

## 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.

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Dr. Cecilia May Moreno  
Purchasing Agent

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

## **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)

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

Qualifier Information

Name of Qualifier: REDLINE ARCHITECTURE

Address: 121 CALLE DEL NORTE  
SUITE 103 LAREDO, TEXAS 78041

Phone: (956)727-5391

Email Address: telissal@msn.com

Signature of Person Authorized to Sign Qualifier:



Signature

TELISSA LUECKENOTTE MOLANO

Print Name

OWNER ARCHITECT

Title

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

CORPORATION LLC

02/19/2014

(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.

## 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 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the 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.

Not Applicable

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.

\_\_\_\_\_  
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 of person doing business with the governmental entity

2/20/2014

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



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

**PART A. PREAMBLE**

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

**PART B. CERTIFICATION**

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

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

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


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

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

- Yes  
 No

Name of Contractor/Potential Contractor	Vendor ID No. or Social Security No.	Program No.

Name of Authorized Representative	Title
Telissa Lueckenotte Molano	Co-Owner / Architect

  
\_\_\_\_\_  
Signature – Authorized Representative

2/20/2014

\_\_\_\_\_  
Date

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.



Signature of Authorized Representative

02/19/2014

Date

TELISSA LUECKENOTTE MOLANO

Printed/Typed Name and Title of  
Authorized Representative

PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

TELISSA LUECKENOTTE MOLANO  
Name JUAN MOLANO JR. owes no delinquent property taxes to Webb  
County.

REDLINE ARCHITECTURE owes no property taxes as a business in Webb County.  
(Business Name)

TELISSA LUECKENOTTE MOLANO  
JUAN MOLANO JR. owes no property taxes as a resident of Webb County.  
(Business Owner)

T. Lue.  
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

TELISSA LUECKENOTTE MOLANO

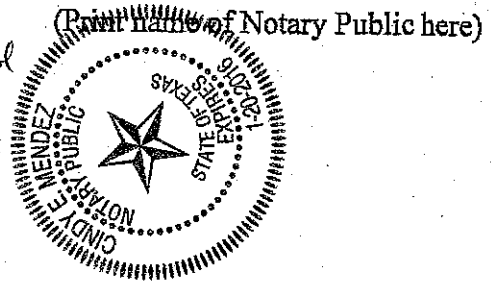
Before me, a Notary Public, on this day personally appeared \_\_\_\_\_, know to  
me (or proved to me on the oath of Juan Molano to be the person whose name  
is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the  
purpose and consideration therein expressed.

Given under my hand and seal of office this 20 day of February 2014.

Notary Public, State of Texas

[Signature]

My commission expires the 20 day of January 2016



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# Webb County Tax Office

Patricia A. Barrera - Tax Assessor/Collector  
 P. O. Box 420128, Laredo, TX 78042, (956) 523-4200

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**OWNERSHIP INFORMATION**

Account #	Owner Name	Mailing Address	Legal Description
80118025104	REDLINE ARCHITECTURE LLC	121 CALLE DEL NORTE, STE 103 LAREDO, TX 78041-9134	PERSONAL PROPERTY FURN FIX EQUIP @121 CALLE DEL NORTE STE 103 RP#902 -53001-013

**2013 TAX YEAR TAXES DUE**

Tax Year	Base Due	Penalty / Interest	Attorney Fees / Other Fees	Total
➔ 2013	\$0.00	\$0.00	\$0.00	\$0.00

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**PAYMENT HISTORY**

Year	Tax Paid	Penalty/Interest	Fees	Total Paid
➔ 2013	\$33.76	-\$0.63	\$0.00	\$33.13
➔ 2012	\$13.63	-\$0.25	\$0.00	\$13.38
➔ 2011	\$15.75	-\$0.29	\$0.00	\$15.46
➔ 2010	\$8.43	-\$0.16	\$0.00	\$8.27
➔ 2009	\$11.40	-\$0.23	\$0.00	\$11.17

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**OWNERSHIP INFORMATION**

Account #	Owner Name	Mailing Address	Legal Description
97011001110	LUECKENOTTE TELISSA A &	MOLANO JUAN J JR 2502 IRWIN LAREDO, TX 78045-8167	BENT TREE, BLOCK 1, LOT 11, PHASE I

**2013 TAX YEAR TAXES DUE**

Tax Year	Base Due	Penalty / Interest	Attorney Fees / Other Fees	Total
➔ 2013	\$0.00	\$0.00	\$0.00	\$0.00

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**PAYMENT HISTORY**

Year	Tax Paid	Penalty/Interest	Fees	Total Paid
➔ 2013	\$1,688.65	-\$31.51	\$0.00	\$1,657.14
➔ 2012	\$1,694.59	-\$31.50	\$0.00	\$1,663.09
➔ 2011	\$1,797.38	-\$33.37	\$0.00	\$1,764.01
➔ 2010	\$1,612.22	-\$30.86	\$0.00	\$1,581.36
➔ 2009	\$1,585.47	-\$10.28	\$0.00	\$1,575.19

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**OWNERSHIP INFORMATION**

Account #	Owner Name	Mailing Address	Legal Description
90253001013	MOMO INVESTMENTS INC	2502 IRWIN LAREDO, TX 78045-8167	CALLE DEL NORTE MEDICAL CENTRE CONDOMINIUM UNIT #3 AND 18.4300% OF OWNERSHIP INT IN COMM ELEM

**2013 TAX YEAR TAXES DUE**

Tax Year	Base Due	Penalty / Interest	Attorney Fees / Other Fees	Total
➔ 2013	\$0.00	\$0.00	\$0.00	\$0.00

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90253001013	MOMO INVESTMENTS INC	2502 IRWIN LAREDO, TX 78045-8167	CALLE DEL NORTE MEDICAL CENTRE CONDOMINIUM UNIT #3 AND 18.4300% OF OWNERSHIP INT IN COMM ELEM

**PAYMENT HISTORY**

Year	Tax Paid	Penalty/Interest	Fees	Total Paid
➔ 2013	\$1,371.54	-\$25.60	\$0.00	\$1,345.94
➔ 2012	\$1,376.71	-\$25.60	\$0.00	\$1,351.11
➔ 2011	\$1,388.88	-\$25.79	\$0.00	\$1,363.09
➔ 2010	\$1,347.08	-\$25.79	\$0.00	\$1,321.29
➔ 2009	\$1,324.73	-\$8.60	\$0.00	\$1,316.13

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## References

Name of Firm	Address	Phone	Name of Contact
DISA MANAGEMENT GROUP	216 W. VILLAGE BLVD. STE.302 LAREDO,TX	(956)727-2870	MR. RAMON DIEZ-BARROSO
FLEX SPACE GROUP LTD	10410 MEDICAL LOOP BLDG.1A LAREDO,TX	(956)237-6794	MR. KURT KRAUS
COBALT CONSTRUCTION	216 W. VILLAGE BLVD. STE.304 LAREDO,TX	(956)791-2160	MR. EDUARDO SALIDO
DOMINION COMMERCIAL	815 E. CALTON RD. LAREDO,TX	(956)725-9601	MR. ROBERT GUTIERREZ
FLORES CASTANO	318 CROSSROADS ST. LAREDO,TX	(956)722-6828	MR. HUGO FLORES

## 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  
Joenuma Sherfey  
[jsherfey@sherfey.com](mailto:jsherfey@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)  
[jflore12@stx.rr.com](mailto:jflore12@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  
[Dgil701@yahoo.com](mailto:Dgil701@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

*@muna 2000*

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@brvarch.com](mailto:rparker@brvarch.com)



BROWN REYNOLDS WATFORD

ARCHITECTS INC.

3770 EARL RUDDER FHWY SOUTH  
SUITE 4000  
COLLEGE STATION, TEXAS 77845  
979-694-1791  
979-694-8293 FAX  
[www.brvarch.com](http://www.brvarch.com)

**STATEMENT OF QUALIFICATIONS**

**RFQ-2014-002 "MASTER PLAN FOR  
"L.I.F.E." LAREDO INTERNATIONAL  
FAIR AND EXPOSITION PROPERTY**

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

**Submitted by:  
Redline Architecture, LLC.  
121 Calle del Norte, Suite 103  
Laredo, Texas 78041  
956.727.5391 phone  
956.727.1551 fax**

**February 20, 2014**



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**February 20, 2014**

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

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


*We recently assisted  
L.I.F.E. Downs by  
working with other  
volunteers on adding  
goat pens and looking at  
the future of what  
L.I.F.E Downs can offer*


Dear Webb County,

Thank you for letting us present our firm to you. We have most recently worked pro-bono on LIFE Downs in 2012 when we assisted with additional goat pens. We are aware of the need for better access, seating, toilet facilities, etc. – all the necessities to help make LIFE Downs a better experience for Larodoans.

- **Master Planning** – Most recently we have been renovating the old Doctor's Hospital and master planning for it revitalization into offices, including government offices. This included analyzing parking structures, demolition of buildings and sections of buildings in addition to security and future growth. We have also master planned the Falcon Bank Headquarters Site at McPherson and Del Mar as that propoerty continues to develop into a community hub.
- **Trained Energy and Accessibility Staff** – We have LEED certified staff, have worked towards energy star projects and understand economical ways to make energy efficient structures. We also have accessibility specialist registered with the State of Texas (RAS).
- **3-Dimensional Drawings from Day 1** – Our office works in 3D from day 1 setting a master plan into action. It isn't just planning, it is experiencing the site and phasing the site in a feasible way that works effectively

We sincerely appreciate the opportunity to show you that together as a team we can revitalize L.I.F.E. Downs. We have read through the RFP and accept the RFP criteria.

Sincerely,   
Telissa Lueckenotte Molano  
AIA, NCARB, LEED BD+C

  
Juan Jose Molano, Jr.  
RAS

**[1] FIRM AND CONTACT INFORMATION****Redline Architecture**

121 Calle del Norte, Suite 103  
Laredo, Texas 78041  
(956) 727-5391 phone  
(956)727-1551 fax  
[www.redlinearchitecture.com](http://www.redlinearchitecture.com)

Architect and Co-Owner:  
Telissa Luecknotte Molano, AIA, NCARB, LEED AP+GBDC  
Licensed in State of Texas #18224  
e-mail: [telissal@redlinearchitecture.com](mailto:telissal@redlinearchitecture.com)

Co-Owner  
Juan Jose Molano, Jr., RAS  
Registered Accessibility Specialist  
Licensed in State of Texas #0445  
e-mail: [jmolano@redlinearchitecture.com](mailto:jmolano@redlinearchitecture.com)

**Redline Team:**

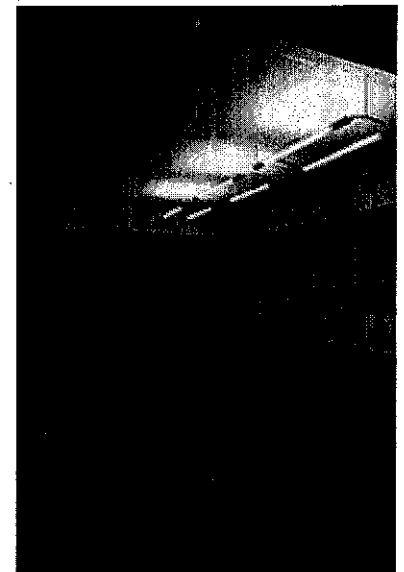
*Principal in Charge of Project and Project Architect:*  
Telissa Luecknotte Molano, AIA, NCARB, LEED AP+GBDC  
Licensed in State of Texas #18224

*Project Manager and Project Contract Administrator*  
Juan Jose Molano, Jr., RAS  
Registered Accessibility Specialist  
Licensed in State of Texas #0445

*Project Coordinators*  
Homero Montemayor III

Alberto Salas

Tanya Benavides



## [2] QUALIFICATIONS AND EXPERIENCE OF THE FIRM

Redline has extensive experience in all phases of architectural planning, documentation and on-site construction oversight.

- **Large Firm Experience:** Both Juan and Telissa Molano spent several years in Dallas working with Perkins + Will (formally Collins Reisenbichler Architects). Telissa concentrated on new and existing hospital design and renovations, including a year of on-site supervision at the Medical Center of Plano.
- **Demanding Project Types:** Juan Molano worked on extended stay hotels and assisted living projects for seniors. He also has extensive experience on job sites and coordination of construction documents.
- **Design/Build Experience:** Our Laredo practice has worked extensively with design-build experience with local contractors for the past 11 years. We are familiar with daily duties and responsibilities on-site, field reporting and leading weekly conference calls. For GSA, extensive paperwork requires submittals of updated project schedule, RFI and submittal logs and action item agendas in addition to meeting minutes and on-site field reports.
- **Accountability:** With ten GSA projects under our belt, we are very aware of the importance of document keeping and project tracking. We do this for the sake of the all project teams and accountability from all angles.



**[3] MASTER PLANNING REFERENCES****Mr. Ramon Diez-Barroso**

Disa Management Group, LLC (Developer, Property Management)  
216 W. Village Blvd, Suite 302  
Laredo, TX 78041  
(956) 727-2870  
[ramon@disalaredo.com](mailto:ramon@disalaredo.com)  
Projects: Master Plan of Old Doctor's Hospital at Mann Road

**Mr. Robert Gutierrez / Mr. Hector Garcia**

Dominion Building Systems (Falcon Bank, Developer, Contractor)  
815 E. Calton Rd.  
Laredo, TX 78041  
(956) 725-9601  
Project: Dominion Commercial / Falcon Bank

**Mr. Kurt Kraus**

Flex Space Group Limited (Developer, Property Management)  
10410 Medical Loop Building 1a  
Laredo, TX 78045-6672  
(956) 237-6794 cell  
[kurt@krauscpa.com](mailto:kurt@krauscpa.com)  
Projects: Las Canteras buildings, GSA-DOT, GSA-US Attorney's, Livingston International

**Mr. Hugo Flores**

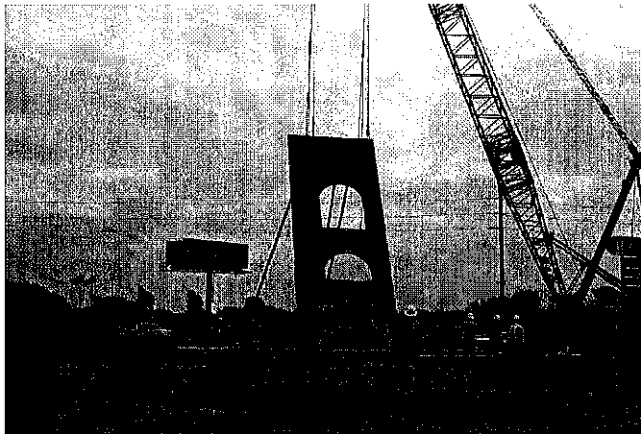
Flores-Castano Imports  
318 Crossroads St.  
Laredo, TX 78045-6672  
(956) 722-6828  
[hugoflores@flores-castano.com](mailto:hugoflores@flores-castano.com)  
Projects: L.I.F.E. Down Goat Pens

**[4] FIRM AND ARCHITECT: STATE OF TEXAS REGISTRATION****Assumed Name:** Redline Architecture, LLC**Registration #:** BR 1238**Contact Name:** Telissa Lueckenotte Molano**Street:** 121 Calle del Norte, Suite 103**City:** Laredo**State:** TX**Zip Code:** 78041**Phone:** 9567275891**Fax:** 9567271551**Email:** [tmolano@redlinearchitecture.com](mailto:tmolano@redlinearchitecture.com)**Web Address:** <http://www.redlinearchitecture.com>**Expiration Date:** 8/31/2014**THE TEXAS BOARD  
OF  
ARCHITECTURAL EXAMINERS**certifies that it has registered and authorized  
to practice in the State of TexasTELISSA L MOLANO  
as  
ArchitectIn testimony whereof this certificate has been issued  
by the authority of this board Registration No: 18224*Renewal of this registration is due 09/30/2014.*

## [5] ON-SITE ARCHITECTURAL REPRESENTATION AND PROJECT STAFF

Redline is available to provide local full time contract administration by a licensed architect.

- Telissa Lueckenotte Molano (On-site representation)
- Juan Jose Molano, Jr. (Construction Administration Documentation and Project Coordination).
- Homero Montemayor (Technical Coordinator / BIM-Architectural Drafter).
- Alberto Salas (Technical Assistance / BIM-Architectural Drafter).
- Tanya Benavides (Project Coordinator).



## [6] AVAILABILITY TO COMMENCE SERVICES

**Redline is available immediately upon contract negotiation.**

We currently are working on the following in the Laredo area:

Federally funded with the U.S. General Services Administration in Design Phase.

- U.S. Immigration and Customs Enforcement (CBP) – Construction Documents

Projects in Design Phase:

- On-going renovation of Doctor's Hospital Mann Road
- Sushi Madre @ Lakewood Center (Finish-Out)
- Multitraslados Warehouse (Jan 2014 Completion)
- EM Hidalgo Restaurant and Retail Center
- EM Santa Ursula Retail Ctr. Renovation

Projects in Construction Administration Phase:

- Capital Farm Credit @ Las Canteras – Spring 2014
- Lakewood Retail Center (Bob Bullock Loop 201) – Spring 2014
- Las Canteras Unit 5 – Spring 2014
- U.S. Immigration and Customs Enforcement (ICE) – April 2014 Completion.
- U.S. Attorney's Office (USAO) – May 2014 Completion.
- DOT/FMCSA – Construction Administration – February 2014
- Christ Episcopal Church Roof and Masonry Renovation – February 2014

*Redline's Owners are active participants in all design phases. We have projects where we sit down sketch, draw and print a plan that can be signed off by the end of the design meeting. Yes, that easy.*

Current Construction administration projects wrapping up early 2014 to clear our slate for availability on new projects.

## [7] SUMMARY REPORT ON PROJECT APPROACH

### **Extended project schedule:**

Redline is flexible in working with project size, budget and schedule in mind. We have the ability to work through phase by phase with project team sign-off with final review set by Owner. We use this approach when there are several different entities working, so the completed product is observed and approved by all.

### **Condensed Project Schedules**

Our advantage is that our partners are active participants in our projects; They draft and design. For projects with a tighter schedule, we have the ability to expedite the process and generate schematic plans on-site or in meetings. We have used this process with GSA many times when we need to get an approved plan with the oversight of several key people and their designated staff.

### **Expedited Turn Around**

We are accustomed to fast project schedules – that is how we have excelled in the private industry with great success and how we have translated it to the public sector, especially GSA work.

Price is always of utmost concern for Redline’s diverse client base.

### *Defining Constraints*

All participants need to be aware of short term and long term priorities and goals. Staying within the square footage requirements set forth based on projected costs per square footage is key. Stretching the square footage value as far as possible is important and staying within the limitations of the project budget.

***COST CONTROL TACTICS:***  
*Defining Constraints*  
*Communication*  
*Flexibility*  
*Value*  
*Cost Estimating*



The site constraints also need to be met in utilizing the site for efficiency. Infrastructure has to be provided that is as cost effective as possible and providing for any future expansion needs to be addressed in the concept.

### *Communication*

All participants need to be aware of schedule and intent in addition to their individual responsibility. Communication in the early planning stages keeps late stage changes to a minimum. Through electronic means and weekly reports, the project team is kept abreast of project status.

### *Flexibility*

The facility needs to be flexible in several aspects.

- Spaces need to be adaptable for future growth and for needs that can be overlapped. No space should go wasted.
- End users know best when it comes to inhabiting a space for their own needs.

### *Value*

Value Analysis is the ability to seek options at all stages of the process. Durable materials with ease of maintenance and performance need to be considered within the budget constraints. There are priorities which need to be met in regards to function, ease of maintenance, initial cost and long term cost. These decisions should be made from the initial conversations all the way through the design process. Value needs to be engineered and designed in, so that it does not get cut out at the end stages.

### *Estimating*

We have worked extensively in the past 10 years with contractors on a design-build basis. This has given us key insight to availability of materials, methods and ease of construction and costs associated with certain details and construction methods. Keeping these costs in check is invaluable.

All of these factors, if planned for appropriately and constructed correctly with the budget being factored in each step of the way, will result in a building that performs and meets the expectations of all.

### *Design Coordination*

We are personally involved at every aspect of the process. We are very familiar with working with government and similar agencies. We understand the hierarchy of decision making, so we will respect the decision making structure. Almost every aspect of the project is done electronically, so we are able to forward a lot of information via e-mail and keep all parties aptly informed.

### *Hands on Approach*

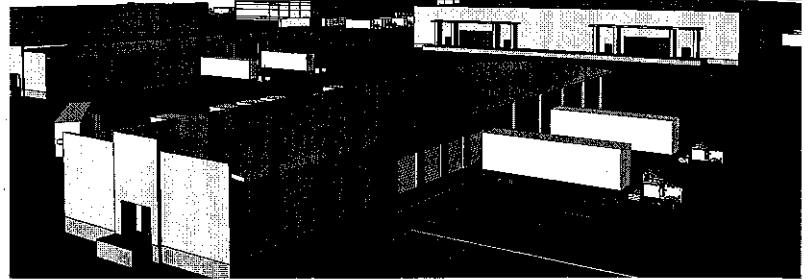
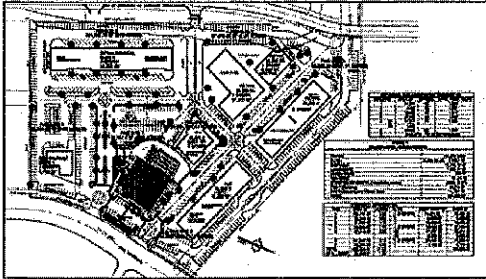
We will take whatever means necessary to satisfy the client. If the design needs to happen quickly, we will bring in the computer and design on the spot with the end users and get a sign off quickly. We have the ability to expedite processes and work hand in hand with the Owner to assure a well-integrated and thought out design.

### *Project Schedule*

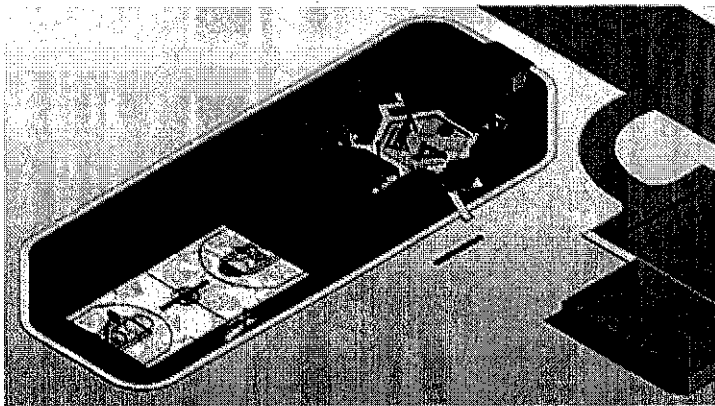
We can meet almost any project schedule. All of our team is hands on and we are readily available to begin programming and schematic design. Any feasible deadlines can be met.

## [8] PROJECT EXAMPLES (3 PROJECTS)

- Planning/Conceptual Design**  
 Ability to provide master planning and 3D master plan.



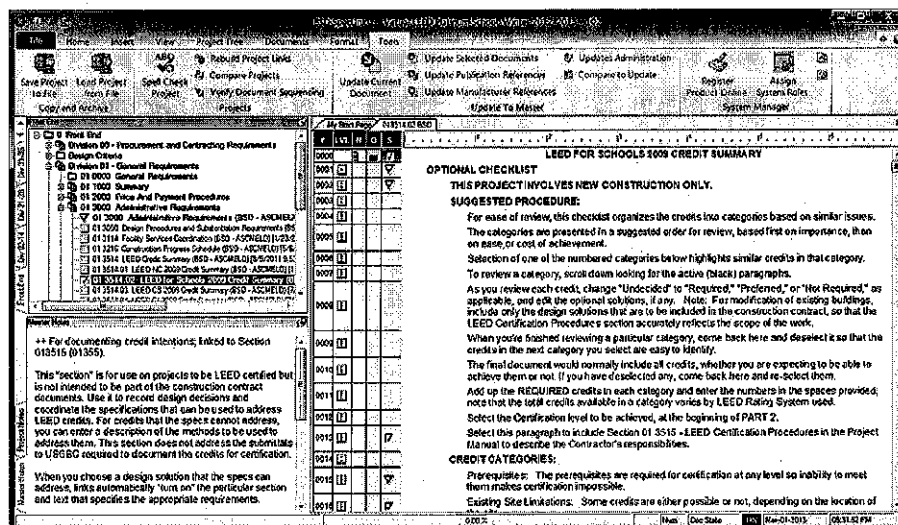
- Final Design Plans and Construction Documents**  
 Plans completed in Revit 2014, Three-Dimensional modeling from day one.



*The City of Cotulla said it was the most complete set of plans for any hotel submitted to the City of Cotulla*

*Ricardo, Ancira, Owner of Ancira Inn and Suites*

- Specifications**  
 Completed in Speclink-e and Linkman-e linked with our Revit (BIM) Drawing Files – integrated design approach for cross coordination of project.

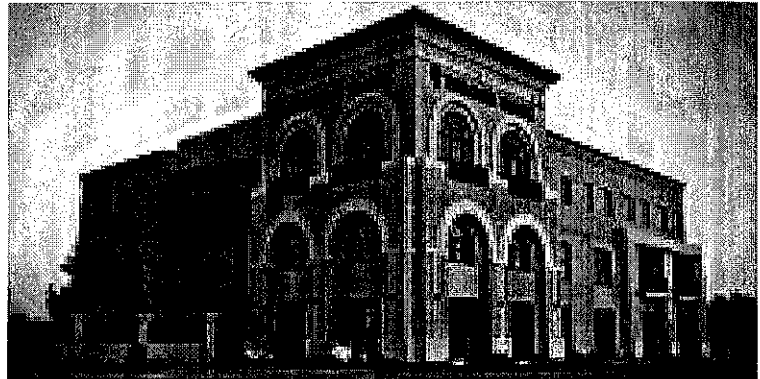




**PROJECT 2: FALCON CENTER MASTER SITE PLAN**

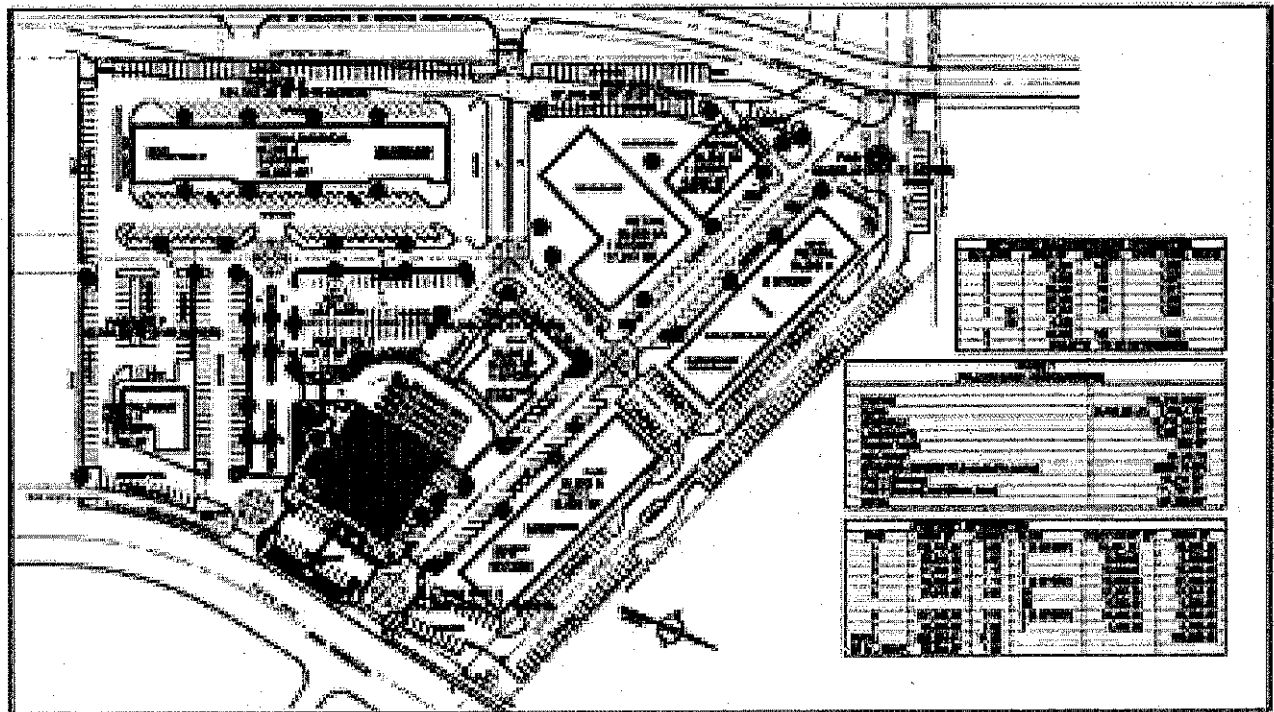
*Del Mar and McPherson*

Owner: Falcon Bank  
 Contractor:  
 Dominion Building Systems  
 Robert Gutierrez  
 (956) 725-9601  
 E-mail: [Dominion702@aol.com](mailto: Dominion702@aol.com)



Falcon Center Master plan was conceived several years prior to its implementation. The property had sat vacant for some time and only one tenant was existing. The bank wanted to make a strong presence and move from its existing headquarters to a new location at this critical intersection in Laredo.

The site plan options allowed for flexibility in the timeframe of development. It took into account options for building pad sites and parking. The plan is the current plan being utilized to facilitate expansion at this location.

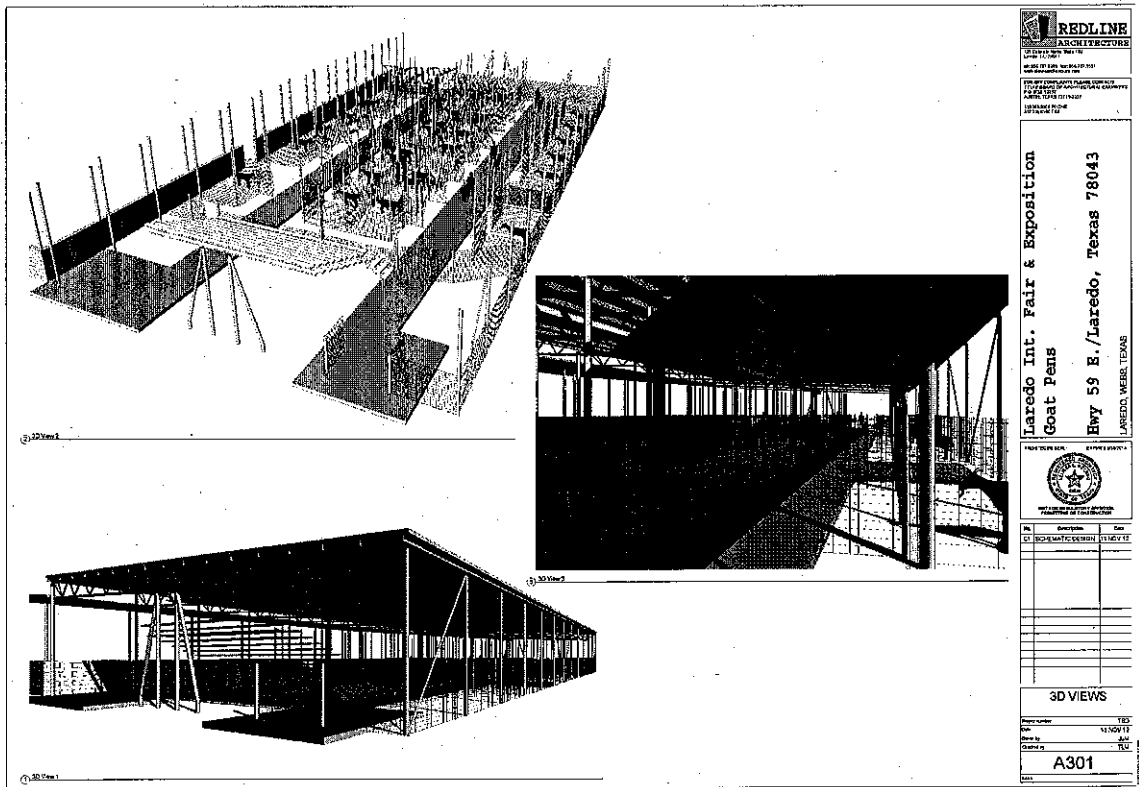


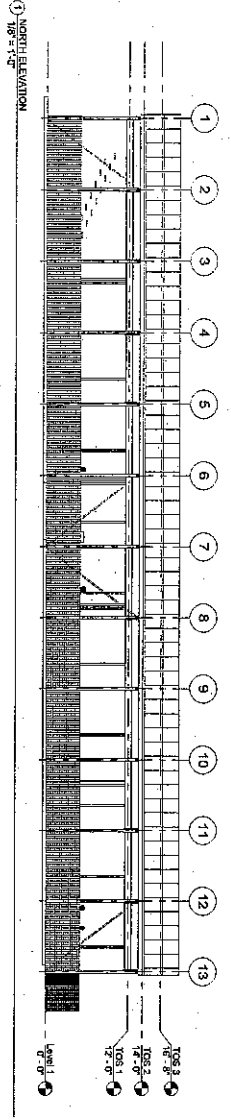
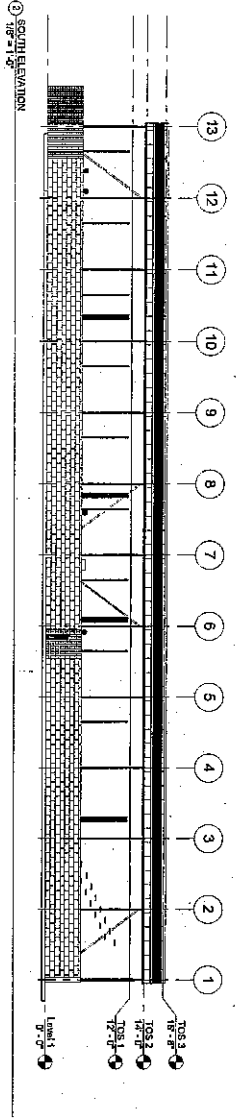
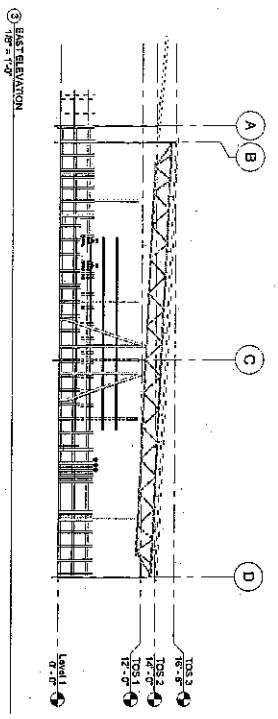
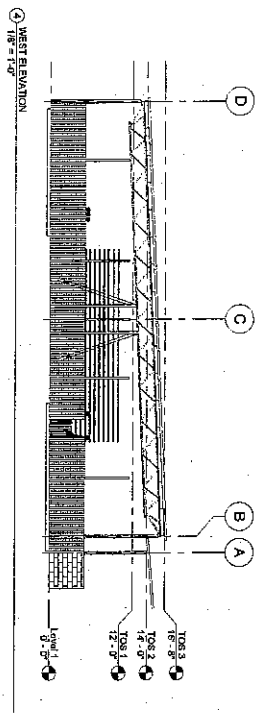
**PROJECT 3: L.I.F.E. Goat Pens – 2012 Expansion**

Contact: Mr. Hugo Flores  
 Phone: (956) 722-6828  
 E-Mail: hugoflores@flores-castano.com  
 Contractor: Dominion Commercial

L.I.F.E. property was and is in need of expansion. In 2012, there was a request for additional goat pens to help meet the demand. We worked pro-bono with Hugo Flores and Dominion Commercial (Hector Garcia) to help expand the goat pens in conjunction with the high school program.

Plans were provided showing the facility and the retrofit.





**REDLINE**  
ARCHITECTURE

906.958.2721 EXT. 101 906.958.2721 1011  
LAREDO, TEXAS 78043  
906.958.2721 EXT. 1011 906.958.2721 1011

REGISTERED ARCHITECTS  
REGISTERED PROFESSIONAL ENGINEERS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
REGISTERED PROFESSIONAL INTERIORS DESIGNERS  
REGISTERED PROFESSIONAL PLANNERS  
REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEERS  
REGISTERED PROFESSIONAL ELECTRICAL ENGINEERS  
REGISTERED PROFESSIONAL MECHANICAL ENGINEERS  
REGISTERED PROFESSIONAL CHEMISTS  
REGISTERED PROFESSIONAL CIVIL ENGINEERS  
REGISTERED PROFESSIONAL METALLURGICAL ENGINEERS  
REGISTERED PROFESSIONAL NUCLEAR ENGINEERS  
REGISTERED PROFESSIONAL SANITARY ENGINEERS  
REGISTERED PROFESSIONAL SAFETY ENGINEERS  
REGISTERED PROFESSIONAL SOIL ENGINEERS  
REGISTERED PROFESSIONAL STRUCTURAL ENGINEERS  
REGISTERED PROFESSIONAL THERMAL ENGINEERS  
REGISTERED PROFESSIONAL WIND ENGINEERS  
REGISTERED PROFESSIONAL WIND TUNNEL ENGINEERS

**Laredo Int. Fair & Exposition**  
**Goat Pens**

**Hwy 59 E./Laredo, Texas 78043**

LAREDO, WEBB, TEXAS



NO. 1

DATE: 11 NOV 12

DESIGNED BY: TLM

CHECKED BY: TLM

PROJECT: LAREDO INT. FAIR & EXPOSITION

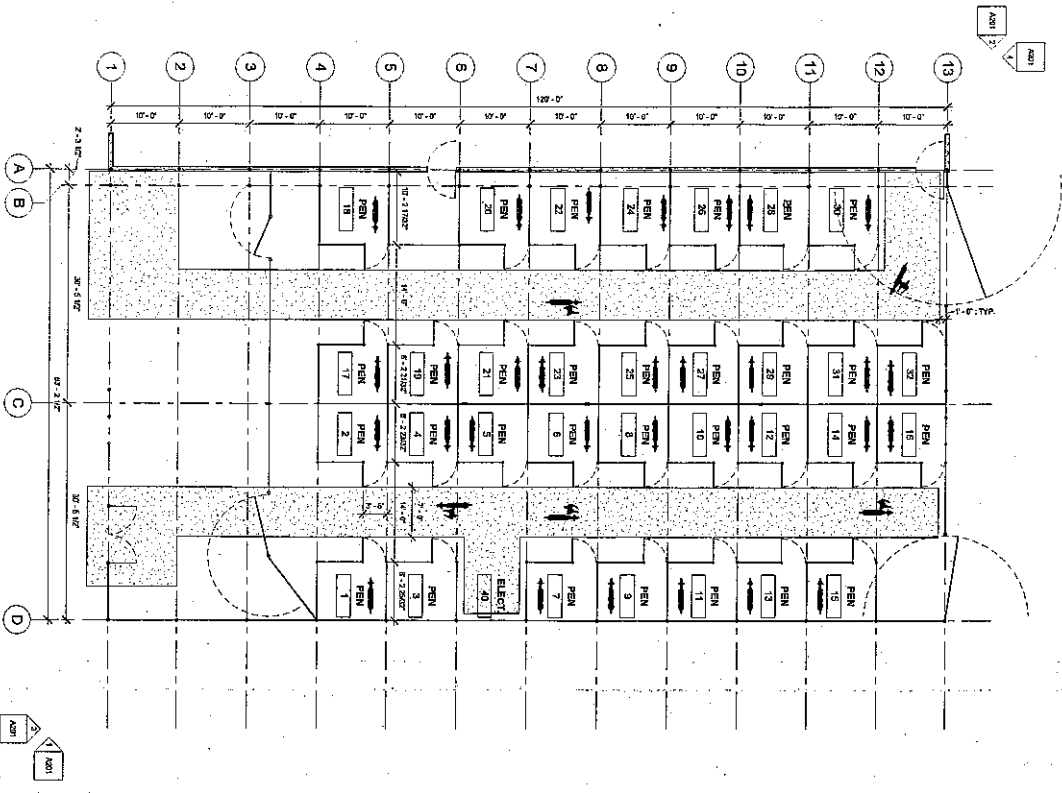
ARCHITECT: REDLINE ARCHITECTURE

1/8" = 1'-0"

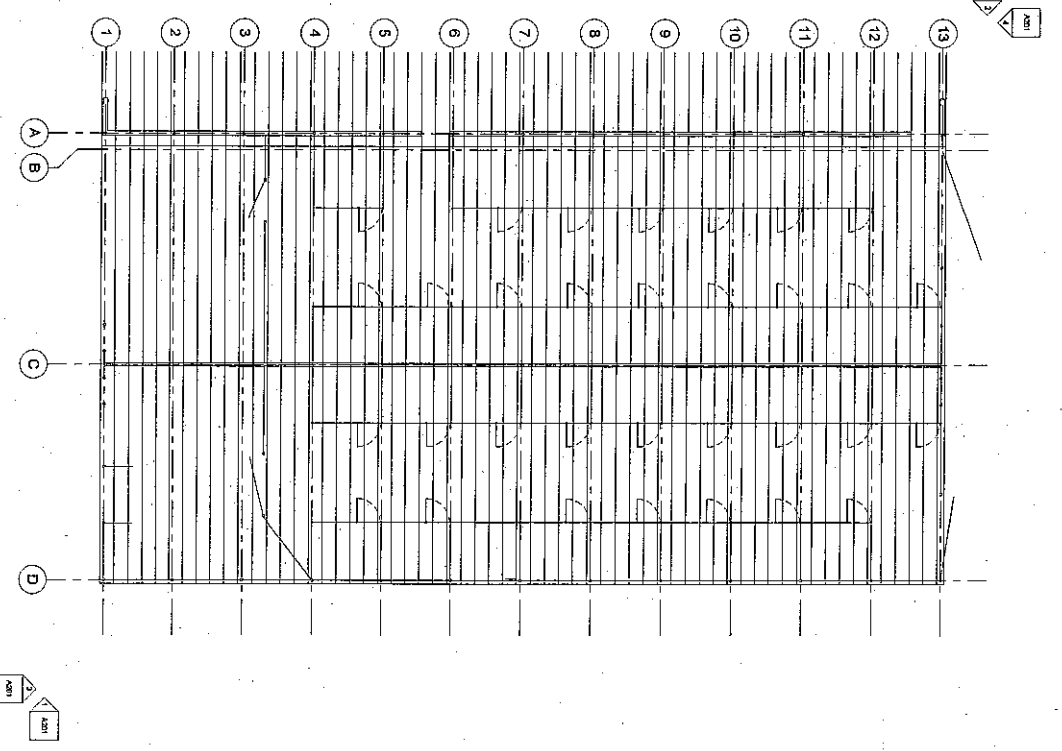
**ELEVATIONS**

**A201**

1 FLOOR PLAN  
1/8" = 1'-0"



2 ROOF PLAN  
1/8" = 1'-0"



**FLOOR PLANS**

Project Number	7803
Date	11 NOV 12
Drawn By	JLM
Checked By	TLS
Scale	1/8" = 1'-0"
Sheet Number	A101

No.	Description	Date
01	SCHEMATIC DESIGN	11 NOV 12



**Laredo Int. Fair & Exposition  
Goat Pens**

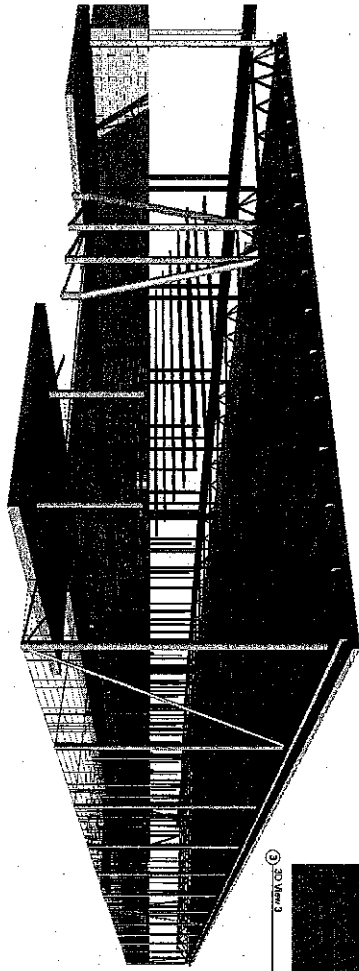
Hwy 59 E./Laredo, Texas 78043

LAREDO, WEBB, TEXAS

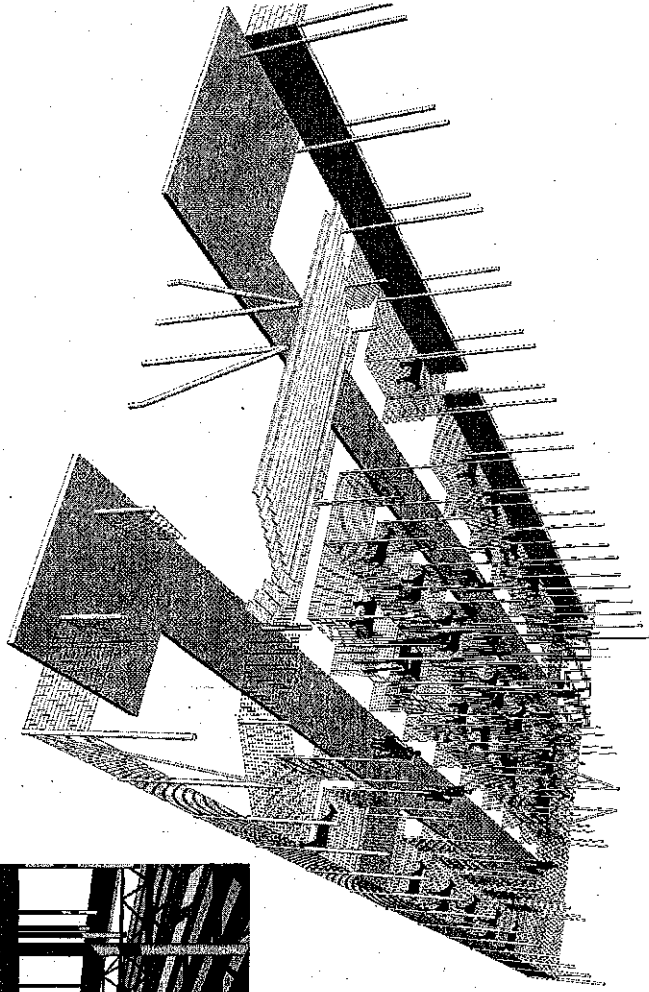
**REDLINE**  
ARCHITECTURE

1000 WEST 10TH STREET, SUITE 200  
LAREDO, TEXAS 78043  
PHONE: 956.833.1111  
FAX: 956.833.1112  
WWW.REDLINEARCHITECTURE.COM

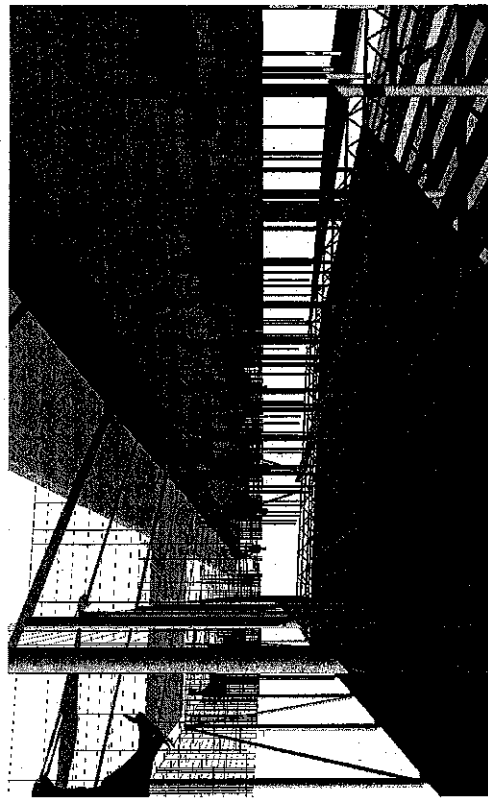




3D View 1



3D View 2



3D View 3

3D VIEWS

Project Number: 111001  
 Date: 11 NOV 12  
 Drawn by: JLM  
 Checked by: TLM

A301

NO. Description Qty  
 01 SCIENTIFIC DESIGN 11 NOV 12



REGISTERED PROFESSIONAL  
 ENGINEER IN CIVIL ENGINEERING  
 STATE OF TEXAS  
 NO. 12588

Laredo Int. Fair & Exposition  
 Goat Pens

Hwy 59 E./Laredo, Texas 78043

LAREDO, WEBB, TEXAS



REDLINE  
 ARCHITECTURE

REDLINE ARCHITECTURE  
 2715 S. GARDNER ST.  
 LAREDO, TX 78041  
 TEL: 956.791.2301 FAX: 956.791.1551  
 WWW.REDLINEREDLINE.COM  
 REGISTERED ARCHITECTS IN TEXAS  
 STATE BOARD OF ARCHITECTURE REGISTRATION  
 ARCHITECT NO. 29111-0287  
 215 S. GARDNER ST.  
 LAREDO, TEXAS 78041

**[9] PROFESSIONAL BACKGROUND OF KEY PERSONNEL**

**Telissa Lueckenotte Molano**  
 AIA, LEED AP BD+C, NCARB

- Registered **architect** in the State of Texas #18224
- **LEED AP + Green Building Design and Certification** – one of only three licensed LEED BD+C locally
- National Council of Architectural Registration Boards #57456
- Currently sub-contracted as HUD representative in Laredo
  - Familiar with HUD forms and protocol on similar type projects
- Elected Secretary of the Local Laredo AIA Chapter for 2012

**Juan Jose Molano, Jr.**  
 RAS

- **Registered Accessibility Specialist (RAS)** with Texas Department of Licensing and Regulation (TDLR) – one of only two licensed locally
- Elected to the Vestry Board for Christ Church Episcopal

**PROJECT CONSTRUCTION MANAGEMENT:**



Project Architect/Principal: Telissa Lueckenotte Molano

Mrs. Molano is LEED Certified in addition to being a registered Architect. Her prior work experience is vast including warehouses, professional and medical offices, warehouses, hospitals, renovations, multi-family and master planning. She prides herself on extensive planning abilities that range from very efficient spaces that provide effective communication and work flow to master planning for future needs and expansion of large acres of property. She will be involved in programming and planning, in addition to looking at street presence and providing a positive community image.

- Volunteerism*
- Laredo Theater Guild Board*
  - Casa Misericordia Board*
  - Laredo AIA Board*
  - Laredo Environmental Summit*
  - Christ Church Laredo*

Project Manager/Contract Administrator: Juan Jose Molano, Jr.



Mr. Molano is an accessibility specialist registered with the State of Texas and one of the founding partners of Redline Architecture. He will be responsible for assisting with the design using the constraints of ADA, including compliant toilet rooms and access to and within the residence.

He will also be reviewing and assisting with code reviews for life safety of all inhabitants. He will be detailing them in a way that provides ease of maintenance and durable construction.

He will be providing Construction Administration and verify the construction complies with the drawing requirements.

Technical Coordinator: Homero Montemayor III

Mr. Montemayor coordinates projects in our office and assists with drawing completion. He is a recent graduate from University of Texas, San Antonio.

Technical Assistant: Mario Alberto Salas

Mr. Salas will be managing the drawing and coordination of the entire set of drawings for this building. He has worked with Redline Architecture for over six years.

Project Coordinator: Tanya Benavides

Ms. Benavides is a graduate from Texas A&M University, College Station. She has a Bachelors Degree in Environmental Design Architecture and a Minor Degree in Art and Architecture History.

[10] PROJECT CONSULTANTS

- Architect: Redline Architecture, LLC.



- Civil Engineer/Surveying: Howland Engineering

**HOWLAND**

## HOWLAND ENGINEERING AND SURVEYING CO.

**ROBERTO P. MARTINEZ, JR., PE**  
Geoscience Manager / Partner

**HOWLAND**  
ENGINEERING AND SURVEYING CO.

### Howland Engineering and Surveying Co., Inc.

#### CERTIFICATION

Texas Registered Professional Engineer (TX Registration No. 87810)

#### EDUCATION

Master of Science in Civil Engineering (1993)  
Specializing in Structural Engineering  
Purdue University, West Lafayette, Indiana

Bachelors of Science in Civil Engineering (1991)  
Emphasis in Structural Engineering  
Texas A&M University, College Station, Texas

#### WORK EXPERIENCE

Howland Engineering and Surveying Co., Inc. (1999- Present)  
Laredo, Texas

- Geotechnical Engineering;
- Construction Materials Testing;
- Forensic Engineering;
- Civil Design;
- Pavement Design;
- Conventional / Post Tension Foundation Designs (Residential and Commercial);

Law Engineering and Environmental Services, Inc. (1996-1999)  
Dallas and Austin, Texas

- Forensic Engineering;
- Structural Evaluation and Design;
- Building Condition Assessments;
- ADA Surveys;

Vacek- Crawford, Inc. (1994 - 1996)  
Kingwood, Texas

- Forensic Engineering;
- Structural Evaluation of Residential and Commercial Buildings;

**GILBERTO GONZALEZ, PE, SIT**  
Foundation Manager / Principal

**HOWLAND**  
ENGINEERING AND SURVEYING CO.

**Howland Engineering and Surveying Co., Inc.**

**CERTIFICATION**

Texas Registered Professional Engineer (TX Registration No. 99985)  
Surveyor in Training (October 2008)

**EDUCATION**

Bachelors of Science in Civil Engineering (2000)  
University of Texas at San Antonio

**WORK EXPERIENCE**

Howland Engineering and Surveying Co., Inc. (Dec. 2000-Present)  
Laredo, Texas

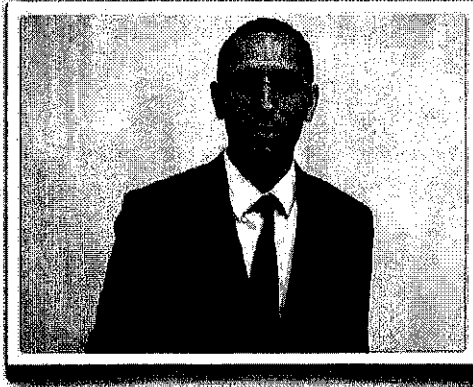
- Conventional / Post Tension Foundation Analysis and Designs;
- Residential / Commercial Site Plans (Grading Plans);
- Certified by the Post - Tensioning Institute (for cable repairs, installation, cable stressing and assessments / troubleshooting);
- Assist in designing Residential and Commercial Subdivisions;
- On-site civil design;
- Re-plats
- Commercial / residential / agricultural surveys;

Suncoast Post- Tension (1997-2000)  
San Antonio /Houston, Texas

- Residential Construction estimator / detailer;
- Commercial Construction estimator / detailer;
- Produced rebar & post tension cable placement plans for commercial construction;

## TRINITY ENGINEERING MEP

CEO and President of Trinity  
MEP Engineering



### Leonardo Munoz, P.E., R.M.E

Leonardo Munoz, PE, RME, is the CEO and owner of Trinity MEP Engineering, LLC. Leo has accrued more than 12 years of professional practice in South Texas as a Mechanical Engineer. Due to his experience on a wide range of projects, Leo distinguishes himself from most of the industry's engineers in the breadth of his expertise on all mechanical, electrical, plumbing, and fire protection trades, as well as his in thorough understanding on how such systems integrate and function as a whole.

For the Housing Authority of the City of Brownsville, Leo will manage the project. He will manage the responsibilities of each member assigned to the project. Leo will design the mechanical component of the project, and oversee the electrical, and plumbing design. Leo will also seal and sign the final product.

Leo sought to create a company with a mission to produce nothing less than excellent work in a timely manner. The dedicated CEO plays an extensive role in overseeing each area of the company – coordinating all aspects of projects, running day-to-day operations, and spending a sizable amount of time meeting

with clients to provide the upmost satisfaction.

#### Registration

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

#### Education

B.S. Mechanical Engineering  
University of Texas at Austin, 2001

#### Memberships

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

#### Project Experience

#### Pledge of Excellence

## [11] QUALITY OF PROJECTS PREVIOUSLY UNDERTAKEN

Our firm has completed a broad spectrum of projects with various building systems. Systems used in our buildings range from pre-engineered buildings cladded in concrete tilt-up insulated panels and standard tilt-up, EIFS systems, with bullet resistant membranes and glazing systems, masonry, metal panels, etc. Other structures used are load bearing lumber, CMU masonry, heavy timber. All our systems were selected to achieve our projects, client financial goal, function and aesthetics of buildings and spaces.

The following are examples of our work:

### BANKING

- Falcon Bank Headquarters and Site master plan
- Falcon Bank – McPherson
- Falcon Bank – Mission, TX
- Laredo National Bank @ Loop 20

### PROFESSIONAL SERVICES

- Unishippers
- Healthspring USA
- Texas Rio Grande Legal Aid – Laredo & Edinburg
- Rancho Colorado/Haynes Mineral Trust
- Dr. Maya Zuniga Dental Clinic
- Pete Farias, CPA
- Elizondo & Elizondo, CPA Office Expansion
- Carranco & Lawson, CPA
- Kazen, Meurer & Perez, Atty
- Escamilla, Poneck & Cruz, Atty. – Laredo

### RETAIL

- Casa Raul I-35
- Primped: The Style Bar & Boutique
- Flores Eye Clinic

### MEDICAL OFFICE

- Dr. Robert D. Hudson
- Dr. Carlos Hornedo & Dr. Diego Menchaca
- Dr. Juan Montalvo



- Dr. Carlos Cigarroa Heart Clinic
- Dr. Erik Sloman-Moll Practice & Ambulatory Surgery Center
- Dr. Maya Zuniga

#### ASSEMBLY

- El Capataz Botanas & Drinks
- Wendy's Kingsville & Weslaco
- Arby's Del Mar & San Bernardo
- Posh Shiloh
- Laredo Cross Fit
- Interior Finishes for Body Factory for Women
- Judge Salinas Community Center Renovation – Oilton, TX.

#### FEDERAL AND MUNICIPAL WORK

- US Marshal Service
- US CBP Labor and Employee Relations.
- IRS Laredo
- US FDA @ Village Plaza
- US Atty. Office
- US Federal Public Defenders
- US ICE Internal Affairs
- US FMCSA DOT
- Webb County Bruni Park
- Webb County Bruni Fire Station Expansion/Renovation
- Webb County Bruni Justice of the Peace Renovation
- Webb County Oilton Community Center Renovation

#### EDUCATION

- Harmony Science Academy Classroom Expansion and Cafeteria.
- Harmony Science Academy Sport Court Addition.

#### RESTAURANT

- El Capataz Botanas and Drinks
- Posh Sushi
- Tori Pollos Asados
- Sushi Madre

## STORAGE

- L & F Distributors @ San Isidro
- Vocar Transportation
- Meadow Self Storage
- About Time Inc.
- Strike Gold Warehouses B, C & D
- Northwind Warehouses I, IV & V
- Flores Castaño Warehouse
- Multitraslados.
- Farias & Farias Warehouse Expansion
- Sony Warehouse Renovation
- RDO Rentals

## SITE DEVELOPMENT

- Falcon Headquarters Site
- MMI Office Building @ Mann Road (Old Doctor's Hospital)
- I-35 Industrial Property Development

## [12] INSURANCE REQUIREMENTS

### PROFESSIONAL LIABILITY

**State Farm Fire and Casualty Company**  
A Stock Company with Home Offices in Bloomington, Illinois  
Herein called the Insurer

#### ARCHITECTS AND ENGINEERS PROFESSIONAL LIABILITY INSURANCE POLICY

Policy No: PS0000000538109  
Renewal of Policy No: PS0000000538108

#### PART 1. DECLARATIONS PAGE

THIS POLICY IS WRITTEN ON A "CLAIMS MADE" POLICY. THIS POLICY APPLIES ONLY TO CLAIMS FIRST MADE AGAINST YOU DURING THE POLICY PERIOD. CLAIMS MUST BE REPORTED IN WRITING TO US DURING THE POLICY PERIOD OR WITHIN 60 DAYS AFTER THE END OF THE POLICY PERIOD. DEFENSE COSTS ARE INCLUDED IN THE LIMIT OF LIABILITY. PLEASE READ THE ENTIRE POLICY CAREFULLY.

THIS DECLARATIONS PAGE, ALONG WITH YOUR SIGNED APPLICATION OR RENEWAL APPLICATION AND ALL FORMS AND ENDORSEMENTS LISTED IN ITEM 7. BELOW COMPLETE THE POLICY.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, WE AGREE WITH YOU TO PROVIDE INSURANCE UNDER THE PROVISIONS OF THIS POLICY.

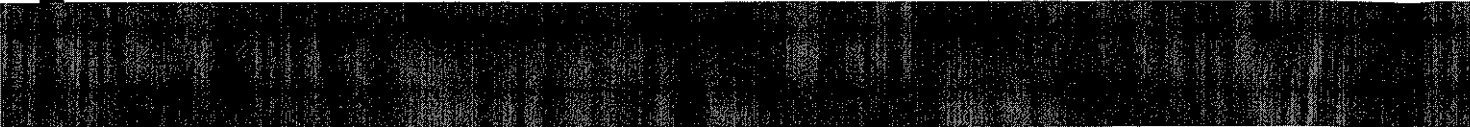
Item 1. **Named Insured:** Redline Architecture, L.L.C

**Address:** 121 Calle Del Norte, Suite 103  
Laredo, TX 78041

Item 2. **Policy Period:**

**Effective Date:** October 25, 2013      **Expiration Date:** October 25, 2014  
(12:01 A.M. Standard Time at the Address stated in Item 1.)

Item 3. **Retroactive Date:** December 16, 2003 IF NO DATE IS STATED HERE, COVERAGE DOES NOT APPLY TO WRONGFUL ACTS COMMITTED PRIOR TO THE EFFECTIVE DATE STATED IN ITEM 2. ABOVE.


**PART 1. DECLARATIONS PAGE (Continued)**
**Named Insured:** Redline Architecture, L.L.C

**Policy No:** PS000000538109

- Item 4. **Limit of Liability:**
- |    |             |                          |
|----|-------------|--------------------------|
| a. | \$1,000,000 | Each Claim               |
| b. | \$1,000,000 | Total Limit of Liability |
- Item 5. **Deductible:** \$2,000 **Each Claim**
- Item 6. **Premium:** \$6,678.00

 Item 7. **Form(s) and Endorsement(s) made part of this Policy at the time of issuance:**

PS1036TX(07-07) Important Notice	
PSAE7000(08/02)	Architects and Engineers Professional Liability Insurance Policy
PSAE7012(08/02)	Fungi Exclusion Endorsement
PSAE7017(08/02)	Specific Claim Exclusion Endorsement
PSAE7026TX(12/03)	Texas Amendatory Endorsement

 Item 8. **Notices to the Insurer - All notices to the Insurer pertaining to this Policy must be sent to:**

State Farm Specialty Products  
 111 North Canal Street, Suite 940  
 Chicago, IL 60606-7201

**Date of Issue:** November 8, 2013

 By:   
 Authorized Representative

# VEHICLE INSURANCE



## VEHICLE OR EQUIPMENT CERTIFICATE OF INSURANCE

DATE (MM/DD/YYYY)  
01/26/2014

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

This form is used to report coverages provided to a single specific vehicle or equipment. Do not use this form to report liability coverage provided to multiple vehicles under a single policy. Use ACORD 25 for that purpose.

<b>PRODUCER</b> State Farm KEVIN ROMO 7917 MCPHERSON, STE. #208 LAREDO, TEXAS 78045	<b>CONTACT NAME:</b> Leslie Dixon <b>PHONE (A/C, H, Ext):</b> (956) 753-9337 <b>FAX (A/C, H, Ext):</b> (956) 753-9339 <b>E-MAIL:</b> leslie.dixon.les@statefarm.com <b>ADDRESS:</b> <b>CUSTOMER ID#:</b> 63-8428
<b>INSURED</b> MOLANO, JUAN & TELISSA L. 2502 IRWIN LAREDO, TEXAS 78045-8167	<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: State Farm Mutual Automobile Insurance Company 26175 INSURER B: INSURER C: INSURER D: INSURER E:

DESCRIPTION OF VEHICLE OR EQUIPMENT					
YEAR	MAKE / MANUFACTURER	MODEL	BODY TYPE	VEHICLE IDENTIFICATION NUMBER	
2013	JEEP	WRANGLER	SPORT WAGON	1C4B1NFG8DL877038	
DESCRIPTION				SERIAL NUMBER	
2013 AUC				WAL4FAPLO6AD22064	

**COVERAGES**      **CERTIFICATE NUMBER:**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICY(IES) OF INSURANCE LISTED BELOW HAS/HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD(S) INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICY(IES) DESCRIBED HEREIN IS/ARE SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICY(IES).

INSR	AGRY	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
	<input checked="" type="checkbox"/>	VEHICLE LIABILITY	D37 1585 A12 53	01/12/2014	07/12/2014	DAMAGED SINGLE LIMIT \$ BODILY INJURY (Personnel) \$ 1,000,000 BODILY INJURY (Per Occurrence) \$ 1,000,000 PROPERTY DAMAGE \$ 1,000,000	
		GENERAL LIABILITY				EACH OCCURRENCE \$ GENERAL AGGREGATE \$	
INSR	AGRY	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS / DEDUCTIBLE	
	<input checked="" type="checkbox"/>	VEH COLLISION LOSS	D37 1585 A12 53	01/12/2014	07/12/2014	<input checked="" type="checkbox"/> ADV. <input type="checkbox"/> AGREED AMT.    \$    LIMIT <input type="checkbox"/> <input type="checkbox"/> STATED AMT.    \$ 500    DED.	
	<input checked="" type="checkbox"/>	VEH COMP. <input type="checkbox"/> VEH GIC	D37 1585 A12 53	01/12/2014	07/12/2014	<input checked="" type="checkbox"/> ADV. <input type="checkbox"/> AGREED AMT.    \$    LIMIT <input type="checkbox"/> <input type="checkbox"/> STATED AMT.    \$ 500    DED.	
		PROPERTY				<input type="checkbox"/> ADV. <input type="checkbox"/> AGREED AMT.    \$    LIMIT <input type="checkbox"/> RC <input type="checkbox"/> STATED AMT.    \$    DED.	

REMARKS INCLUDING SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

<b>ADDITIONAL INTEREST</b> Select one of the following: <input type="checkbox"/> The sole term which describes herein has been added to the policy (as based herein by policy number(s)). <input type="checkbox"/> A new term has been substituted and the additional interest described below by the policy (as based herein by policy number(s)). VEHICLE / EQUIPMENT INTEREST: <input type="checkbox"/> LEASED <input type="checkbox"/> FINANCED NAME AND ADDRESS OF ADDITIONAL INTEREST:	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. DESCRIPTION OF THE ADDITIONAL INTEREST: ADDITIONAL INSURED: <input type="checkbox"/> LOSS PAYEE LENDER'S LOSS PAYEE: <input type="checkbox"/> LOAN / LEASE NUMBER: AUTHORIZED REPRESENTATIVE:
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# WORKMAN'S COMPENSATION INSURANCE



## UNDERWRITING QUOTE SHEET

### SUMMARY PAGE

Quote Number: **0003250226 20140122** Quote Issue Date: **1-21-2014**  
 Underwriter: **INTERNET QUOTE**  
 Producer: **08105 KEVIN ROMO** DBA: STATE FARM INSURANCE  
 7917 MCPHERSON AVE STE 208  
 LAREDO, TX 78045-2812  
 Quote generated in Austin, TX

Contact: **LESLIE DIXON** (956) 763-8337 FAX (956) 753-9339  
 Applicant: **REDLINE ARCHITECTURE, LLC**  
 121 CALLE DEL NORTE STE 103  
 LAREDO, TX 78041-9134

Fed ID: **432010410** Entity: **LIMITED LIABILITY**  
 St Code: **8712** ARCHITECTURAL SERVICE Group  
 Best Hazard: **03**  
 Contact: **TELISSA MOLANO** (956) 727-5981 FAX (956) 727-1551  
 Proposed Coverage Period: **1-22-2014** to **1-22-2018**

#### PREMIUM QUOTE SUMMARY - TEXAS ONLY

#### PART ONE: WORKERS' COMPENSATION INSURANCE

CLASS	DESCRIPTION	RATE	PAYROLL	PREMIUM
8801	ARCHITECT OR ENGINEER-	.83	31,200.00	197.00
8910	DRAFTING EMPLOYEES	.38	28,000.00	106.00
Estimated Standard Premium				303.00

Prorate Factor:	1.0000	Out-of-Network	In-Network
WAIVER OF SUBROGATION		.00	.00
INCREASED EMPLOYERS LIABILITY LIMITS		6.00	6.00
TOTAL PREMIUM SUBJECT TO MODIFICATIONS		309.00	309.00
PREMIUM MODIFIED TO REFLECT EXPERIENCE MOD OF ( )		.00	.00
PREMIUM MODIFIED TO REFLECT SCHEDULE RATING OF ( )		43.00	43.00
WORKERS' COMP HEALTH CARE NETWORK DISCOUNT ( )		.00	22.00
DEDUCTIBLE PREMIUM		.00	.00
ADMIRALTY/FELA OR L & H W		.00	.00
PREMIUM DISCOUNT, IF APPLICABLE ( )		.00	.00
EXPENSE CONSTANT CHARGE		150.00	150.00
Total Payroll	59,200.00	Estimated Annual Premium	416.00
Audit Frequency: ANNUAL		Deposit Premium	416.00
		Minimum Premium	203.00

#### PART TWO: EMPLOYERS' LIABILITY INSURANCE

	Standard	Admiralty/F.E.L.A.	Offshore	Upper	Lower
Bodily Injury By Accident	1,000,000	0	Each Accident	0	
Bodily Injury By Disease	1,000,000	0	Each Employee	0	
Bodily Injury By Disease	1,000,000	0	Policy Limit		

#### ENDORSEMENTS MADE PART OF THIS QUOTATION

See Schedule of Endorsements attached

#### NOTICE OF TERRORISM INSURANCE COVERAGE

Coverage for acts of terrorism is already included in workers' compensation policies. Losses resulting from certified acts of terrorism would be partially reimbursed by the US government under a formula established by federal law. If the aggregate industry insured losses exceed \$100,000,000 in a Program Year, the US Government will pay 85% of our insured losses that exceed our insurer deductible. Notwithstanding this, the US Government will not make any payment under the act for any portion of insured losses that exceed \$100,000,000,000. The portion of your quoted premium that is attributable to coverage for acts of terrorism is 30 and does not include any charges for the portion of losses covered by the federal government under the act.

CLIENTS (EO 04-01-10)

INSURED'S COPY

Document ID: 3-646-580-3

## [13] HUB CERTIFICATION

We are a small business that is categorized as a Historically Underutilized Company (HUB) with the State of Texas, minority owned. One partner is female while the other partner is a Laradoan and of Hispanic descent.

CMBL/HUB Vendor Detail	
Vendor ID / Number:	1432010418600 / 42559
HUB Status:	A (HUB only)
HUB Expire Date:	09-AUG-16
Vendor Name:	REDLINE ARCHITECTURE, L.L.C.

### Texas Historically Underutilized Business (HUB) Certificate



Certificate/VID Number:	1432010418600
File/Vendor Number:	042559
Approval Date:	09-AUG-2012
Scheduled Expiration Date:	09-AUG-2016

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

### **REDLINE ARCHITECTURE, L.L.C.**

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 05-SEP-2012, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

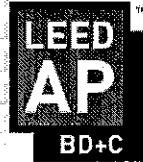


*Paul Gibson, Statewide HUB Program Manager  
Texas Procurement and Support Services*

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies and universities are encouraged to validate HUB certification prior to issuing a notice of award by accessing the Internet (<http://www.window.state.tx.us/procurement/cmb/cmbhub.html>) or by contacting the HUB Program at 1-888-863-5881 or 512-463-5872.

Rev. 09/12

[13] LEED CERTIFICATION



GREEN BUILDING CERTIFICATION INSTITUTE HEREBY CERTIFIES THAT

**Telissa Molano**

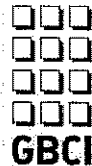
HAS ATTAINED THE DESIGNATION OF

**LEED AP BUILDING DESIGN + CONSTRUCTION**

BY DEMONSTRATING KNOWLEDGE OF GREEN-BUILDING PRACTICE REQUIRED FOR  
SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN  
(LEED®) GREEN BUILDING RATING SYSTEM™.

*Vicki L. Fakhoury*  
Chargé Person

*Peter Templeton*  
Peter Templeton, GBCI President



March 21, 2013  
Date Issued

10223316  
Identification Number

March 20, 2015  
Valid Through