facility assessment and design phase assistance, construction management for MEP portion of the work.

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- ❖ **Zapata CISD, Zapata, Texas**, new elementary school construction observations. (2008). Assistance to project design team and construction observation for MEP portion of the project.
- ❖ **Fort Stewart, Georgia**, Continuous Commissioning assessment. (2009). Onsite field work, systems data gathering including air flow, static pressure and hydronic flows.
- ❖ **Laredo health Department, Laredo, Texas** field work for energy assessment and design project (2010). Provide assistance to design team and construction observations and project closeout.
- ❖ **Energy & Commissioning**: Jaime Gomez has been project manager on Continuous Commission projects involved and construction phase commissioning of MEP systems for number of projects, including United Independent School District at the new 420,000 square foot high school. Mr. Gomez has conducted several preliminary energy assessments for local government buildings and school buildings in South Texas for the SECO programs for energy conservation. Field verifications for Cool Schools HVAC grant program administrated by State Energy Office



# TEXAS ENERGY ENGINEERING SERVICES, INC. (TEESI)

## **ROBERT SHIRLEY, CAD MANAGER AND SR. DATA TECHNICIAN**

### **Austin Office 2005**

Robert Shirley has worked with Texas Energy Engineering Services, Inc. as an Independent Contractor in the past and has joined our work force as CAD Manager in January 2005. Mr. Shirley has over 30 years experience in Facilities Engineering Design, primarily in HVAC/Piping and Electrical. He possesses extensive work knowledge in Micro station '95, AutoCAD 2010 and AutoCAD/MEP 2013. Mr. Shirley has completed on the job training and is implementing MEP CAD for all new projects at TEESI. Mr. Shirley is experienced in conducting onsite energy audits and gathering data for energy assessment and building commissioning projects. Mr. Shirley is proficient in utilizing specialized field data equipment and devices.

### **EDUCATION**

Certificate - Basic Electrical & HVAC System Design - Texas Instruments  
Diploma in Architectural, Mechanical & Topography – Capitol City Trade & Technical

### **REGISTRATIONS AND PROFESSIONAL AFFILIATIONS**

Continuous Commissioning® Workshop, Texas A & M University System (6/2007)

### **EXPERIENCE IN FIELD**

Recent Example Design, Construction Management and Commissioning Projects:

- ❖ **United ISD, Laredo Texas:** MEP systems CAD designer United ISD new High School ( 2007-08).
- ❖ **Laredo ISD, Laredo, Texas:** MEP systems CAD designer Laredo ISD three new science wings (2008-09).
- ❖ Commissioning support staff for Continuous Commissioning projects at Army Medical Command facilities at Ft. Hood, Ft Stewart and Ft Bliss. (2008-09).
- ❖ **Zapata CISD, Zapata, Texas:** MEP systems CAD designer Zapata CISD new elementary school project (2008).
- ❖ **Dallas Fort Worth International Airport, Dallas, Texas:** Commissioning support staff for Continuous Commissioning projects at DFW Terminal E project (2009-10).
- ❖ MEP CAD designer for various Austin ISD and United ISD projects (2004-Present).
- ❖ **Laredo ISD, Laredo, Texas:** MEP CAD designer for LISD Nixon H.S. Replacement (2012)

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## INTRODUCTION

Synergy Structural Engineering, Inc. (SSE) continues to successfully collaborate with architects, owners, developers & private clients to provide innovative structural engineering services with the most cost efficient engineering solutions for today's construction environment. Working in both the private and public sector, our firm has grown steadily due to our high quality standards and responsiveness to our clients. The Laredo based firm offers structural engineering consulting services to Laredo and its surrounding cities and communities. The firm is currently licensed in Texas and Oklahoma to provide engineering consulting services.

Being a single discipline firm, our expertise and specialization includes all aspects of structural design and engineering. Clients and building owners are provided with an experienced professional engineer, personal attention and dedication to each individual project, and an innovative, cost-conscious design. Services range from the conceptual phase through construction administration.

We have provided professional design and engineering services to architects, developers, contractors, state and local governments, and school districts. During this time, long term relationships have been developed with many of our clients such as City of Laredo, Webb County, United Independent School District and Laredo Independent School District to name a few. Built on quality, trust, teamwork, and dedication, these relationships continue to grow and prosper.

Projects includes recreational facilities, public and private schools, university facilities, government ports of entry and highway checkpoints, office buildings, retail facilities, restaurants, medical facilities, commercial and industrial warehouses, religious facilities, single and multi-family housing and a variety of other structures. We have experience working with concrete and steel structures, brick and masonry, wood and cold formed framed structures. We have designed both shallow and deep foundations to accommodate the different soil profiles encountered throughout South Texas while working closely with Geotechnical engineers to select the most appropriate foundation system.

Synergy Structural Engineering focuses on the application of the current building codes to assure that the buildings have a high standard in the design as well as in the construction administration of each project. We believe that while it is necessary that project's conform to applicable codes, it is also important that codes are not applied improperly causing a financial hardship on the project.

You can contact us at (956) 753-5860 for any additional information. Your call will receive our immediate attention. Your consideration of Synergy Structural Engineering, Inc. is appreciated.

Sincerely,

Victor M. De Anda Jr., P.E., President

## PROJECT EXPERIENCE

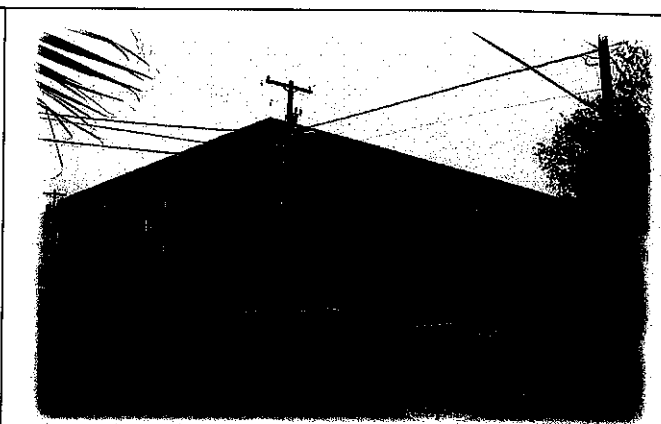
Project experience is diverse while maintaining uncompromising attention to detail. Design projects have included complexes such as:

<ul style="list-style-type: none"> <li>• Commercial and Industrial Warehouses               <ul style="list-style-type: none"> <li>○ Eduardo Diaz Warehouse</li> <li>○ Vitro Warehouse</li> <li>○ Daniel B. Hastings Warehouses at Laredo and Eagle Pass</li> <li>○ KRK Limited Warehouse</li> <li>○ PROLAMSA Warehouse Improvements</li> <li>○ Killam Warehouse</li> <li>○ Farias and Farias Warehouse</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Restaurants:               <ul style="list-style-type: none"> <li>○ Chicago Grill UNO Restaurant</li> <li>○ Taco Palenque</li> <li>○ Taco Tote</li> <li>○ Wendy's &amp; Church's Restaurants</li> <li>○ Danny's Restaurant</li> <li>○ Arby's Restaurant</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Public Schools:               <ul style="list-style-type: none"> <li>○ LISD Heights &amp; JC Martin Elementary</li> <li>○ LISD Leyendecker, Farias, Dovalina &amp; Alma Pierce Early Childhood Centers</li> <li>○ LISD Memorial Middle School Athletic Field</li> <li>○ LISD Christen Middle School and Martin High School Improvements</li> <li>○ LISD Cigarroa, Martin and Nixon High School Science Buildings</li> <li>○ LISD Nixon High School &amp; Vidal M. Treviño School of Fine Arts</li> <li>○ UISD Killam &amp; Nye Elementary</li> <li>○ UISD Lamar Bruni Vergara Middle School Additions</li> <li>○ UISD New United High School</li> <li>○ UISD LBJ High School Classrooms Additions</li> <li>○ Webb ISD New Middle School and High School</li> <li>○ Hebbronville ISD High School Additions</li> <li>○ Carrizo Springs ISD Athletic Field Additions</li> <li>○ Zapata Middle School Additions</li> <li>○ Zapata North Elementary</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Recreational Facilities:               <ul style="list-style-type: none"> <li>○ James and Maria Luisa Haynes Health and Wellness Center</li> <li>○ George Gervin Youth Center</li> <li>○ Cigarroa Boxing Gym</li> <li>○ Webb County Park at HWY 359</li> <li>○ City of Laredo Seven Flags Park Canopy</li> <li>○ Fuel Fitness Gym</li> <li>○ North Central Park Trailhead Facility</li> <li>○ North Central Park Baseball Fields</li> <li>○ Shiloh Baseball Fields</li> <li>○ Slaughter Park</li> <li>○ LISD Women's Softball Complex</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Private Schools:               <ul style="list-style-type: none"> <li>○ St. Augustine Early Childhood Center</li> <li>○ St. Augustine New Middle School</li> <li>○ United Day School Additions</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Medical Facilities:               <ul style="list-style-type: none"> <li>○ Liberty Dialysis</li> <li>○ Maya Zuniga Clinic</li> <li>○ Castellano and Carpenter Dental Office</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Single &amp; Multi-Family Housing               <ul style="list-style-type: none"> <li>○ Various wood and steel framed residences and foundations</li> <li>○ Cardinal Point Apartments</li> <li>○ West View Apartments</li> <li>○ Dorel Apartments</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Religious Facilities:               <ul style="list-style-type: none"> <li>○ St. Patrick's Church Additions and Improvements</li> <li>○ La Pryor Catechetical &amp; Activity Building</li> <li>○ Cristo Rey Chapel</li> <li>○ Sister of Mercy Recreational Center</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Government:               <ul style="list-style-type: none"> <li>○ World Trade Bridge Expansion Project</li> <li>○ Anzalduas Port of Entry</li> <li>○ Falcon Lake Port of Entry Improvements</li> <li>○ Highway 90 New Checkpoint Station</li> <li>○ Laredo Border Patrol Station Additions and West Temporary Border Patrol Station</li> <li>○ Uvalde and Del Rio Border Patrol Office</li> <li>○ Laughlin Air Force Base Aircraft Shelter Additions</li> <li>○ Webb County Justice Center Improvements</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Universities:               <ul style="list-style-type: none"> <li>○ LCC South Recreation Center</li> <li>○ LCC Chapel Structural Observations</li> <li>○ LCC Laird Hall Roof Structural Observations and Analysis</li> <li>○ LCC New Academic Building, Visual and Performing Arts Center &amp; Moore Building Expansion</li> <li>○ TAMIU Student Center Expansion</li> <li>○ TAMIU Casa Ortiz Structural Observations, Analysis and Repairs</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• Office Buildings:               <ul style="list-style-type: none"> <li>○ Silverleaf Professional Plaza</li> <li>○ Polaris Office Building</li> <li>○ Puerta Del Sol Professional Plaza</li> <li>○ Kazen, Meurer and Perez Professional Office</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Other Structures:               <ul style="list-style-type: none"> <li>○ San Isidro Ready Mix Plant Foundation</li> <li>○ Wilkinson Iron and Metal Pulverizing Machine Foundation</li> <li>○ Various Tensile Canopy Structures</li> </ul> </li> </ul>

# PROJECTS



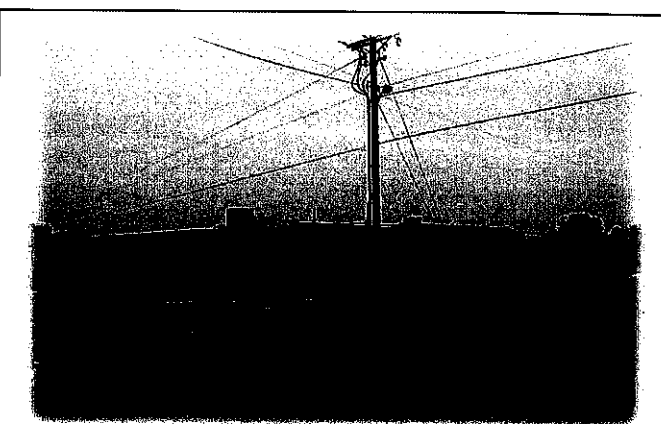
U.I.S.D. New United High School



L.I.S.D. Heights Elementary



L.I.S.D. Memorial Middle School Athletic Field



St. Augustine Middle School



United Day School Additions



Fuel Fitness Gym



# PROJECTS



**Polaris Office Building**



**Taco Palenque Restaurant**



**Polaris-Victory Motorcycle Dealership**



**Eduardo Diaz Warehouse**



**St. Patrick's Church Additions and Improvements**



**Madison Plaza**

# STATEMENT OF QUALIFICATIONS

**VICTOR M. De ANDA, JR., BSCE, P. E.**

Principal

**Born** Laredo, TX.

**Place of Residence** Laredo, TX.

**Education** TEXAS A & M UNIVERSITY, Kingsville, (May 96, Magna Cumlaude)  
LAREDO JUNIOR COLLEGE, Laredo, TX, Basics

**Registration** License Engineer, State of Texas, License 92641  
License Engineer, State of Oklahoma, License 23658

**Experience** Over 17 years of experience in structural engineering design and construction administration. He is experienced in the overall development of projects including preliminary studies, lateral force systems selection criteria, planning design, detailing, drafting, construction administration, contract administration and quality control supervision of school and related projects, investigative engineering, supervision of overall engineering and marketing.

Prior to Synergy Structural Engineering, Inc., Victor worked with a Structural Engineering Firm (Lopez Engineering Group) and was a grader at the University for the Structural Analysis Class.

## Project Experience

- Little Italy Commercial Center, Laredo, TX.
- Providence Plaza Office Building, Laredo, TX.
- Laredo Reception Center, Laredo, TX
- United Day School Additions, Laredo, TX
- Fuel Fitness Gym, Laredo, TX.
- Webb County Pavilion Foundation, Oilton, TX.
- All Tune and Lube Auto Service Center, Laredo, TX.
- City of Laredo Seven Flags Park Hexagon Canopy, Laredo, TX.
- Los Ajos Restaurant, Laredo, TX;
- Laredo National Bank Prototype Building, Various Cities
- Various Residential Foundation and Wood Superstructure Designs, Laredo, TX;
- Various Buildings Structural Investigations, Laredo, TX;
- LISD Nixon High School Replacement Campus
- LISD Vidal M. Trevino School of Fine Arts
- Webb CISD Bruni High School Additions
- LISD Christen Middle School Additions and Renovations
- Zapata ISD Middle School Additions
- LISD Heights Elementary School Replacement
- LISD Martin Elementary School Replacement
- LISD Dovalina Elementary School Additions
- LISD Farias Elementary School Additions
- Jim Hogg County ISD Hebronville Elementary School Additions
- Zapata ISD North Elementary New School
- Texas A&M International University Student Center Addition
- Laredo Community College New Academic Center, Visual and Performing Arts & Various Additions.
- Jefferson Water Treatment Plant Building
- Laredo Airport Aircraft Rescue and Fire Fighting Station
- Laredo Airport Federal Inspection Station
- Max A. Mandel Golf Course Clubhouse
- City of Laredo South Library
- City of Laredo Farias and Canizales Boxing Gyms
- City of Laredo Haynes Recreational Center
- Midtown Plaza Center
- Killam Building N Warehouse
- El Pico Water Treatment Plant Administration Building

**VICTOR M. De ANDA, JR., BSCE, P. E.**

Principal

Mr. De Anda has attained a diverse background in structural work which includes:

- Structural Steel framed structures.
- Elementary, Intermediate and High School structures.
- Banking Facilities.
- Residential and Multi-family dwellings.
- Masonry design.
- Concrete design.
- Wood design.
- Industrial and Commercial Structures.
- Structural Investigations to assist in determining the most probable cause of structural distress in existing buildings.
- Modifications to existing buildings and structures.

**Professional**

**Affiliations**

- Structural Engineers Association of Texas
- American Honor Engineering Society (Tau Beta Pi)

**Languages**

English and Spanish

**Special Skills**

Computer Literate: Windows, Word, Excel, Power Point, Autocad, Enercalc, Fastframe, Risa 3D, RetainPro.

**LORNA PEREZ**

Graduate Engineer

**Born**

Laredo, TX.

**Place of Residence**

Laredo, TX.

**Education**

UNIVERSIDAD AUTONOMA DE NUEVO LEON, Monterrey, MX. (2002)

Bachelor Degree in Civil Engineering

ST. AUGUSTINE HIGH SCHOOL, Laredo, TX. (1996)

High School Diploma

**Registration**

Cedula Profesional No. 4308391

**Experience**

Over 12 years of experience in engineering design and construction administration. She is experienced in the overall development of projects including preliminary studies, planning design, detailing, drafting, construction administration, contract administration and quality control supervision of related projects.

Prior to Synergy Structural Engineering, Inc., Lorna worked with Urbanizadora Regional del Bravo.

**Project Experience**

- Francisco Munguia Bridge Construction
- PYME Industrial Park
- La Joya Bridge @ Las Alazanas Subdivision
- Luis Donaldo Colosio Blvd. North Extension
- Centro Cultural de Nuevo Laredo
- Improvements to Piedras Negras Road.
- Several Classroom Additions at Various Schools in Nuevo Laredo

**Languages**

English and Spanish

**Special Skills**

Computer Literate: Windows, Word, Excel, Power Point, Autocad, Opus Ale

**ALEJANDRA GONZALEZ**

CADD Technician

**Born** Laredo, TX.

**Place of Residence** Laredo, TX.

**Education** UNIVERSIDAD DE MONTERREY, Monterrey, MX. (2004)  
Bachelor Degree in Architecture

**Registration** Cedula Profesional No. 4678282

**Experience** Over 10 years of experience in architectural design and construction administration. She is experienced in the overall development of projects including preliminary studies, hand sketching, schematic and model building, finish material boards, presentations, planning design, detailing, drafting, construction administration, contract administration and quality control supervision of school and related projects.  
Prior to Synergy Structural Engineering, Inc., Alejandra worked with the following Architectural Firms: Ashley, Humphries and Sanchez, PLLC & Frank Architects, Inc.

- Project Experience**
- UIDS Elementary Prototype
  - LBJ High School Addition
  - Nye Elementary
  - United High School
  - St. Augustine Early Childhood Center
  - St. Augustine Middle School
  - Webb County Juvenile Detention Center
  - Laredo Bridge of the Americas
  - El Portal Shopping Center
  - Children Advocacy Center
  - Bethany House
  - Valls Residence

**Professional Affiliations**

**Languages** English and Spanish

**Special Skills** Computer Literate: Windows, Word, Excel, Power Point, Autocad, Adobe Software & Corel Draw

**LILIANA POMPA**

Administrative Assistant

**Born** Nuevo Laredo, MX

**Place of Residence** Laredo, TX.

**Education** UNIVERSIDAD AUTONOMA DE TAMAULIPAS, Nuevo Laredo, MX. (1995)  
Bachelor Degree in Accounting

**Experience** Over 18 years of experience in Business Administration. She is in charge of all administration activities at this firm including invoicing, payroll services and maintaining the organization of all project files.  
Prior to Synergy Structural Engineering, Inc., Lilibana worked as a Branch Manager at Banco Santander Mexicano and as Personnel Manager at Asfaltos y Concretos de Nuevo Laredo.

**Languages** English and Spanish

**Special Skills** Computer Literate: Windows, Word, Excel, Power Point.

## REFERENCES

Mr. Homero Paez, Jr. Assoc. AIA Laredo Independent School District 900 E. Lyon St Laredo, TX. 78040	Phone: (956) 273-1141 e-mail: hpaez@Laredoisd.org
Mr. Juan J. Maldonado Sr. Webb Consolidated ISD P.O. Box 206 Bruni, TX. 78344	Phone: (361)747-5415 x1021 e-mail: jay.maldonado@webbcisd.com
Mr. Juan J. Castillo Texas A&M International University 5201 University Blvd. Laredo, TX.78041	Phone: (956)326-2380 e-mail: jjcastillo@tamiu.edu
Ms. Olga Gentry St. Augustine High School 1300 Galveston St. Laredo, TX. 78040	Phone: 956-724-8131 e-mail: ogentry@st-augustine.org
Mr. Juan Homero Sanchez, AIA <b>Juan Homero Sanchez Architect</b> 6909 Springfield Ave. Ste 105 Laredo, TX. 78041	Phone: (956) 723-1360 e-mail: juanhomero@ahs-architects.com
Mr. Ricardo Solis, AIA <b>Metaform Studio Architects</b> 6909 Springfield Ave. Suite 107 Laredo, TX. 78041	Phone: (956) 568-3315 e-mail: ric@metaform-studio.com
Mr. Roberto Sepulveda, AIA <b>Sepulveda &amp; Associates, Inc.</b> 1820 Houston, Laredo, TX. 78040	Phone: (956)-725-1985 e-mail: robert@saarchitects.net
Mr. Frank Rotnofsky, AIA <b>Frank Architects, Inc.</b> 901 Victoria St. Suite A Laredo, TX. 78040	Phone (956) 725-7418 e-mail: frank@frankarchitects.net

# **CURRENT USE**



# CURRENT USE



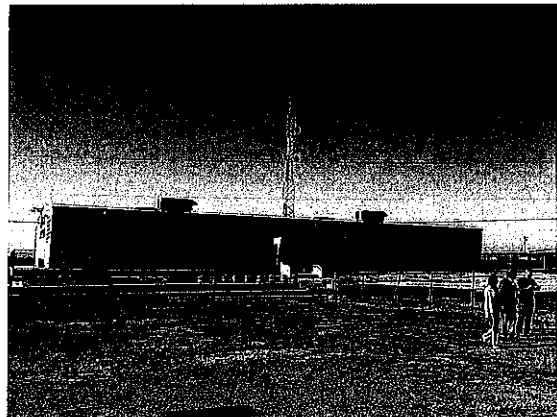
L.I.F.E (Laredo International Fair & Exposition) is a non-profit organization that was founded in 1963. It serves as a facility for the youth of the community, where they can participate in various agricultural and ranching projects, including clinics, prospect shows, fund-raisers, and other activities.

The property is located along Highway 59, east of Loop 20 in Laredo, TX. It consists of the following structures/facilities:

- L.I.F.E. Pavilion
- Rodeo Arena
- Horse Stables
- Livestock Pens
- Outdoor Stage and Field
- Administration Office
- Old Administration Office
- L.I.F.E Restaurant
- Other various outdoor/covered areas



ENTRANCE



L.I.F.E. PAVILION

# CURRENT USE cont'd

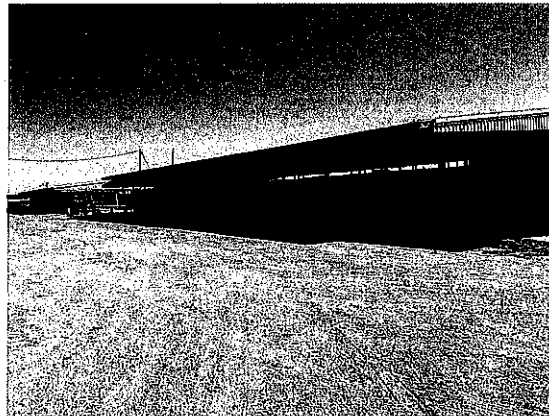
## ISSUES

*(The following are some issues that were discovered after a preliminary site visit. In no way do they represent the entire list of issues at L.I.F.E.)*

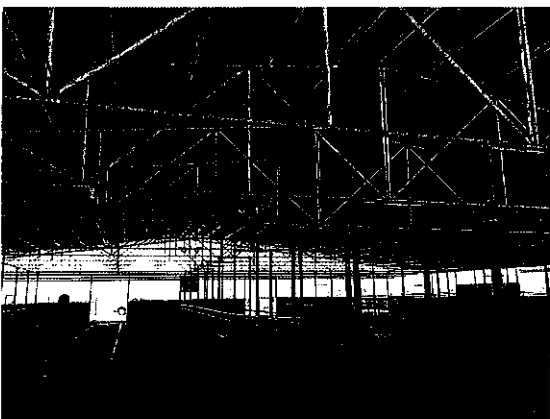
- Horse Stables are dilapidated
- Traffic does not flow well during large events
- Water lines need repairs frequently
- Roof at pens need to be replaced due to leaking
- Arena bleachers are unsafe due to missing metal panels along seats
- Site plan lacks organization; functional issues with relationship of buildings to one another.
- The old office building is dilapidated
- Restrooms at arena are in poor condition and are not up to code (ADA)
- Restroom capacity is too small for a venue of this size



ARENA BLEACHERS



STABLES



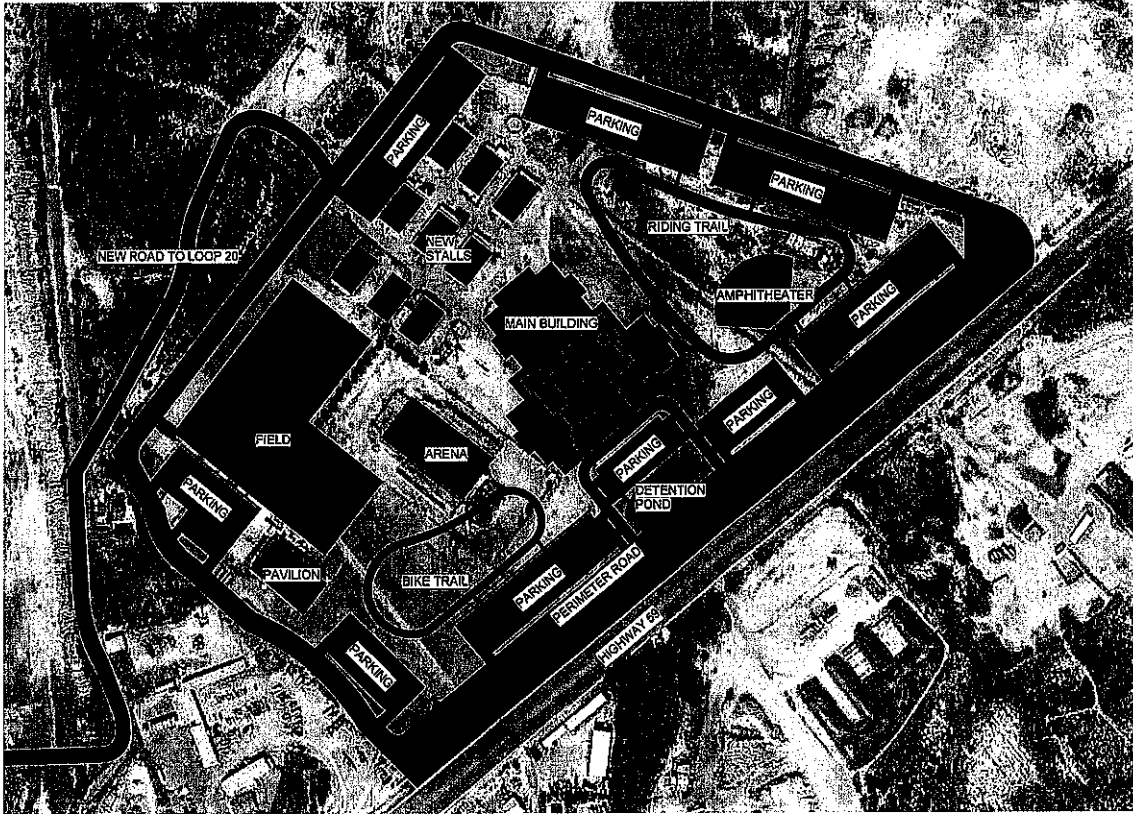
PENS



OUTDOOR SEATING AREA

**BEST USE**

# BEST USE



## MASTER PLAN FEATURES

*(Above is a conceptual drawing of a POSSIBLE Master Plan for L.I.F.E. Further investigation will be required along with discussions with the County in order to fully develop a scope of work and a program.)*

- Traffic Loop around perimeter of property will allow for access to the different functions as well as access to the different parking areas.
- Traffic Loop will provide stacking space for cars entering the facility, to eliminate stacking along Highway 59
- New Road on North side of property will provide another entrance/exit for vehicles so as to alleviate traffic issues
- A new Main Building with Auxiliary structures to replace the existing Livestock Pens, Barns, Office Buildings, Restaurant.
- New Horse Stables
- New Parking Areas with capacity for large events
- Outdoor Ampitheatre for concerts
- Riding Trail
- Bike Trail
- Renovated Bleachers & Restrooms at Arena
-

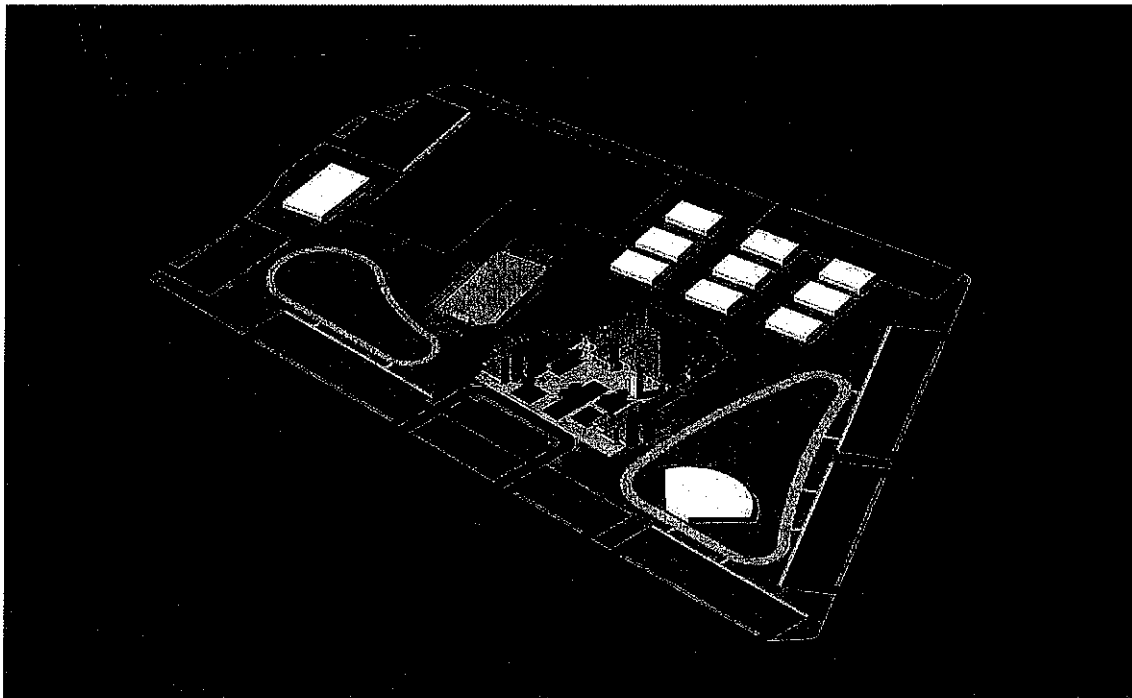
# BEST USE



CONCEPT FOR NEW FACILITY

*Above is a conceptual drawing of a POSSIBLE new facility for L.I.F.E. Further investigation will be required along with discussions with the County in order to fully develop a scope of work and a program.*

- New main building would consolidate many of the different functions of the existing older buildings to increase efficiency and make it easier to organize events.
- The new building could be more in tune with the architecture of our region.
- See below for an additional study model done of the possible completed L.I.F.E. Master Plan. The main building is visible with the red roof, along with its auxiliary buildings. In white are other new or renovated structures, including new horse stables and a new amphitheater. (re: previous page)



AERIAL VIEW OF MASTER PLAN

# APPROACH

# APPROACH

## Gathering Information

Cavazos & Associates believes in working closely with the Owner during all phases of design. One of the most important parts of the design process is the gathering of information. We will be gathering information immediately from L.I.F.E. administration and Webb County administration regarding the needs of the facility.

**1) VISIT WITH WEBB COUNTY OFFICIALS OR ADMINISTRATORS.** The first step in the process will be to meet with the officials in charge of overseeing design and construction of this project. We will get an idea of what the County's vision is for the project. During this step we can identify major problems and possible solutions. It is during this step that we will obtain the beginnings of the SCOPE OF WORK and the PROGRAM for the project.

**2) VISIT THE SITE.** When we visit the L.I.F.E. property, we will speak with the director and take a tour of the site. During this step we will ask: What are the immediate needs of the facility? The needs will include what the functional problems are, including any facilities or features that are lacking. We can also use our expertise to identify potential problems and solutions that we recognize that the Owner might not have otherwise been aware of. Possible questions might also include:

- Does your facility fit your needs in regards to hosting large events? (i.e. concerts or rodeos)
- Do your horse stables function well with the layout of the site?
- Are the horse stables in adequate condition?
- Are there any water/drainage issues on the site?
- Are there any concerns in regards to traffic or parking on the site?
- Are your restroom facilities adequate?
- Do you have any concerns regarding energy usage or energy savings?
- Are there any water penetration issues at any of the buildings?

**3) SYNTHESIZE INFORMATION.** This step will involve digesting the information collected in the previous 2 steps and beginning to formulate solutions. We will devise a list of problems and solutions for the Owner.

**4) SCHEMATIC DESIGN.** We will begin to explore concepts for the Master Plan and present the Owner with several options. This will also involve presenting Probable Cost estimates to the Owner.

**5) DESIGN PRODUCTION.** Once the Owner chooses an option, we will proceed with finalizing Construction Documents for the Master Plan.



# **TIME FRAME**



# TIME FRAME

Cavazos & Associates will be 100% available to begin work on the Master Plan for "L.I.F.E." Laredo International Fair and Exposition Property.

Here is a projected timeline:

GATHER INFORMATION:	1 WEEK
SYNTHESIZE INFORMATION/PROGRAMMING:	1 WEEK
SCHEMATIC DESIGN:	2 WEEKS
PRESENTATION TO OWNER & REVISIONS:	1 WEEK
FINALIZE DOCUMENTS:	4 WEEKS
<b>TOTAL:</b>	<b>9 WEEKS</b>

# OTHER ASSETS

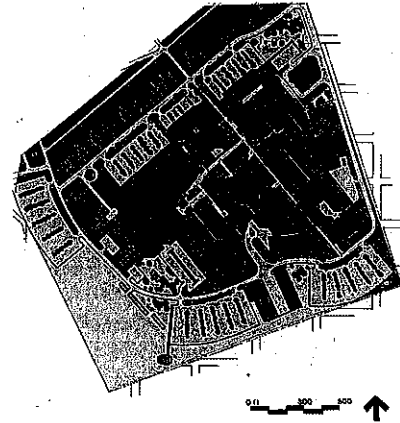
# OTHER ASSETS

## EXPERIENCE

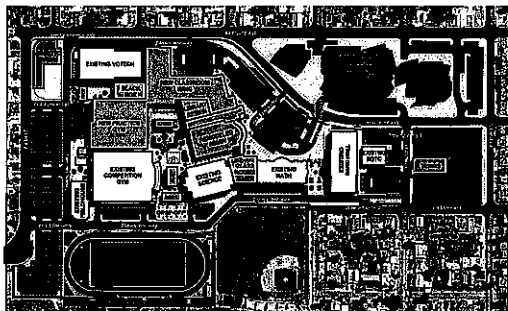
- Willy Cavazos 43 Years as a Registered Architect
- Memo Cavazos 6 Years as a Registered Architect
- Rey Ortiz 21 Years as a Registered Architect

## MASTER PLANS COMPLETED

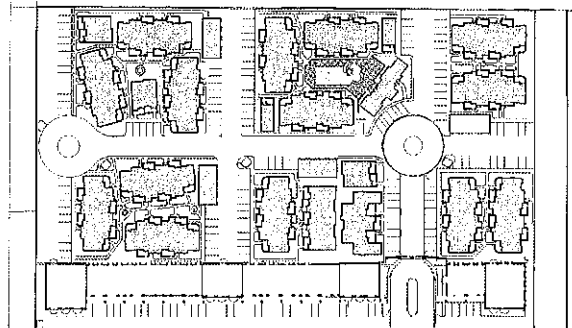
- Proposed Horse Racing Complex on Highway 59
- Nixon High School Master Plan
- Laredo Civic Center Assessment/Feasibility Study
- Lamar Middle School Master Plan (2007)
- City of Laredo UDAG Master Plan
- Laredo Community College Master Plan
- United Day Campus Master Plan
- Tuscany Commercial Center/Apartment Complex Master Plan
- Dorel Apartments (Loop 20) Master Plan
- Various campus Master Plans for UISD
- C.E. Vail Elementary (La Feria ISD)



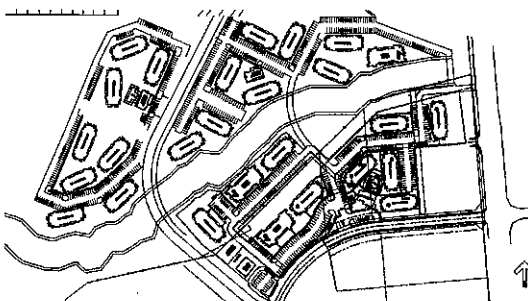
LCC MASTER PLAN



NIXON H.S. MASTER PLAN



TUSCANY MASTER PLAN



DOREL APARTMENTS MASTER PLAN



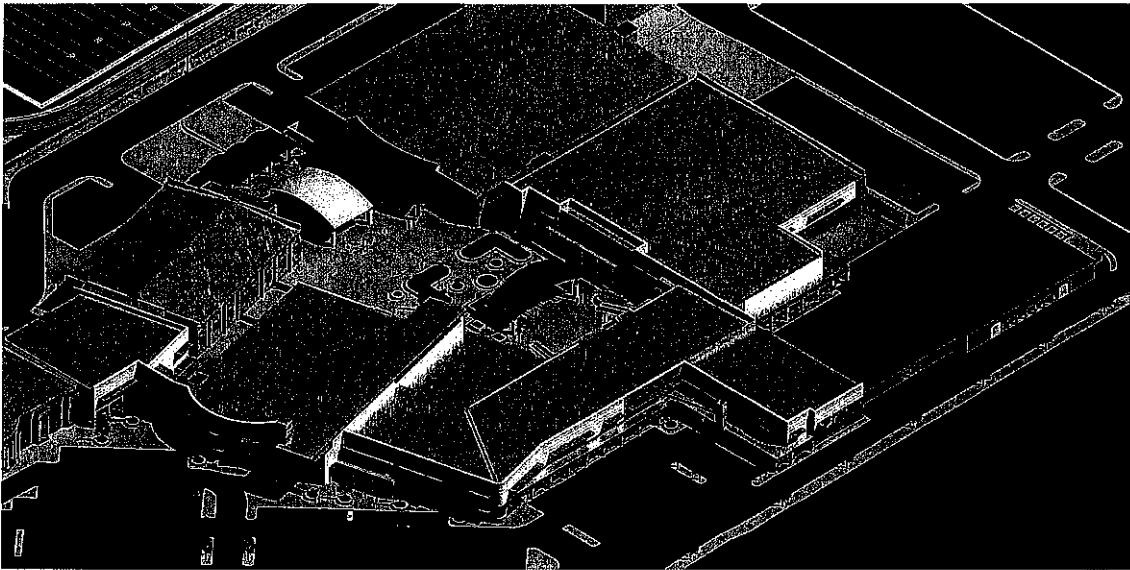
LAREDO CIVIC CENTER FEASIBILITY STUDY

# OTHER ASSETS cont'd

## BUILDING INFORMATION MODELING

Cavazos & Associates uses Revit 2014, the latest in Building Information Modeling software. With this software we can do the following:

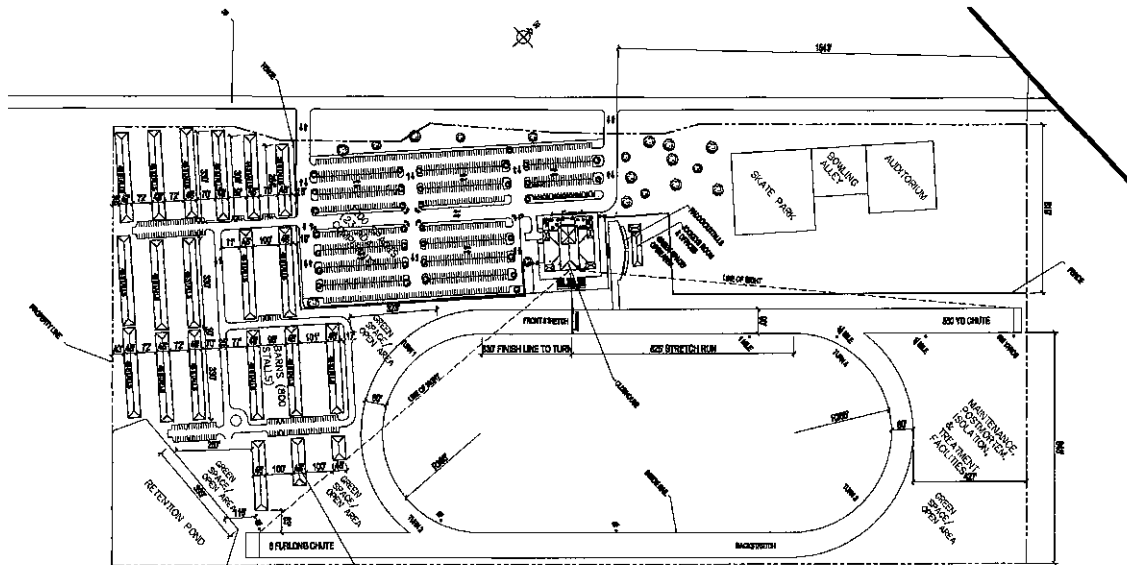
- Quick modeling studies for communicating ideas with client.
- Ability to present different options/ideas to client.
- Reduce conflicts during construction.
- Accurate cost estimates
- Facilities management for owner if requested.



# **SIMILAR WORK**

# PROPOSED HORSE RACING FACILITY ON HWAY 59

COMMERCIAL



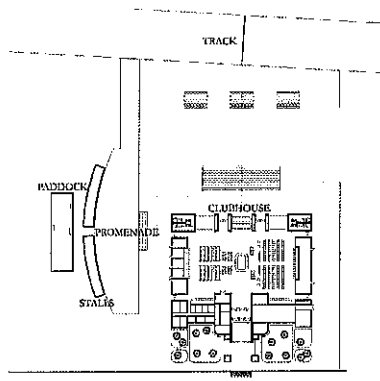
PROPOSED MASTER PLAN

<b>Owner:</b>	(name withheld)
<b>Completed:</b>	drawings completed 2003 (not constructed)
<b>Construction Cost:</b>	n/a
<b>Square Foot Cost:</b>	n/a

## Description

Cavazos & Associates was hired in late 2002 to design a Master Plan for a Horse Racing Track Complex on the outskirts of Laredo, Texas. The Complex consisted of a Clubhouse with paramutal betting stations, barns, a promenade, seating, and other support spaces for the facility.

The drawings were completed yet the facility was never constructed due to reasons unknown to Cavazos & Associates.



CLUBHOUSE PLAN



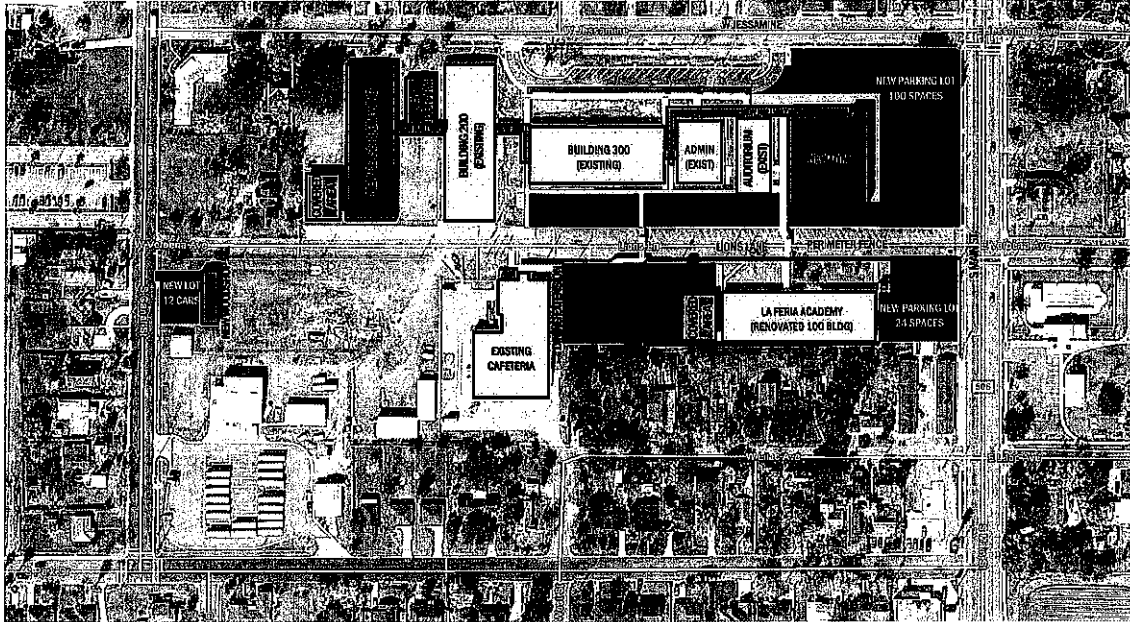
RENDERING - CLUBHOUSE

**CAVAZOS & ASSOCIATES**  
ARCHITECTS



# C.E. VAIL ELEMENTARY FEASIBILITY STUDY

## EDUCATIONAL



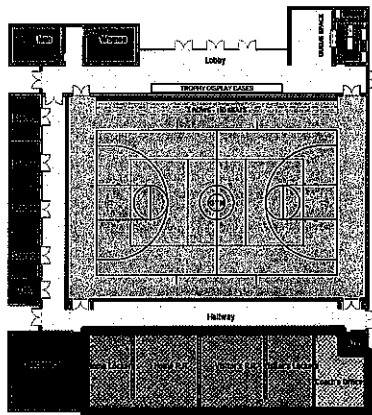
PROPOSED MASTER PLAN

<b>Owner:</b>	La Feria ISD
<b>Completed:</b>	February 2014
<b>Construction Cost:</b>	n/a
<b>Square Foot Cost:</b>	n/a

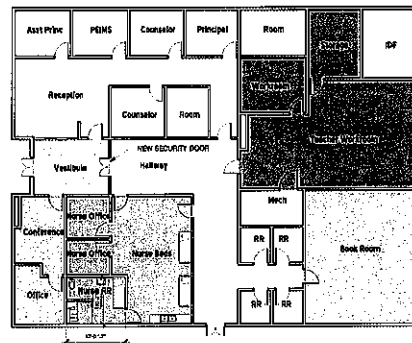
### Description

The purpose of this feasibility study was to assess the existing C.E. Vail Elementary School & La Feria Academy site. The scope of work included analyzing functionality and usability of existing buildings of various ages and determining the best long-term solution for the district.

The study included a master plan (see above) along with cost estimates and options so that the owner could determine if completing the master plan would be feasible for the district.



PROPOSED GYMNASIUM



PROPOSED ADMIN BUILDING REDESIGN



# J.W. NIXON HIGH SCHOOL MASTERPLAN

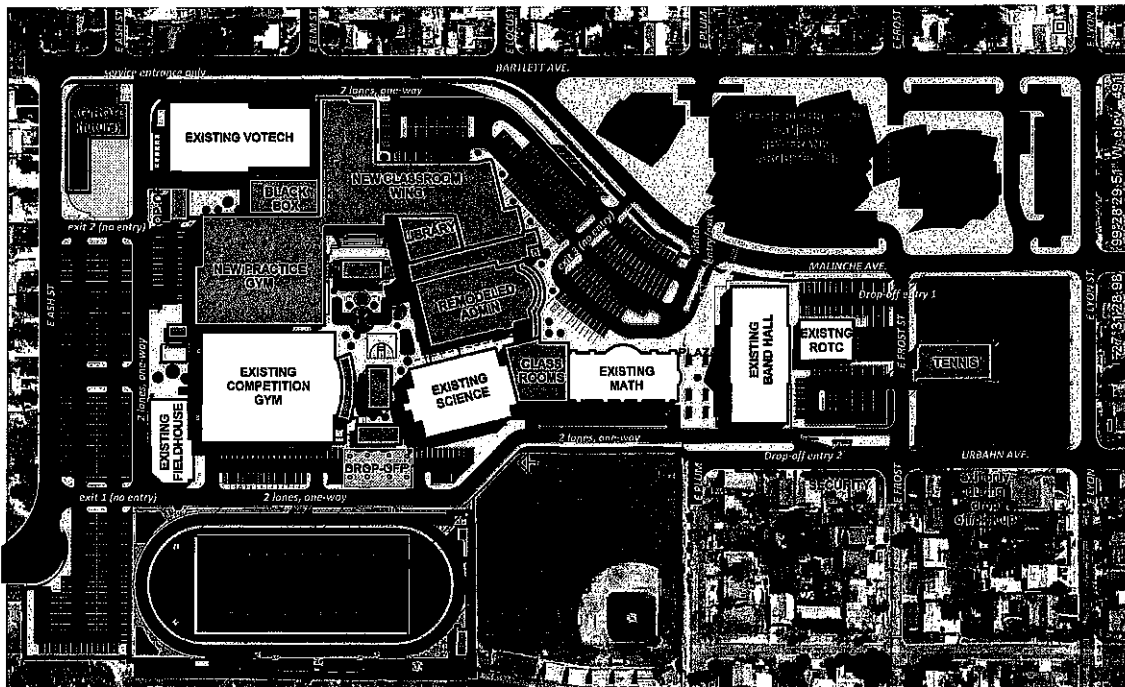
## EDUCATIONAL



<b>Owner:</b>	Laredo Independent School District
<b>Building Area:</b>	200,000 SF
<b># of Students:</b>	2100
<b>Grades:</b>	9-12
<b>Completed:</b>	Scheduled Dec 2014
<b>Construction Cost:</b>	\$34,380,803.00
<b>Square Foot Cost:</b>	\$170/sf

### Description

The focus of the Redesign Project was to improve safety for students. This will be achieved by consolidating the entire campus on the West side of Malinche Avenue. The majority of the new campus will be connected via Air Conditioned space, thus providing a more secure environment. This is juxtaposed with the idea of having an outdoor courtyard that will provided students with the opportunity to spend time outdoors between classes and during lunch period. Other features include a new Practice Track & Field, a Tennis Complex, a large Library/Media Center, new Practice Gymnasium, and a major increase in the number of parking for students, staff and visitors. A traffic study was done to analyze traffic patterns and provide a safer interior drop off loop



**CAVAZOS & ASSOCIATES**  
ARCHITECTS

Architecture & Planning

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Laredo, TX 78045

Phone (956) 724-8123 Fax (956) 724-8377

# J.W. NIXON HIGH SCHOOL MASTERPLAN

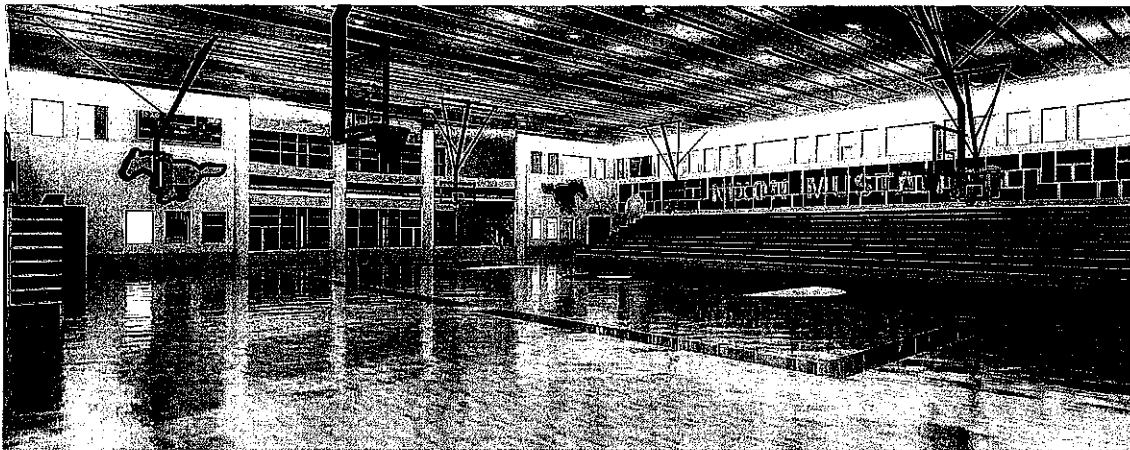
## EDUCATIONAL



LIBRARY/MEDIA CENTER



COURTYARD



NEW PRACTICE GYMNASIUM  
Architecture & Planning

CAVAZOS & ASSOCIATES  
ARCHITECTS

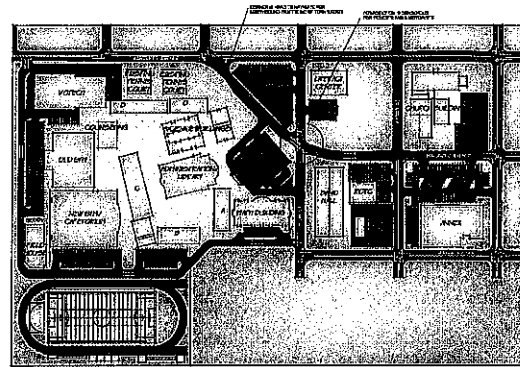
# NIXON HIGH SCHOOL MASTERPLAN STUDIES

## EDUCATIONAL

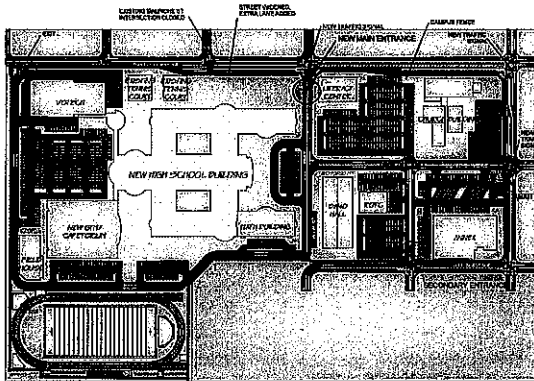
**Owner:** Laredo Independent School District

### Description

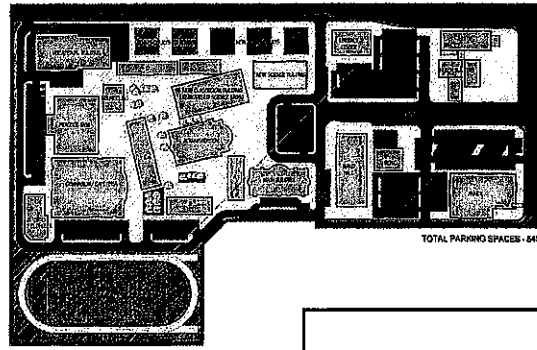
The Nixon High School Campus is currently spread out over several city blocks, which are divided by a major thoroughfare (Malinche Avenue). This causes problems for students because every hour they have to cross this street to change classes. We saw this as a major concern for safety of students and motorists, so we proposed to divert traffic around the campus and reorganize some of the interior and exterior streets. TEDSI, a traffic consultant, was hired to study traffic flows and suggest how to combat this issue. With their help, we presented several different schemes to the school district. Along with traffic improvements, we also designed a new replacement campus that would consolidate all the classroom and administration buildings. Currently this project is on hold because of a lack of funding.



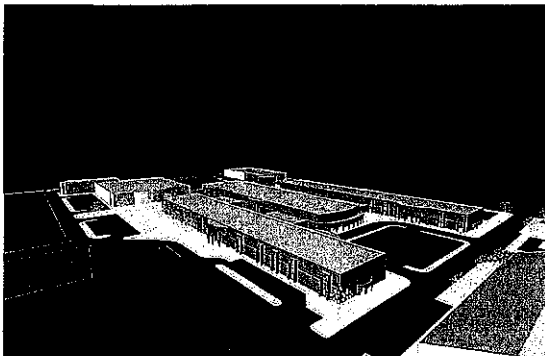
EXISTING CONDITIONS



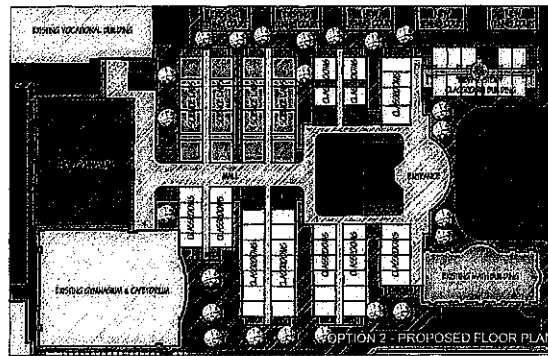
OPTION FOR A NEW CAMPUS PLAN  
W/ NEW HIGH SCHOOL BUILDING



PROPOSED NEW CAMPUS - OPTION



PROPOSED NEW CAMPUS BUILDING



PROPOSED NEW CAMPUS - FLOOR PLAN

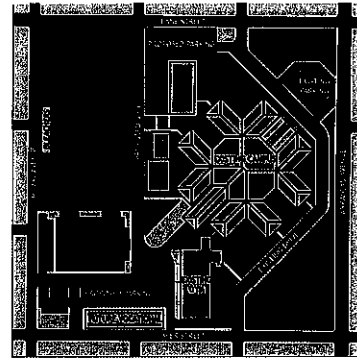
# LAMAR M. S. MASTERPLAN STUDIES

## EDUCATIONAL

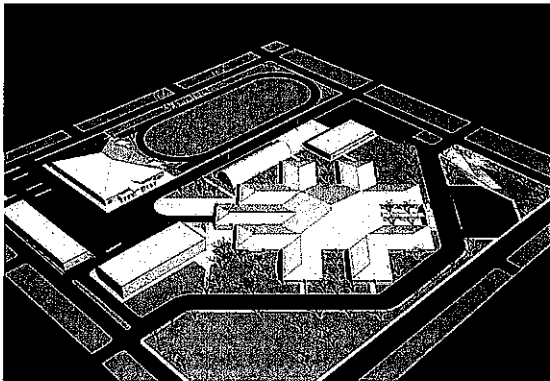
**Owner:** Laredo Independent School District

### Description

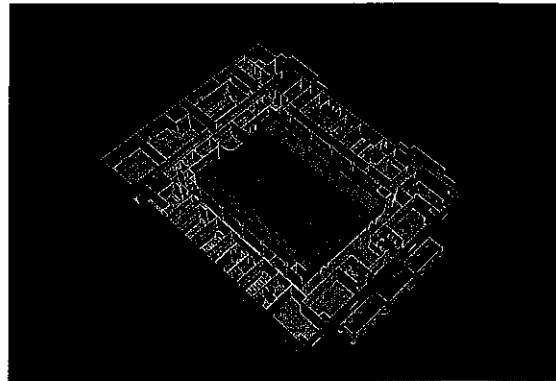
Lamar Middle School is a campus that houses kids from grades 6 thru 8. A new middle school building was constructed on the east part of the site, while the existing school is still in place on the west side. The long-term plan is to demolish the old campus and replace it with athletic facilities. The campus still lacks a competition track and field and an adequate competition gymnasium. The gym would also contain a "fieldhouse" with facilities for the football program. The site has sufficient space so that a traffic loop, parking, and all facilities will fit comfortably.



PROPOSED CAMPUS MASTERPLAN



AERIAL VIEW OF PROPOSED CAMPUS MASTERPLAN



STUDY MODEL OF COMPETITION GYMNASIUM



STUDY OF COMPETITION GYMNASIUM

# LAREDO COMMUNITY COLLEGE PROJECTS

## EDUCATIONAL

**Owner:** Laredo Community College

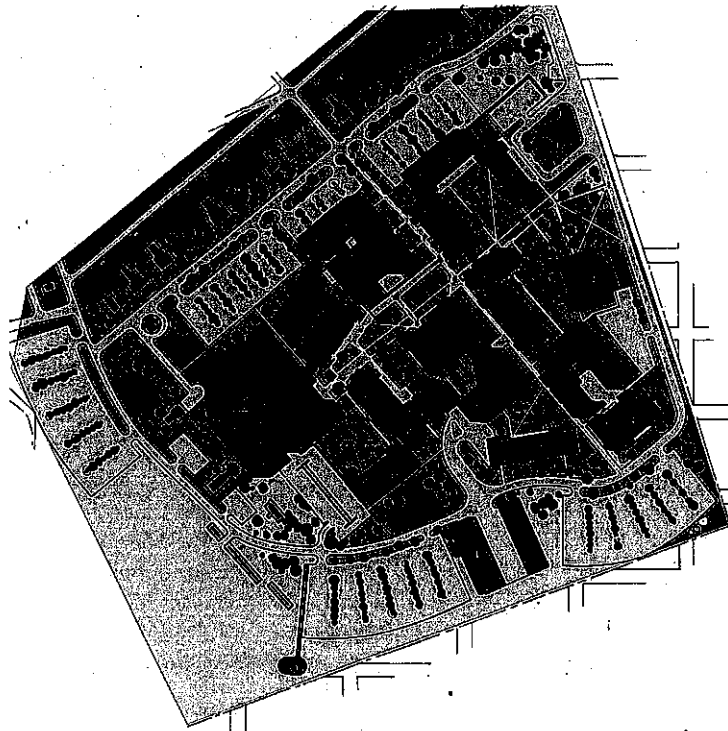
**Projects:** Master Plan  
Allied Health Building (Renov.)  
Nursing Building  
Arechiga Building  
Eloy Garcia Building  
Moore Votech Building  
(Renov.)  
Shop Building (Renov.)  
President's Residence (Renov.)



PROPOSED FLOOR PLAN

## Description

Cavazos & Associates provided consulting services to Laredo Community College from 1971 to 1997. The full range of projects included master planning site utilities, new construction, remodeling, adaptive reuse, and elevator additions. Some of the most notable projects in this time period are the renovations at the Shop Building, the Allied Health Building, Moore Vocational/Technical Building, and the remodeling of the President's Residence.



MASTERPLAN

CAVAZOS & ASSOCIATES  
ARCHITECTS

Architecture & Planning

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Laredo, TX 78045

Phone (956) 724-8123 Fax (956) 724-8377

# TEXAS COMMUNITY BANK HEADQUARTERS

COMMERCIAL



FRONT ENTRANCE

**Owner:** Texas Community Bank

**Building Area:** 59,623 SF

**Completed:** 2007

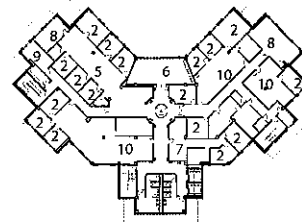
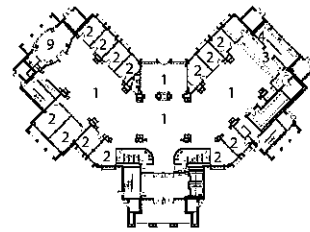
**Construction Cost:** \$11,854,627.94

**Square Foot Cost:** \$200/s.f.

**Cost Overrun:** \$1,994,627.94  
(Owner initiated change orders)

**Contractor:** Leyendecker Construction

1. Lobby
2. Office
3. Tellers
4. Motor Bank
5. Commercial Lending
6. Staff Lounge
7. International Banking
8. Conference Room
9. President's Office
10. Work Room



**CAVAZOS & ASSOCIATES**  
ARCHITECTS

Architecture & Planning

# TEXAS COMMUNITY BANK HEADQUARTERS

COMMERCIAL



LOBBY W/WAITING AREA

## Description

When Cavazos & Associates was approached by the president of Texas Community Bank, Douglas MacDonald, it was evident that he wanted the headquarters building to be a local landmark, and to have a strong presence on McPherson Road. However, being a rancher himself, Mr. MacDonald wanted the interior lobby of the bank to be warm and inviting, like a ranch house. Regional materials, such as oversized Mexican brick and cantera stone, were used in the exterior and interior of the bank, to create this "ranch house" atmosphere. The first floor is essentially the lobby area with offices of the vice presidents (as well as the president himself) and a teller area/motor bank. The second floor houses commercial lending and international banking, as well as a staff lounge. The third floor is partially leased to 2 attorneys, and the rest of the floor is occupied by work areas and the board room. A fourth floor is used for storage and extra work areas.



LOBBY W/WAITING AREA

CAVAZOS & ASSOCIATES  
ARCHITECTS

Architecture & Planning

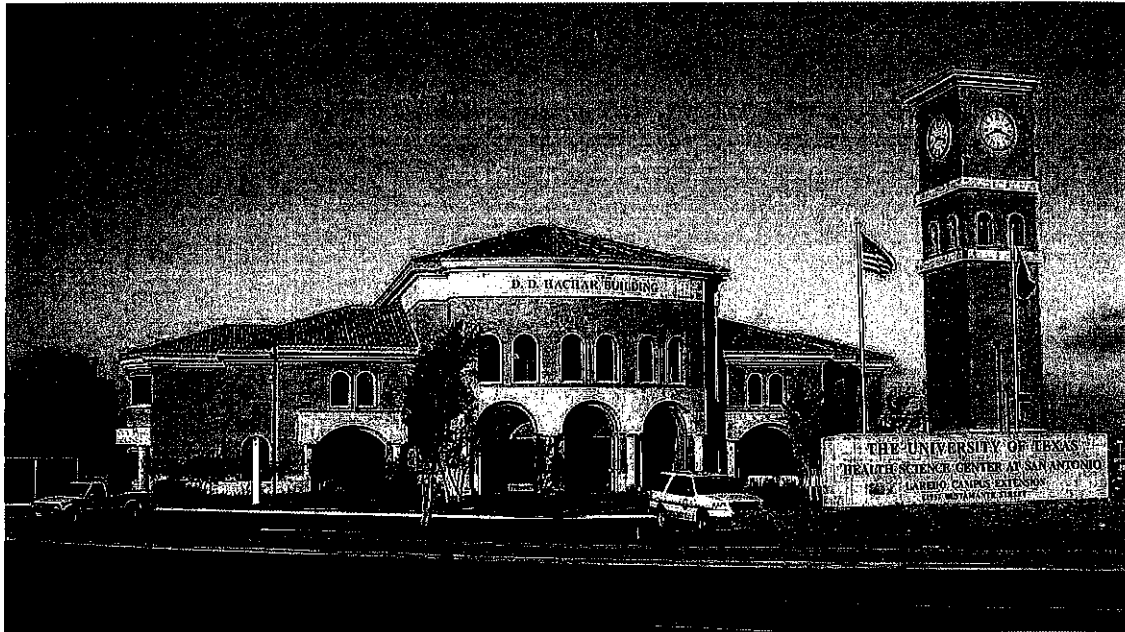
2501 McPherson Rd. Suite 2501

Laredo, TX 78045

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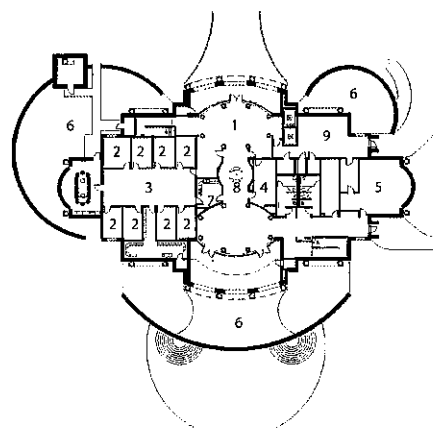
# U.T.H.S.C. - D.D. HACHAR BUILDING

EDUCATIONAL



FRONT ELEVATION

<b>Owner:</b>	The University of Texas Health Science Center at San Antonio	1. Lobby
<b>Building Area:</b>	21,552 SF	2. Office
<b>Completed:</b>	2002	3. Secretarial
<b>Construction Cost:</b>	\$6,022,500.00	4. Police
<b>Square Foot Cost:</b>	\$279/s.f.	5. Library
<b>Cost Overrun:</b>	\$0.00	6. Courtyard
<b>Contractor:</b>	Krueger Construction	7. Kitchen
		8. Reception
		9. Janitorial



**CAVAZOS & ASSOCIATES**  
ARCHITECTS

Architecture & Planning

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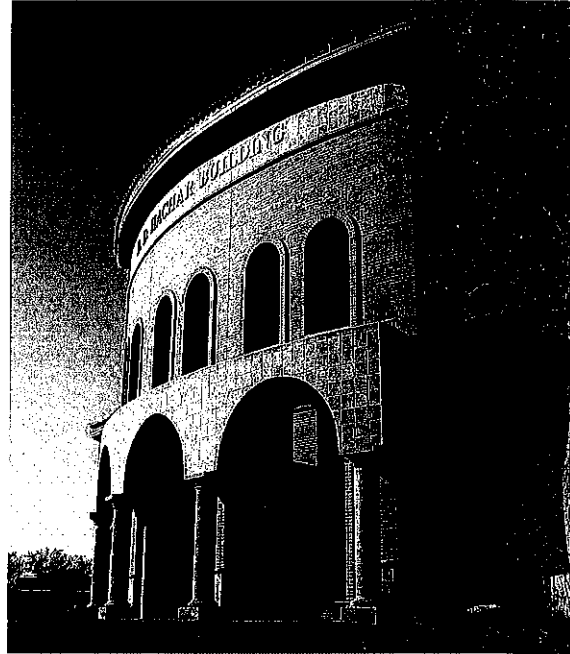


# U.T.H.S.C. - D.D. HACHAR BUILDING

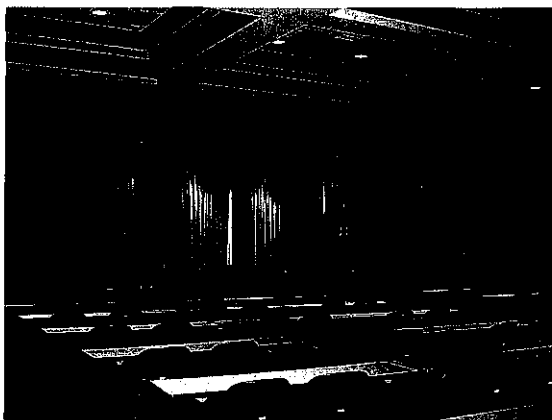
EDUCATIONAL

## Description

The D.D. Hachar Building was the first building constructed as part of the Laredo Campus Extension of The University of Texas Health Science Center at San Antonio. It is intended to be a building for administrators and teachers that will be the anchor for the future campus in Laredo. It houses offices, a library, meeting rooms, classrooms, an auditorium, and support spaces. The building was designed by Guillermo (Willy) Cavazos with the intention of establishing a strong presence of the medical program in Laredo. The building is placed at a 45 degree angle to the street, in such a way that one is gravitated towards it when driving by. The materials used, such as cantera stone and over-sized mexican brick, are typical of the region and are used in a style reminiscent of spanish colonial architecture.



FRONT ENTRANCE



ASSEMBLY ROOM



LOBBY

CAVAZOS & ASSOCIATES  
ARCHITECTS

Architecture & Planning

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Laredo, TX 78045

Phone (956) 724-8123 Fax (956) 724-8377

# LAKESIDE COMMERCIAL CENTER

## COMMERCIAL

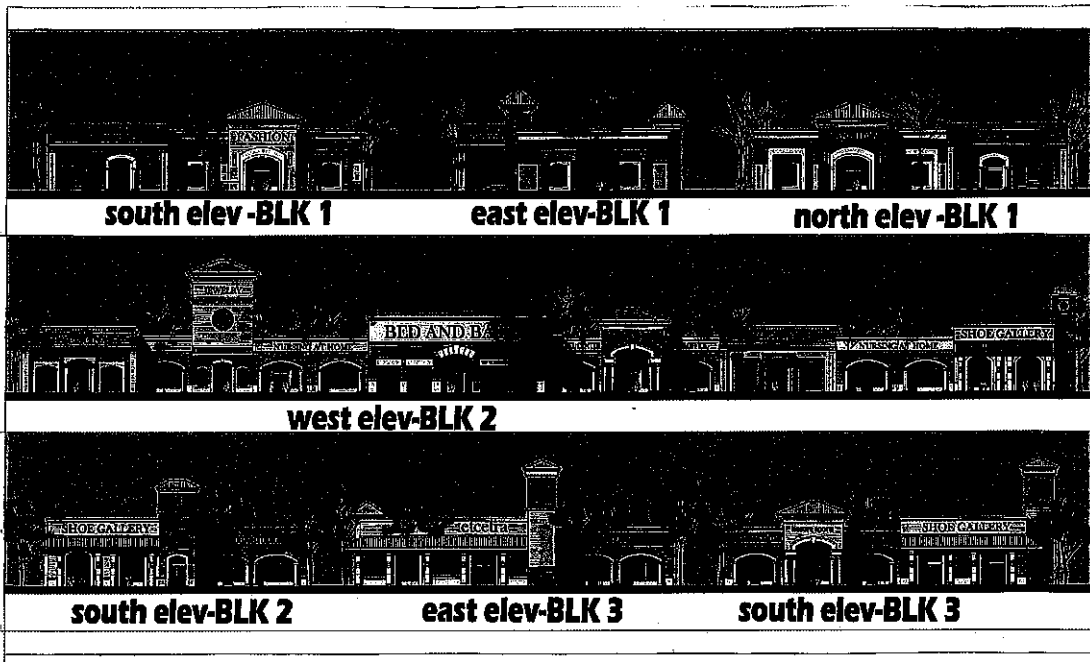
**Owner:** Brittingham Family  
**Completed:** not under construction

### Description

The Brittingham Family asked Cavazos & Associates to perform a feasibility study and do schematic design for a potential project on a major thoroughfare in Laredo. The project is basically a commercial center that would provide leasing spaces for restaurants, retail stores, and professional offices.



STUDY RENDERING



**CAVAZOS & ASSOCIATES**  
ARCHITECTS

Architecture & Planning

2501 McPherson Rd. Suite 2501

Laredo, TX 78045

Phone (956) 724-8123 Fax (956) 724-8377

# BORDER FOUNDRY RESTAURANT

## COMMERCIAL

**Owner:** Pete Mims  
**Building Area:** 4,000 sf (finish out)  
**Status:** completed 2013  
**Construction Cost:** withheld  
**Square Foot Cost:** withheld  
**Location:** Laredo, TX



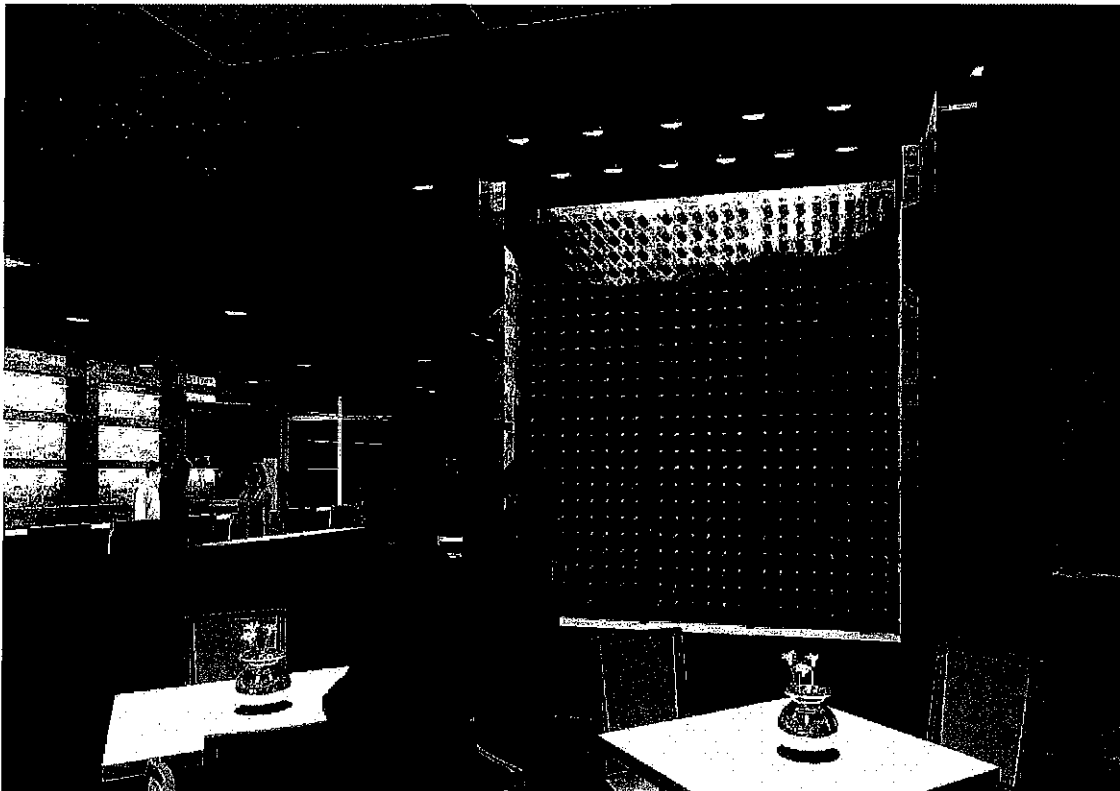
BAR/WAITING AREA



BAR

## Description

The restaurant will be located within a commercial center in the north part of Laredo, TX. Design will incorporate modern elements juxtaposed with reclaimed machinery & parts from old local machine shop. The restaurant opened in 2013.



Architecture & Planning

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Laredo, TX 78045

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# LAMANTIA RANCH HOUSE

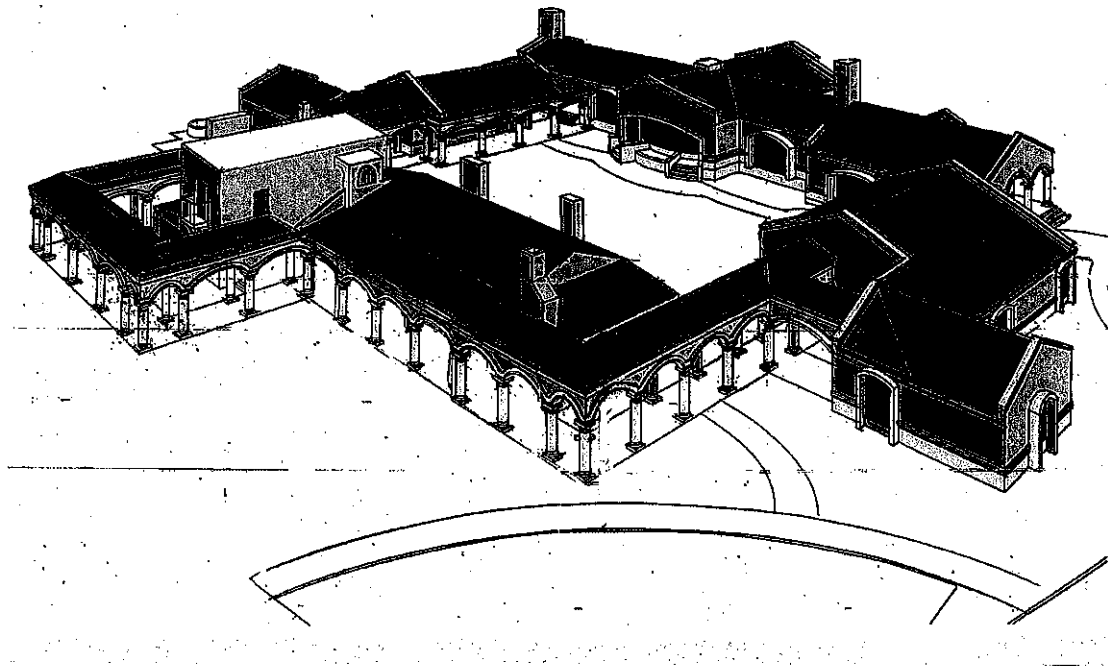
## RESIDENTIAL

**Owner:** Lamantia Family

**Completed:** 2007

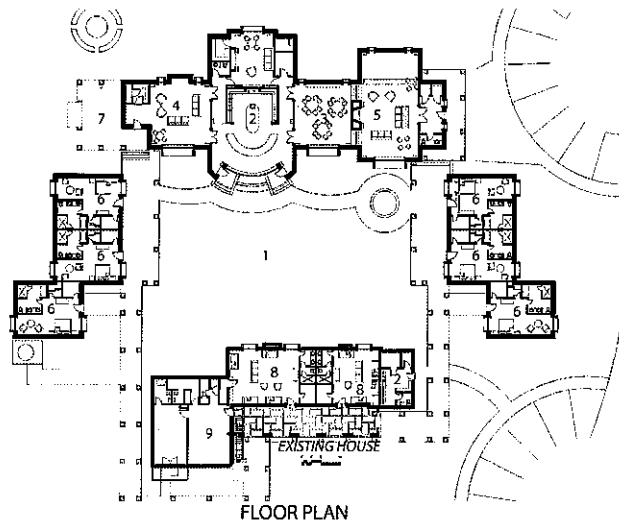
### Description

The Lamantia Family purchased a ranch west of Laredo that had an existing ranch house on the property. The house was of considerable size but was not adequate for the needs of the owner. The ranch was eventually going to be a compound for entertaining clients who would use the property for hunting, fishing, and relaxing. The existing house was 3300 SF, so another 9000 SF were added, which includes a new Living, Dining, Kitchen, Game Room, and Great Room, and 6 Guest Suites, all organized around a central courtyard.



STUDY RENDERING

1. Courtyard
2. Kitchen
3. Dining Room
4. Game Room
5. Great Room
6. Guest Suite
7. Outdoor Kitchen
8. Bunk Room
9. Master Bedroom



FLOOR PLAN

Architecture & Planning

# TUSCANY COMMERCIAL CENTER

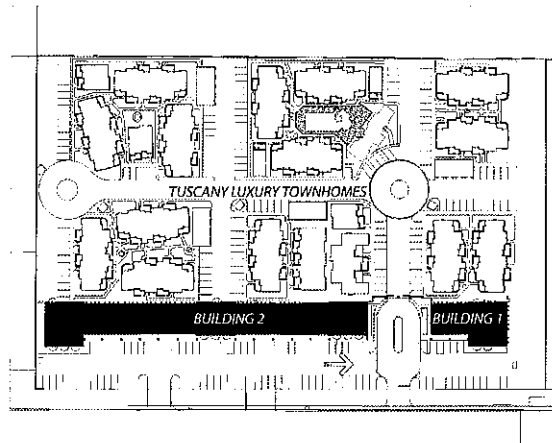
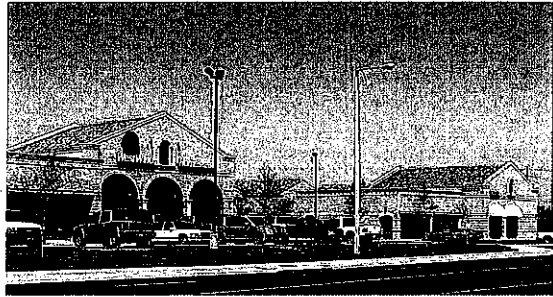
## COMMERCIAL

**Owner:** TLA Properties, Ltd.  
**Building Area:** 90,000 SF  
**Completed:** 2005  
**Contractor:** Texxan Contractors



## Description

The Tuscany Commercial Center is a project that takes cues from European architecture and planning. When owner Willie Cavazos traveled throughout France and Italy, he liked the way that small towns and villages were laid out. The architectural style is a blend of European & Mexican vernaculars. He incorporates Mexican cantera stone and oversized brick, combined with a field brick that is reminiscent of French buildings, with oversized mortar joints. This complex is also adjacent to Tuscany Luxury Townhomes, and is similar except that it leases to businesses.



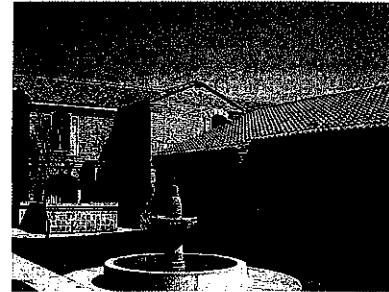
# TUSCANY LUXURY TOWNHOMES

## RESIDENTIAL

**Owner:** TLA Properties, Ltd.  
**Building Area:** 90,000 SF  
**# of Units:** 100 + Community Bldg  
**Completed:** 2005

### Description

Tuscany Luxury Townhomes is a project that takes cues from European architecture and planning. When owner Willie Cavazos traveled throughout France and Italy, he liked the way that small towns and villages were laid out. Buildings tended to be in close proximity to each other, and created interesting spaces and courtyards that encouraged community interaction. He also wanted to design the units so that no tenant had an upstairs or downstairs neighbor. (to eliminate sound transmission through floors). Therefore, each unit is its own "townhome" that is either 1-story, or has an interior stair that leads to the bedrooms. The architectural style is a blend of European & Mexican vernaculars. He incorporates Mexican cantera stone and oversized brick, combined with a field brick that is reminiscent of French buildings, with oversized mortar joints. This complex is also adjacent to Tuscany Commercial Center, which is similar in style but is owned by TLA Properties, and leases to businesses.



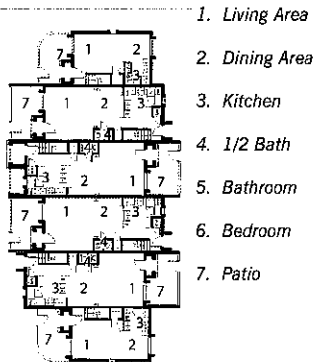
COURTYARD



COMMUNITY POOL



TYPICAL LIVING/DINING/KITCHEN

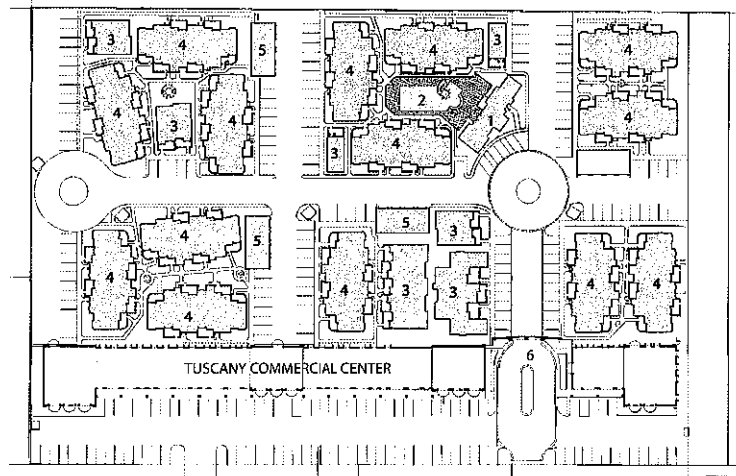


BUILDING A  
1ST FLOOR



BUILDING A  
2ND FLOOR

1. Leasing Office/Gym
2. Pool
3. One-Story Building
4. Two-Story Building
5. Garage Building
6. Gate



Architecture & Planning

# REQ'D FORMS

**PUBLIC NOTICE**

Notice is hereby given that the County of Webb is accepting Request for Qualifications of an Engineer or Architect to prepare a master plan of improvements for L.I.F.E. property. The master plan will include upgrade of facilities, new facilities and also identify options for best use of the property. Qualifiers will identify the team that will lead the design of the master plan. LIFE Downs are located on Hwy 59, Laredo Texas.

**RFQ-2014-002 "Master Plan for "L.I.F.E." Laredo International Fair and Exposition Property"**

**RFQ must be submitted in one (1) original and eight (8) copies in sealed envelopes to the Office of the Webb County Clerk's. Sealed envelopes must be marked (sealed-RFQ) with RFQ number and title on front of lower left-hand corner of envelopes.**

RFQ's will either hand delivered or mailed to the following location:

**Webb County Clerk  
Webb County Justice Center  
1110 Vitoria St. Suite 201  
Laredo, Texas 78042-0029**

RFQ must be delivered no later than **Thursday, February 20, 2014** at 2:00 p.m. at which time all RFQ's received will be opened and read to the public. Late RFQ's will not be considered.

If additional information is requested please contact, Leticia Gutierrez, Administrative Assistant at [lgutierrez@webbcountytx.gov](mailto:lgutierrez@webbcountytx.gov), or Cecilia May Moreno, Purchasing Agent, at [cmaymoreno@webbcountytx.gov](mailto:cmaymoreno@webbcountytx.gov), Webb County Purchasing Department 1110 Washington Suite 101, Laredo, Texas 956-523-4127. Please visit our Web-site for a copy of notice and specifications, under purchasing department [www.webbcountytx.gov](http://www.webbcountytx.gov).

The County of Webb reserves the right to reject any and all requests that is in the best interest of Webb County.

---

Dr. Cecilia May Moreno  
Purchasing Agent

Publish: Friday February 7, 2014 and Friday February 14, 2014



THIS FORM MUST BE INCLUDED WITH RFQ-PACKAGE; PLEASE CHECK OFF EACH ITEM AND SIGN

**"Sealed RFQ Checklist"**

RFQ-2014-002 "Master Plan for L.I.F.E. Laredo International Fair and Exposition Property"

- Public Notice
- Scope of Work
- Conflict of Interest Forms (required)
- Certification Regarding Debarment (Form H2048) (required)
- Certification Regarding Federal Lobbying (Form 2049) (required)
- Proof of No Delinquent Tax Owed to Webb County (required)
- Qualifier Information form (required)
- References (required)

  
Signature

**RFQ 2014-000 "Master Plan for "LIFE" Laredo International Fair  
and Exposition Property"**

**Introduction**

Webb County seeks qualifications of a team for preparation of a master plan in collaboration with Webb County Commissioner's Court. The master plan will include upgrade of facilities, new facilities and also identify options for best use of the property. Qualifiers will identify the team members that will lead the design of the master plan. LIFE Downs are located on Hwy 59.

Following the selection of the qualifier, contract negotiations will identify the specific work that will be done, and the time necessary for such a project; all at a reasonable cost.

Facilities at LIFE Downs are used throughout the year for various functions. A yearly fair gives students an opportunity to complete with their agriculture projects; students have an opportunity to learn to raise animals and sell their projects through an auction.

**Scope of Work**

Selected qualifies will identify the more immediate needs of the facility including electrical, sewer lines, rebuilding of the stalls, paving, lighting, and restroom facilities. Qualifier will identify the approach that will be taken to ensure that sufficient input is received.

**Criteria for selection**

1. One member of the team must be either an architect or an engineer. The strength of the total team including experiences of each of the members that will work on the project will be important
2. Knowledge of current and best use
3. Approach to gathering of information
4. Expected time frame
5. Other assets the team brings to the project

Each of the above criteria must be specifically addressed and must be easily identifiable.

**Proposal Information**

1. Sealed responses on RFQ's will be received on or before 2:00 P.M. on Thursday, February 20, 2014 submitted to:

***Webb County Clerk  
Webb County Justice Center  
1110 Victoria St. Suite 201  
Laredo, Texas 78042-0029***

2. If you have any questions, please email your questions to Leticia Gutierrez, Administrative Assistant at [lgutierrez@webbcountytx.gov](mailto:lgutierrez@webbcountytx.gov) or Cecilia May Moreno, Purchasing Agent at [cmaymoreno@webbcountytx.gov](mailto:cmaymoreno@webbcountytx.gov)

Webb County

Conflict of Interest Disclosure

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of Webb County no later than the 7<sup>th</sup> business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor. The questionnaire may be viewed and printed by following the link before:

By submitting a response to this request, the vendor represents that it is in compliance with the requirements of Chapter 176 of the Texas Local Government Code.

The Webb County Officials who come within Chapter 176 of the Local Government Code relating to filing of Conflict of Interest Questionnaire (Form CIQ) include:

1. Webb County Judge Danny Valdez
2. Commissioner Mike Montemayor
3. Commissioner Rosaura "Wawi" Tijerina
4. Commissioner John Galo
5. Commissioner Jaime Canales
6. Judge Joe Lopez, Chairman, 49<sup>th</sup> Judicial District
7. Judge Becky Palomo, 341<sup>st</sup> Judicial District
8. Judge Monica Notzon, 111<sup>th</sup> Judicial District

Please send completed forms to the Webb County Clerk's Office located at 1110 Victoria, Suite 201, Laredo, Texas 78040.

**CONFLICT OF INTEREST QUESTIONNAIRE**

**FORM CIQ**

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.  
This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.008(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 person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.  
A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY
Date Received

1 Name of person who has a business relationship with local governmental entity.  
CAVAZOS & ASSOCIATES ARCHITECTS

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 the originally filed questionnaire becomes incomplete or inaccurate.)

3 Name of local government officer with whom filer has employment or business relationship.  
N/A  
Name of Officer

This section (Item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?  
 Yes  No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?  
 Yes  No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?  
 Yes  No

D. Describe each employment or business relationship with the local government officer named in this section.

4 [Signature] 2/17/14  
Signature of person doing business with the governmental entity Date

**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.
CAVAZOS & ASSOCIATES ARCHITECTS	EIN: 74-2345432	

Guillermo Cavazos  
Signature of Authorized Representative

2/17/14  
Date

GUILLERMO J. CAVAZOS, JR., PRINCIPAL  
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 CAVAZOS & ASSOCIATES ARCHITECTS	Vendor ID No. or Social Security No. EIN: 74-2345432	Program No.
--	---	-------------

Name of Authorized Representative GUILLERMO J. CAVAZOS, JR.	Title PRINCIPAL
--	--------------------

  
Signature - Authorized Representative

2/17/14  
Date

Qualifier Information

Name of Qualifier: CAVAZOS & ASSOCIATES ARCHITECTS

Address: 9114 McPHERSON RD

SUITE 2501 LAREDO TX 78045

Phone: 956 724 8123

Email Address: memocav@bizlaredo.rr.com

Signature of Person Authorized to Sign Qualifier:

  
Signature

GUILLEFRMO J. CAVAZOS, JR.  
Print Name

PRINCIPAL  
Title

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

SOLE PROPRIETOR

2/17/14  
(Date)

Note:

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

If any further information is required please call the Webb County Purchasing Agent, Dr. Cecilia May Moreno, at (956)523-4125 or Administrative Assistant, Leticia Gutierrez, at (956)-523-4127.

PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

Name GUILLERMO CAVAZOS owes no delinquent property taxes to Webb County.

CAVAZOSÉ ASSOCIATES ARCHITECTS owes no property taxes as a business in Webb County.  
(Business Name)

GUILLERMO CAVAZOS owes no property taxes as a resident of Webb County.  
(Business Owner)

Mary Louise Cavazos  
Person who can attest to the above information

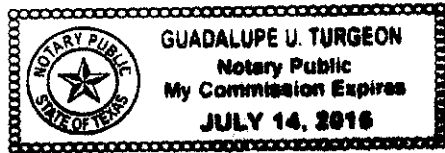
**\* SIGNED NOTORIZED DOCUMENT AND PROOF OF NO DELINQUENT TAXES TO WEBB COUNTY.**

The State of Texas  
County of Webb

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

Given under my hand and seal of office this 17<sup>th</sup> day of February 2014.

Notary Public, State of Texas



Guadalupe U. Turgeon  
Guadalupe U. Turgeon  
(Print name of Notary Public here)

My commission expires the 17<sup>th</sup> day of February 2014

# REFERENCES

## **Laredo Independent School District**

Angel Velasquez  
Executive Director - Plant Facilities and Support Services  
900 E. Lyon Street  
Laredo, TX 78040  
Phone (956)-273-1100

## **La Feria Independent School District**

Rey Villarreal  
Superintendent of Schools  
203 East Oleander Avenue  
La Feria TX 78559  
Phone (956) 797-8300

## **Zapata County Independent School District**

Romeo Alvarez  
Transportation Supervisor  
17th & Karla Street  
Zapata, TX 78076  
Phone (956) 765-6546

## **Texas Community Bank**

Douglas McDonald  
President  
6302 Sinatra Parkway  
Laredo, Texas 78045-0006  
Phone (956) 722-8333

## **The Marcus Organization**

Howard Moreno  
501 Adams Street  
San Antonio, TX 78210  
Phone (210) 569-9427



**CAVAZOS & ASSOCIATES**  
ARCHITECTS

Architecture & Planning

2501 McPherson Rd. Suite 2501

Laredo, TX 78045

Phone (956) 724-8123 Fax (956) 724-8377

## Engineering Services

1. Rathmell Engineers – Surveyor  
Jacob G. Rathmell, Jr. P.E.  
R.P.L.S.  
1520 Corpus Christi, Suite #2  
Laredo, TX 78040  
(956) 753-0168 Office  
(956) 753-8837 FAX  
[jrathmell@sbcglobal.net](mailto:jrathmell@sbcglobal.net)
2. MACTEC Engineering and Consulting, Inc.  
Salvador Mercado, P.E.  
3520 Executive Drive, Suite 200  
Austin, TX 78731  
(512) 795-0360 Ext. 3141  
Local Address:  
110 Devonshire Court  
Laredo, TX 78041  
(956) 727-7917 Cell: (956) 286-8090  
[saomercado@mactec.com](mailto:saomercado@mactec.com)
3. Mejia Engineering Co.  
2102 Houston  
Laredo, TX 78040  
(956) 725-5057  
[cvm@mejiaengineering.com](mailto:cvm@mejiaengineering.com)
4. Sherfey Engineering Company, LLC  
104 Del Mar Ct.  
Laredo, TX 78041  
(956) 791-3511  
Joemma Sherfey  
[isherfey@sherfey.com](mailto:isherfey@sherfey.com)
5. Crane Engineering Co.  
5810 San Bernardo Suite 380  
Laredo, TX 78041  
(956) 791-1220  
[tecent@sbcglobal.net](mailto:tecent@sbcglobal.net)
6. Howland Surveying Co. Inc.  
7615 N. Barlett  
Laredo, TX  
(956) 722-4411 Office  
(956) 722-5414 FAX  
[howland@howlandcompanies.com](mailto:howland@howlandcompanies.com)
7. Gilpin Engineering Co.  
101 W. Hillside  
Laredo, TX 78041  
(956) 723-6636  
[Jamartinez2@sbinfra.com](mailto:Jamartinez2@sbinfra.com)
8. Madeline Anz Slay Architecture, PLLC  
9901 McPherson Ave., Suite 104  
Laredo, TX 78045  
(956) 791-0405 Office  
(956) 791-1703 FAX  
[mguajardo@masarchitecture.com](mailto:mguajardo@masarchitecture.com)

## ARCHITECTS

Humphries & Sanchez Architects, Inc.  
C/O Juan Homero Sanchez  
6999 McPherson Rd. Suite 321  
Laredo, Texas 78041  
956-723-1360 723-2939  
FAX 956-725-5427  
[juanhomero@ahs-architects.com](mailto:juanhomero@ahs-architects.com)

Architects Plus, Inc.  
Mario Jasso, President  
101 Merlin Rd.  
Laredo, Texas 78041  
956-717-2222  
FAX 956-717-9995  
[aplusinc@stx.rr.com](mailto:aplusinc@stx.rr.com)  
[iflore12@stx.rr.com](mailto:iflore12@stx.rr.com)

Sepulveda Associates Architects, Inc.  
Mr. Robert Sepulveda, President  
1820 Houston  
Laredo, Texas 78040  
956-725-1985  
[Robert@saarchitects.net](mailto:Robert@saarchitects.net)

Design Group International *@gmail.com*  
C/O Norma Aradillas  
1710 Mier St.  
Laredo, Texas 78043  
956-724-6268  
FAX 956-724-6268  
[Dgi1701@yahoo.com](mailto:Dgi1701@yahoo.com)

Frank Architects, Inc.  
C/O Anna Bell Villarreal  
901 Victoria St.  
Laredo, Texas 78040  
956-725-7418  
FAX 722-8541  
[admin@frankarchitects.net](mailto:admin@frankarchitects.net)  
[frank@frankarchitects.net](mailto:frank@frankarchitects.net)

Hickey Pena Architects  
Mario Pena  
919 Victoria St. Ldo, Texas 78040  
[Mario@hickeypena.com](mailto:Mario@hickeypena.com)  
956-722-8186-FAX 722-8258

Cavazos & Associates Architects, AIA  
C/O Guillermo Cavazos, Jr.  
9114 McPherson Road  
Laredo, Texas 78041  
956-724-8123 Ext 13 FAX 724-8377  
[chacha@bizlaredo.rr.com](mailto:chacha@bizlaredo.rr.com)

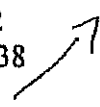
Shelly Homer  
Office Administrator  
Sites Southwest  
[shomer@sites-sw.com](mailto:shomer@sites-sw.com)  
505-822-8200 - FAX 505-822-8282

Madeline Anz Slay Architecture, PLLC  
C/O Monica Guajardo  
9901 McPherson Ave., Suite 104  
Laredo, Texas 78045  
Phone 956-791-0405  
FAX 956-791-1703  
[mguajardo@masarchitecture.com](mailto:mguajardo@masarchitecture.com)

Kell Munoz Architects  
c/o Brenda Morales  
1017 North Main Suite 300  
San Antonio, Texas 78012  
210-349-1163-210-525-1038  
[theresa@kellmunoz.com](mailto:theresa@kellmunoz.com)

Architectura S.A., Inc.  
Jose J. Calzada, A.I.A.  
[joecastorena@arquitecturasa.com](mailto:joecastorena@arquitecturasa.com)  
10223 McAllister Freeway., Suite 104  
San Antonio, TX 78216  
Phone: 210-384-8200- 210-384-8212  
FAX: 210-384-8477  
CELL: 210-573-3556  
Doris Acevedo, Office Manger

*@norma aradillas*



**ALTIUS**

C/O Alejandro Quinones

9826 Sprindrift Dr.

Laredo, Texas 78045

956-220-3296

Alejandro Quinones

[aquinones@altiusgerencia.com](mailto:aquinones@altiusgerencia.com)

[www.altiusgerencia.com](http://www.altiusgerencia.com)

**Redline – Architecture**

C/O Telissa Molano

121 Calle Del Norte

Laredo, Texas 78040

727-5391

[telissal@msn.com](mailto:telissal@msn.com)

**FQR Architects/ Metaform Studio**

Architects, Inc.

C/O Eduardo X. Quiroga

Laredo, Texas 78041

956-568-3315

[Arch1212@aol.com](mailto:Arch1212@aol.com)

RECHELLE PARKER  
ASSOCIATE  
[rparker@brwarch.com](mailto:rparker@brwarch.com)



BROWN REYNOLDS WATFORD

ARCHITECTS INC.

2710 EARL BLIDDER FRWY SOUTH  
SUITE 4000  
COLLEGE STATION, TEXAS 77845  
979-694-1791  
979-694-6293 FAX  
[www.brwarch.com](http://www.brwarch.com)