



**RFQ 2026-047**

**Sepulveda Associates Architects, Inc.**

**Supplier Response**

### **Event Information**

Number: RFQ 2026-047

Title: RFQ 2026-047: Engineering, Planning, Design, Procurement, Construction and Project Management Services for a New Drinking Water & Wastewater Laboratory

Type: Request For Qualifications

Issue Date: 2/11/2026

Deadline: 3/5/2026 05:00 PM (CT)

Notes: **The City of Laredo strongly encourages electronic bid submissions through Cit-E-Bid, which is the preferred method for bid delivery. Electronic submissions help ensure timely receipt and efficient processing. While electronic submission is preferred, hand-delivered proposals will also be accepted. If submitting in person, proposals will also be received at City Hall.**

Vendors/contractors submitting hand-delivered bids to the City Secretary's Office on the due date must allow sufficient time for check-in at the City Hall reception desk. The City is not

responsible for any delays caused by the check-in process. Bids will not be accepted after the specified deadline, regardless of circumstances. Please plan accordingly to ensure timely submission. The City of Laredo reserves the right to reject any and all proposals, and to waive any minor irregularities.

\*\*\*\*\*If the bidder submits both an electronic proposal and a properly completed manual proposal, the Purchasing Division will use the electronic proposal. If the bidder submits an electronic proposal and a manual proposal that is not complete, the Purchasing Division will use the electronic proposal.\*\*\*\*\*

Proposals forms can be downloaded and printed through Cit-E-Bid.  
\*\*\*\*\*Mailed Proposals (i.e. USPS, FedEx, UPS), telegraphic, or facsimile proposals will not be considered.\*\*\*\*\*

### **Contact Information**

Contact: Enrique Aldape III  
Address: Purchasing Division  
Public Works Service Center  
5512 Thomas Avenue  
Laredo, TX 78041  
Phone: 956 (794) 1733  
Fax: 956 (790) 1805  
Email: ealdape@ci.laredo.tx.us

## Sepulveda Associates Architects, Inc. Information

Contact: Rebecca Sepulveda  
Address: 1820 Houston St  
Laredo, TX 78040  
Phone: (956) 725-1985  
Fax: (956) 725-2396  
Email: saainc@saarchitects.net  
Web Address: www.saarchitects.net

By submitting your response, you certify that you are authorized to represent and bind your company

Rebecca C. Sepulveda

Signature

rebecca@saarchitects.net

Email

Submitted at 3/4/2025 02:27:10 PM (CT)

## Supplier Note

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Please see all responses to Attribute Questions in Sections I through VIII of uploaded attachments. Thank you for the opportunity to submit our qualifications for this project

## Response Attachments

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### Tab 1 Firm Profile.pdf

Section I Sepulveda Associates Architects, Inc.

### Tab 2 Lab Experience & Sim.pdf

Section II Sepulveda Associates Architects, Inc.

### Tab 3 Team.pdf

Section III Sepulveda Associates Architects, Inc.

### Tab 4 Approach.pdf

Section IV Sepulveda Associates Architects, Inc.

### Tab 5 Management-Schedule-Comm.pdf

Section V Sepulveda Associates Architects, Inc.

### Tab 6 Local Knowledge.pdf

Section VI Sepulveda Associates Architects, Inc.

### Tab 7 Required Forms Binder.pdf

Section VII Sepulveda Associates Architects, Inc.

### Tab 8 Portfolio.pdf

Section VIII Sepulveda Associates Architects, Inc.

### 1.0 Lab - Intro Binder Final RJS USE 3-05-26.pdf

introduction - Sepulveda Associates Architects, Inc.

## Bid Attributes

<b>1</b>	<b>Questionnaire Description</b> "The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other bidder, and that the contents of this bid as to prices, terms or conditions of said bid have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this request. By submitting this bid the vendor agrees to the City of Laredo specifications and all terms and conditions stipulated in the proposed document. That I, individually and on behalf of the business named in this Business Questionnaire do by my signature below, certify that the information provided in the questionnaire is true and correct."
<b>2</b>	<b>Name of Offeror (Business) and Name &amp; Phone Number of Authorized Person to sign bid</b> Sepulveda Associates Architects, Inc. - Roberto J. Sepulveda, President - 956-235-3730
<b>3</b>	<b>State how long under has the business been in its present business name</b> 32 years
<b>4</b>	<b>If applicable, list all other names under which the Business identified above operated in the last five years</b> Sepulveda Architects Sepulveda Associates Architects
<b>5</b>	<b>State if the Company is a certified minority business enterprise</b> The below information is requested for statistical and tracking purposes only and will not influence the amount of expenditure the City will make with any given company.
<b>6</b>	<b>Questions Part 1</b> 1) Is any litigation pending against the Business? 2) Has the Business ever been declared "not responsive" for the purpose of any governmental agency contract award? 3) Has the Business been debarred, suspended, proposed for debarment, suspended, proposed for debarment, declared ineligible, voluntarily excluded, or otherwise disqualified from bidding, proposing or contracting? 4) Are there any proceedings, pending relating to the Business responsibility, debarment, suspension, voluntary exclusion, or qualification to receive a public contract? 5) Has the government or other public entity requested or required enforcement of any of its rights under a surety agreement on the basis of default or in lieu of declaring the Business at default? Questions 1-5 - Response = NO
<b>7</b>	<b>Questions Part 2</b> 1) Is the Business in arrears in any contract or debt? 2) Has the Business been a defaulter, as a principal, surety or otherwise? 3) Have liquidated damages or penalty provisions been assessed against the Business for failure to complete work on time or any other reason? Questions 1-3 - Response = NO
<b>8</b>	<b>State if the Company is a certified minority business enterprise</b> Historically Underutilized Business (HUB)

**9 Conflict of Interest Disclosure**

A form disclosing potential conflicts of interest involving counties, cities, and other local government entities may be required to be filed after January 1, 2006, by vendors or potential vendors to local government entities. The new requirements are set forth in Chapter 176 of the Texas Local Government Code added by H.B. No. 914 of the last Texas Legislature. Companies and individuals who contract or seek to contract with the City of Laredo and its agents may be required to file with the City Secretary's Office, 1110 Houston Street, Laredo, Texas 78040, a Conflict of Interest Questionnaire that describes affiliations or business relationships with the City of Laredo officers or certain family members or business relationships of the City of Laredo officer with which such persons do business or any gifts in an amount of \$250.00 or more to the listed City of Laredo officer (s) or certain family members. The new requirements are in addition to any other disclosures required by law. The dates for filing disclosure statements begin on January 1, 2006. A violation of the filing requirements is a Class C misdemeanor. The Conflict of Interest Questionnaire (Form CIQ) may be downloaded from <http://www.ethics.state.tx.us/whatsnew/conflict/forms.htm>. The City of Laredo officials who come within Chapter 176 of the Local Government Code relating to filing of Conflicts of Interest Questionnaire (Form CIQ) include: 1. Mayor 2. Council Members 3. City Manager 4. Members of the Fire Fighters and Police Officers Civil Service Commission, 5. Members of the Planning and Zoning Commission, 6. Members of the Board of Adjustments 7. Members of the Building Standards Board 8. Parks & Leisure Advisory Committee Member, 9. Historic District Land Board Member, 10. Ethics Commission Board Member, 11. The Board of Commissioners of the Laredo Housing Authority 12. The Executive Director of the Laredo Housing Authority 13. Any other City of Laredo decision making board member. If additional information is needed please contact Enrique Aldape III, Interim Purchasing Agent at 956-794-1733

**10 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.

**11 Conflict of Interest Questionnaire**

Vendor is required to submit Conflict of Interest Form for bid to be considered complete. Have you submitted your completed Conflict of Interest Form with your response?

Yes

**12 Disclosure Form**

For details on use of this form, see Section 4.01 of the City's Ethics Code.

**13 Question 1. Name of person submitting this disclosure form**

Please include First Name, Middle Initial, Last Name and Suffix (if applicable)

Roberto J. Sepulveda

**14 Question 2. Contract Information**

Please include the following: a)Contract or Project Name b)Originating Department

RFQ 2026-047 Utilities Department: Water/WW Lab City of Laredo Utilities Department

**15 Question 3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract)**

Sepulveda Associates Architects, Inc.

**16** **Question 4. List any business entity(ies) that is a partner, parent, subsidiary business entity(ies) of the individual or entity listed in Question 3.**

**17** **Question 4. List any business entity(ies) that is a partner, parent, subsidiary business entity(ies) of the individual or entity listed in Question 3**  
 If you selected Not Applicable on Question 4, skip this section. If it applies to you, please list the name of partner, parent, or subsidiary business entity(ies) in this section.

**18** **Question 5. List any individuals or entities that will be subcontractors on this contract**

**19** **Question 5. List any individuals or entities that will be subcontractors on this contract**  
 If you selected Not Applicable on Question 5, please skip this section. If it applies to you, please list subcontractors in this section.

**20** **Question 6. List any attorneys, lobbyists, or consultants that have been retained to assist in seeking this contract**

**21** **Question 6. List any attorneys, lobbyists, or consultants that have been retained to assist in seeking this contract**  
 If selected Not Applicable on question 6, please skip this section. If it applies to you, please list attorneys, lobbyists or consultants that have been retained to assist in seeking this contract.

**22** **Question 7. Disclosure of political contributions**  
 List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections: a) Any individual seeking contract with the city (Question 3) b) Any owner or officer of entity seeking contract with the city (Question 3) c) Any individual or owner or officer of any entity listed above as partner, parent, or subsidiary business (Question 4) d) Any subcontractor or owner/officer of subcontracting entity for the contract (Question 5) e) The spouse of any individual listed in response to (a) through (c) above f) Any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

**23** **Question 7. Disclosure of political contributions**  
 If you selected Not Applicable on question 7, please skip this section. If it applies to you, please list all contributors in this section.

**24** **Updates on contributions required**  
 Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contracts identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

25	<b>Question 8. Disclosure of Conflict of Interest</b> Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Section 2.01 of the Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials? <input type="text" value="I am not aware of any conflict of interest."/>
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26	<b>8. Disclosure of Conflict of Interest</b> If you selected I am aware of conflict of interest in question 8, please list them in this section. <input type="text" value="No response"/>
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27	<b>Question 9. Updates Required</b> I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract is the subject of action by the City Council, and no later than five (5) business days after any changes has occurred, whichever comes first. This include information about political contributions made after the initial submission and up until thirty (30) calendar days after the contract has been awarded. <input checked="" type="checkbox"/> I have read and understand this section
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28	<b>Question 10. No Contact with City Officials or Staff during Contract Evaluation</b> I understand that a person or entity who seeks or applies for city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualifications (RFQ), or other solicitation has been released. This no-contact provision shall conclude when the contract is posted as a City of Laredo Council agenda item. If contact is required with city officials or employees, the contact shall take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2.09 of the Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration. <input checked="" type="checkbox"/> I have read and understand this section
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29	<b>Question 11. Conflict of Interest Questionnaire (CIQ)</b> Chapter 176 of the Local Government Code requires contractor and vendors to submit a Conflict of Interest Form (CIQ) to the Office the of City Secretary <input checked="" type="checkbox"/> I have acknowledge that I have been advised
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30	<b>Question 11. Oath</b> Please complete in this section the required information for your company: 1) Name 2) Title 3) Company or DBA 4) Date <input type="text" value="Roberto J. Sepulveda, President Sepulveda Associates Architects, Inc. March 3 2026"/>
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31	<b>Question 12. Oath</b> I swear or affirm that the statements contained in this Discretionary Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete. <input checked="" type="checkbox"/> I swear or affirm information is correct
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32	<b>Company Information Questionnaire</b> <input checked="" type="checkbox"/> I have completed this section
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33	<b>Conflict of Interest Questionnaire</b> <input checked="" type="checkbox"/> I have completed this section
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34	<b>Non-Collusive Affidavit</b> <input checked="" type="checkbox"/> I have completed and included this form
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**3** **Discretionary Contracts Disclosure**

**5**  I have completed this section

**3** **Certificate of Interested Parties (Form 1295)**

**6** In an effort to comply with state law the certificate of interested parties must be filled out once a vendor has been granted a contract. All of this information can be found on the State of Texas website please use this link provided <https://www.ethics.state.tx.us/lec/1295-Info.htm> Implementation of House Bill 1295 Certificate of Interested Parties (Form 1295): In 2015, the Texas Legislature adopted House Bill 1295 which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. The Texas Ethics Commission was required to adopt rules necessary to implement that law, prescribe the disclosure of interested parties form, and post a copy of the form on the commission's website. The commission adopted the Certificate of Interested Parties form (Form 1295) on October 5, 2015. The commission also adopted new rules (Chapter 46) on November 30, 2015, to implement the law. The commission does not have any additional authority to enforce or interpret House Bill 1295. Filing Process: Starting on January 1, 2016, the commission will make available on its website a new filing application that must be used to file Form 1295. A business entity must use the application to enter the required information on Form 1295 and print a copy of the completed form, which will include a certification of filing that will contain a unique certification number. An authorized agent of the business entity must sign the printed copy of the form and have the form notarized. The completed Form 1295 with the certification of filing must be filed with the governmental body or state agency with which the business entity is entering into the contract. The governmental entity or state agency must notify the commission, using the commission's filing application, of the receipt of the filed Form 1295 with the certification of filing not later than the 30th day after the date the contract binds all parties to the contract. The commission will post the completed Form 1295 to its website within seven business days after receiving notice from the governmental entity or state agency. Information regarding how to use the filing application will be available on this site starting on January 1, 2016. Additional Information: HB 1295 Certificate of Interested Parties (Form 1295) New Chapter 46 Ethics Commission Rules 46.1, Application 46.3 Definitions 46.5 Disclosure of Interested Parties Form In order to comply with state law the Certificate of Interested Parties (Form 1295) must be submitted to the Texas Ethics Commission within 10 days upon receiving notice of award of contract. This form must be submitted within the allotted time otherwise this may result in the cancellation of the contract.

I will comply with this form

**3** **Terms and Conditions for Request for Qualifications**

**7**

- **GENERAL TERMS AND CONDITIONS FOR STATEMENT OF QUALIFICATIONS**

**1. GENERAL CONDITIONS** Interested firms (Respondents) are required to submit statements upon the following expressed conditions: A. Respondents shall thoroughly examine the specifications, schedule, instructions and other contract documents. Once the award has been made, failure to read all specifications, instructions, and the contract documents, of the City shall not be cause to alter the original contract or for a Respondent to request additional compensation. B. Respondents shall make all investigations necessary to thoroughly inform themselves regarding the services being requested. No pleas of ignorance by the Respondent of conditions that exist or that may hereafter exist as a result of failure or omission on the part of the Respondent to make the necessary examinations and investigations, or failure to fulfill in every detail the requirements of the contract documents, will be accepted as a basis for varying the requirements of the City or the compensation to the Respondent. C. Respondents are advised that City contracts are subject to all legal requirements provided for in the City Charter and/or applicable City Ordinances, State and Federal Statutes.

**2. PREPARATION OF SUBMITTALS** Submittals shall be prepared in accordance with the following: A. For hand delivered submittals only, all information required by the RFQ form shall be furnished. The Respondent shall print or type the business name and manually sign the schedule. For Electronic submittals, this information shall be submitted electronically on Cit-E-Bid system. If vendor submits both manual and electronic bids, the electronic bid will replaced the manual bid and shall be considered the only valid bid. B. Alternate Proposals will not be considered unless authorized by the invitation for proposals or any applicable addendum.

**3. DESCRIPTION OF SUPPLIES** Not applicable for this request.

**4. SUBMISSION OF HAND DELIVERED STATEMENTS** A. Statement of qualifications and changes thereto shall be enclosed in sealed envelopes, properly addressed and to include the date and hour of the opening. B. Unless otherwise noted on the Notice to Respondents cover sheet, all hand delivered statements of qualifications must be submitted to the Office of the City Secretary, City Hall, 1110 Houston Street, Laredo, Texas 78040. C. SOQ forms can be downloaded and printed through C-I-E-Bid. **Mailed Bids (i.e. USPS, FedEx, UPS), telegraphic, emails or facsimile bids will not be considered.** D. The City shall pay no costs or other amounts incurred by any entity in responding to this RFQ, or as a result of issuance of this RFQ.

**5. REJECTION OF STATEMENT OF QUALIFICATIONS** The City may reject an SOQ if: A. Respondent misstates or conceals any material fact in the SOQ. B. SOQ does not strictly conform to the law or the requirements of the SOQ. C. Respondent is in arrears on existing contracts or taxes with the City of Laredo. D. In the event that a Respondent is delinquent in the payment of City of Laredo taxes on the day the SOQ is opened, including state and local taxes, such fact may constitute grounds for rejection of the SOQ or cancellation of the contract. A Respondent is considered delinquent, regardless of any contract or agreement, judgments to pay such delinquent taxes. E. No SOQ submitted herein shall be considered unless the Respondent warrants that, upon execution of a contract with the City of Laredo, Respondent will not engage in employment practices such as discriminating against employees because of race, color, sex, creed, or national origin. Respondent will submit such reports as the City may therefore require assuring compliance with said practices. F. The City may reject all SOQs or any part of an SOQ whenever it is deemed necessary.

**6. WITHDRAWAL OF STATEMENT OF QUALIFICATIONS** SOQs may not be withdrawn after they have been publicly opened, unless approved by the City Council.

**7. LATE PROPOSALS OR MODIFICATIONS** SOQs and modifications received after the time set for the proposal receiving deadline will not be considered. Late proposals will be returned to the Respondent unopened.

**8. CLARIFICATIONS OR OBJECTION TO STATEMENT OF QUALIFICATIONS** If any person contemplating submitting an SOQ for this contract is in doubt as to the true meaning of the specifications, or other SOQ documents or any part thereof, they may submit to the City Purchasing Agent. All requests for information shall be made in writing through email or Question & Response section on C-I-E-Bid system, no later than seven (7) days prior to the scheduled date for opening to: CITY OF LAREDO PURCHASING AGENT Jaime Zapata, 5512 Thomas Avenue Laredo, TX 78041; email: jzapata@city.laredo.tx.us. Any vendor submitting questions shall make reference to a specific RFQ number, section, page and item of this solicitation. Questions timely submitted may not elicit a response. It is the bidder's responsibility to follow up and make certain that the request was received. In case there are changes, additions, and/or edits to the original scope, an addendum will be issued by the Purchasing Agent to all vendors through C-I-E-Bid system under Questions and Responses section to clarify any inquiries. The City will not be responsible for any other interpretations of the SOQ during the RFQ process. bidder, or any persons acting on the bidder's behalf, shall not contact any City official or employee staff except those specifically designated in this or another subsequent solicitation document. The following sequence of activities must take place in filing a protest. To be performed by protesting Respondent: Within ten (10) calendar days prior to the time that the City Council considers the recommendation of the City's Purchasing Officer, the protesting Respondent must provide written protest to the City Purchasing Officer. Such protest must include specific reasons for the protest. To be performed by City's Purchasing Officer: Shall review the records of procurement and determine legitimacy and procedural correctness. Within five (5) working days, the City Purchasing Officer shall provide written response to the protesting Respondent of the decision. If the protesting Respondent is not satisfied with the decision of the City Purchasing Officer, such protesting Respondent may appeal to the City Manager of the City of Laredo. If the protesting Respondent cannot resolve the issue with the City Manager, he shall be entitled to address his concerns when the City Council of the City of Laredo considers the awarding of the contract. Such appeal may be made only after exhausting all administrative procedures through the City Manager. All protests must be duly submitted via Certified Mail to: City of Laredo - Purchasing Agent 5512 Thomas Ave. Laredo, Texas 78041.

**9. RESPONDENT DISCOUNTS** Not applicable for this contract.

- 10. AWARD OF CONTRACT** The selection and award shall be based on the basis of demonstrated competence and qualifications to perform the services, and for a fair and reasonable price. The firm selected will be the firm which, in the opinion of the City, is the best qualified. The professional fees under the contract may not exceed any maximum established by law. The Respondent shall bear the burden of proof of compliance with the City of Laredo specifications. A duly authorized purchase order number shall reference item/service description, item number, quantity and price. Invoices shall reference the assigned purchase order number to avoid any duplication (2 CFR 200.318 (d)). Contract terms are the responsibility of the awarded vendor(s) and the respective City user department(s).

• **11. ENTIRE AGREEMENT**

(a) All covenants, conditions and agreement contained in the solicitation, are hereby made part of the Agreement to the same extent and with the force as is fully set forth herein. If and to the extent of this Agreement and the terms of this solicitation and supplier response conflict Terms & Conditions of this solicitation shall control.

**12. PAYMENTS & INVOICING** All invoices to the City of Laredo have a 30-day term from receipt of completion of services. All invoices must show the purchase order number and invoices shall be legible. Invoices shall be mailed to the Accounts Payable Office, City Hall, P.O. Box 210, Laredo, Texas 78042. Electronic Funds Transfer (EFT) payments are also available; if electronic payments are preferred, an Electronic Funds Transfer (EFT) Authorization form needs to be completed and returned via e-mail to: [jjolly@ci.laredo.tx.us](mailto:jjolly@ci.laredo.tx.us). For more information, please contact Mr. Jorge Jolly, Accounts Payable Manager at (956) 791-7328.

**13. PROHIBITED CONTACTS DURING CONTRACT SOLICITATION PERIOD** A person or entity who seeks or applies for a city contract or any other person acting on behalf of such person entity is prohibited from contacting city officials and employees regarding such a contract after a Request for Proposal (RFP), Request for Qualification (RFQ) or other solicitation has been released. This no-contact provision shall conclude when the contract is awarded. If contact is required, such contact will be done in accordance with procedures incorporated into the solicitation document. Violation of this provision by respondents or their agents may lead to disqualification of their offer from consideration.

**14. TITLE VI ASSURANCE** The City of Laredo along with the Texas Department of Transportation, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S. C. ss 2000d to 2000d-4) and the Regulations, hereby notifies all providers that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit Statements of Qualifications in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

**15. In accordance to State of Texas, the City of Laredo follows State practices when awarding any and all competitive solicitations:**

TEXAS ENGINEERING AND LAND SURVEYING PRACTICE ACTS AND RULES CONCERNING PRACTICE AND LICENSURE

OCCUPATIONS CODE TITLE 6. REGULATION OF ENGINEERING, ARCHITECTURE, LAND SURVEYING, AND RELATED PRACTICES SUBTITLE A. REGULATION OF ENGINEERING AND RELATED PRACTICES CHAPTER 1001. TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

CHAPTER 137: COMPLIANCE AND PROFESSIONALISM

SUBCHAPTER C: PROFESSIONAL CONDUCT AND ETHICS

§137.53 ENGINEER STANDARDS OF COMPLIANCE WITH PROFESSIONAL SERVICES PROCUREMENT ACT

(a) A licensed engineer shall not submit or request, orally or in writing, a competitive bid to perform professional engineering services for a governmental entity unless specifically authorized by state law and shall report to the board any requests from governmental entities and/or their representatives that request a bid or cost and/or pricing information or any other information from which pricing or cost can be derived prior to selection based on demonstrated competence and qualifications to perform the services. (b) For the purposes of this section, competitive bidding to perform engineering services includes, but is not limited to, the submission of any monetary cost information in the initial step of selecting qualified engineers. Cost information or other information from which cost can be derived must not be submitted until the second step of negotiating a contract at a fair and reasonable cost. (c) This section does not prohibit competitive bidding in the private sector.

Source Note: The provisions of this §137.53 adopted to be effective May 20, 2004, 29 TexReg 4878; amended to be effective June 4, 2007, 32 TexReg 2996.

I Agree to the Terms and Conditions

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**Disqualification & Debarment Certification**

**DISQUALIFICATION & DEBARMENT CERTIFICATION** By submitting this request for bids, proposal or statement of qualifications, the firm certifies that: it is not currently debarred or eligible for debarment from the City of Laredo pursuant to **Ordinance No. 2017-O-098** and that it is not an agent of a person or entity that is currently debarred from receiving contracts from any political subdivision or agency of the State of Texas. The City will further verify debarment status through use of the federal website SAM.gov. The contract parties are further prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. Debarment and Suspension.

By executing this agreement, the Engineer certifies that it is not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this contract shall require any party to a subcontract or purchase order awarded under this contract to certify its eligibility to receive Federal funds and, when requested by the City, to furnish a copy of the certification. Additionally, in accordance with Chapter 2270, Texas Government Code, a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract.

The signatory executing this contract on behalf of company verifies that the company does not boycott Israel and will not boycott Israel during the term of this contract. S.B. 252 (V. Taylor S. Davis) is a bill relating to government contracts with terrorists. The bill provides that: (1) a governmental entity, including a city, may not enter into a governmental contract with a company that is identified on a list prepared and maintained by the comptroller and that does business with Iran, Sudan, or a foreign terrorist organization; and (2) a company that the United States government affirmatively declares to be excluded from its federal sanctions regime relating to Sudan, its federal sanctions regime relating to Iran, or any federal sanctions regime relating to a foreign terrorist organization is not subject to the contract prohibition under the bill.

I certify to the terms and conditions

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**Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)**

**Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)**

Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

I have read and understand this section

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**Ordinance 2018-O-175**

The City of Laredo has established a local vendor preference ordinance 2018-O-175. All informal and formal Requests for bids for contracts will be evaluated with a 5% preference for local vendors.

Sepulveda Associates Architects, Inc. is a local vendor

**4** **Addendum**

**1** The City of Laredo reserves the right to issue addenda to solicitations as necessary. Addenda are used to clarify, revise, or otherwise modify solicitation documents. All submitting parties are responsible for acknowledging receipt of each addendum issued. Failure to acknowledge any issued addendum will result in the submission being returned and considered incomplete.

**Important Notice:**

- Addendum notifications will be sent to the email address associated with each submission.
- It is the submitting party's responsibility to monitor the provided email address and ensure that all addenda are received and acknowledged.
- Failure to acknowledge any issued addendum will result in the submission being returned and considered incomplete.

Acknowledge

**4** **Insurance Terms and Conditions**

**2** **INSURANCE REQUIREMENTS**

If and when applicable or required by the contract, the successful bidder(s) shall furnish the City with original copies of valid insurance policies herein required upon execution of the contract and shall maintain said policies in full force and effect at all times throughout the term of this contract.

(a) Commercial General Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence and \$2,000,000 general aggregate for bodily injury and property damage, which coverage shall include products/completed operations (\$1,000,000 products/completed operations aggregate) and XCU (Explosion, Collapse, Underground) hazards. Coverage must be written on an occurrence form. Contractual Liability must be maintained covering the Contractor's obligations contained in the contract. The general aggregate limit must be at least two (2) times the each occurrence limit.

(b) Workers Compensation insurance at statutory limits, including Employers Liability coverage a minimum limits of \$1,000,000 each-occurrence each accident/\$1,000,000 by disease each-occurrence/\$1,000,000 by disease aggregate.

(c) Commercial Automobile Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence for bodily injury and property damage, including owned, non-owned, and hired car coverage.

(d) Professional Liability, Errors & Omissions coverage, with minimum limits of \$1,000,000 per claim, \$2,000,000 annual aggregate. This coverage must be maintained for at least two years after the project is completed. If coverage is written on a claims-made basis, a policy retroactive date equivalent to the inception date of the contract (or earlier) must be maintained during the full term of the contract.

(e) Any Subcontractor(s) hired by the Contractor shall maintain insurance coverage equal to that required of the Contractor. It is the responsibility of the Contractor to assure compliance with this provision. The City of Laredo accepts no responsibility arising from the conduct, or lack of conduct, of the Subcontractor.

(f) A Comprehensive General Liability insurance form may be used in lieu of a Commercial General Liability insurance form. In this event, coverage must be written on an occurrence basis, at limits of \$1,000,000 each-occurrence, combined single limit, and coverage must include a broad form Comprehensive General Liability Endorsement, products/completed operations, XCU hazards, and contractual liability.

(g) With reference to the foregoing insurance requirement, Contractor shall specifically endorse applicable insurance policies as follows:

1. The City of Laredo shall be named as an additional insured with respect to General Liability and Automobile Liability.
2. All liability policies shall contain no cross-liability exclusions or insured versus insured restrictions.
3. A waiver of subrogation in favor of the City of Laredo shall be contained in the Workers compensation, and all liability policies.
4. All insurance policies shall be endorsed to require the insurer to immediately notify The City of Laredo of

any material change in the insurance coverage.

5. All insurance policies shall be endorsed to the effect that The City of Laredo will receive at least sixty (60) days' notice prior to cancellation or non-renewal of the insurance.

6. All insurance policies, which name The City of Laredo as an additional insured, must be endorsed to read as primary coverage regardless of the application of other insurance.

7. Required limits may be satisfied by any combination of primary and umbrella liability insurances.

8. Contractor may maintain reasonable and customary deductibles, subject to approval by The City of Laredo.

9. Insurance must be purchased from insurers that are financially acceptable to the City of Laredo. Insurer must be rated A- or greater by AM Best Rating with an admitted carrier licensed by the Texas Department of Insurance.

(h) All insurance must be written on forms filed with and approved by the Texas Department of Insurance. Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent and shall contain provisions representing and warranting the following:

1. Sets forth all endorsements and insurance coverages according to requirements and instructions contained herein.
2. Shall specifically set forth the notice-of-cancellation or termination provisions to The City of Laredo.

(i) Upon request, Contractor shall furnish The City of Laredo with certified copies of all insurance policies.

(j) Certificates of insurance are always subject to review and approval from the City of Laredo Risk Management.

(k) Specialty certificates and licenses must be inspected and verified for accuracy and validity before award of contract.

(l) Awarded vendor is required to maintain current and active all certifications, licenses, permits and/or insurance coverages, required to perform work, throughout the duration of this project/contract.

#### **NON-CONSTRUCTION BIDS:**

##### Insurance Requirements

The successful bidder(s) shall furnish the City with a Certificate of Insurance herein required upon execution of the contract and shall maintain said policies in full force and effect at all times during the term of this contract.

(a) Commercial General Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence and \$2,000,000 general aggregate for bodily injury and property damage. Coverage must be amended to provide for an each-project aggregate limit of insurance. An alternative would be to have separate limits for all lines of General Liability coverage for each project.

(b) Workers Compensation insurance at statutory limits, including Employers Liability coverage a minimum limit of \$1,000,000 each-occurrence each accident; \$1,000,000 by disease each-occurrence; \$1,000,000 by disease aggregate.

(c) Commercial Automobile Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence for bodily injury and property damage, including owned, non-owned, and hired car coverage.

(d) Any Subcontractor(s) hired by the Contractor shall maintain insurance coverage equal to that required of the Contractor. It is the responsibility of the Contractor to assure compliance with this provision. The City of Laredo accepts no responsibility arising from the conduct, or lack of conduct, of the Subcontractor. The independent subcontractor performing onsite labor will extend completed operations to additional insured parties.

(e) A Comprehensive General Liability insurance form may be used in lieu of a Commercial General Liability insurance form. In this event, coverage must be written on an occurrence basis, at limits of \$1,000,000 each-occurrence, combined single limit, and coverage must include a broad form Comprehensive General Liability Endorsement.

(f) With reference to the foregoing insurance requirement, Contractor shall specifically endorse applicable insurance policies as follows:

1. The City of Laredo shall be named as a primary and non-contributory additional insured with respect to General Liability and Automobile Liability. The additional insured for General Liability shall include operations and completed operations. Completed operations are to be kept in force for a period of 10 years.

2. All liability policies shall contain no cross-liability exclusions or insured versus insured restrictions.
3. A waiver of subrogation in favor of the City of Laredo shall be contained in the Workers compensation and all liability policies.
4. All insurance policies shall be endorsed to require the insurer to immediately notify The City of Laredo of any material change in the insurance coverage.
5. All insurance policies shall be endorsed to the effect that The City of Laredo will receive at least sixty (60) days' notice prior to cancellation or non-renewal of the insurance.
6. All insurance policies which name The City of Laredo as an additional insured must be endorsed to read as primary coverage regardless of the application of other insurance.
7. Required limits may be satisfied by any combination of primary and umbrella liability insurances.
8. Contractor may maintain reasonable and customary deductibles subject to approval by The City of Laredo.
9. Insurance must be purchased from insurers that are financially acceptable to the City of Laredo. Insurer must be rated A- or greater by AM Best Rating with an admitted carrier licensed by the Texas Department of Insurance.

(g) All insurance must be written on forms filed with and approved by the Texas Department of Insurance. Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent and shall contain provisions representing and warranting the following:

1. Sets forth all endorsements and insurance coverages according to requirements and instructions contained herein.
2. Certificates of insurance shall be accompanied by a copy of each required endorsement including the notice of cancellation or termination provisions to the City of Laredo for each required type of insurance.

(h) Upon receipt of a verified claim and at the request of the City of Laredo, Contractor shall furnish The City of Laredo with certified copies of all required insurance policies.

#### **CONSTRUCTION BIDS:**

##### **INSURANCE REQUIREMENTS**

When required and specified in the City of Laredo bid specifications, the successful bidder(s) shall furnish the City with Certificate of Insurance herein required upon execution of the contract and shall maintain said policies in full force and effect at all times during the term of this contract.

(i) Commercial General Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence and \$2,000,000 general aggregate for bodily injury and property damage, which coverage shall include products/completed operations (\$1,000,000 products/completed operations aggregate), and XCU (Explosion, Collapse, Underground) hazards. Coverage for products/completed operations must be maintained for at least two (2) years after the construction work has been completed. Coverage must be amended to provide for an each-project aggregate limit of insurance. An alternative would be to have separate limits for all lines of General Liability coverage for each project.

(j) Workers Compensation insurance at statutory limits, including Employers Liability coverage a minimum limit of \$1,000,000 each-occurrence each accident; \$1,000,000 by disease each-occurrence; \$1,000,000 by disease aggregate.

(k) Commercial Automobile Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence for bodily injury and property damage including owned, non-owned, and hired car coverage.

(l) Any Subcontractor(s) hired by the Contractor shall maintain insurance coverage equal to that required of the Contractor. It is the responsibility of the Contractor to assure compliance with this provision. The City of Laredo accepts no responsibility arising from the conduct, or lack of conduct, of the Subcontractor. The independent subcontractor performing onsite labor will extend completed operations to additional insured parties.

(m) A Comprehensive General Liability insurance form may be used in lieu of a Commercial General Liability insurance form. In this event, coverage must be written on an occurrence basis, at limits of \$1,000,000 each-occurrence, combined single limit, and coverage must include a broad form Comprehensive General Liability Endorsement, products/completed operations, XCU hazards, and contractual liability.

(n) With reference to the foregoing insurance requirement, Contractor shall specifically endorse applicable insurance policies as follows:

1. The City of Laredo shall be named as a primary and non-contributory additional insured with respect to

- General Liability and Automobile Liability. The additional insured for General liability shall include operations and completed operations. Completed operations are to be kept in force for a period of 10 years.
2. All liability policies shall contain no cross-liability exclusions or insured versus insured restrictions.
  3. A waiver of subrogation in favor of the City of Laredo shall be contained in the Workers compensation, Builders Risk, and all liability policies.
  4. All insurance policies shall be endorsed to require the insurer to immediately notify The City of Laredo of any material change in the insurance coverage.
  5. All insurance policies shall be endorsed to the effect that The City of Laredo will receive at least sixty (60) days' notice prior to cancellation or non-renewal of the insurance.
  6. All insurance policies which name The City of Laredo as an additional insured must be endorsed to read as primary coverage regardless of the application of other insurance.
  7. Required limits may be satisfied by any combination of primary and umbrella liability insurances.
  8. Contractor may maintain reasonable and customary deductibles, subject to approval by The City of Laredo.
  9. Insurance must be purchased from insurers that are financially acceptable to the City of Laredo. Insurer must be rated A- or greater by AM Best Rating with an admitted carrier licensed by the Texas Department of Insurance.

(d) All insurance must be written on forms filed with and approved by the Texas Department of Insurance. Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent and shall contain provisions representing and warranting the following:

1. Sets forth all endorsements and insurance coverages according to requirements and instructions contained herein.
2. Certificates of Insurance shall be accompanied by a copy of each required endorsement including the notice of cancellation or termination provisions to the City of Laredo for each required type of insurance.

(e) Upon receipt of a verified claim and at the request of the City of Laredo, Contractor shall furnish The City of Laredo with certified copies of all required insurance policies.

I agree my insurance meets minimum requirements.

4  
3

## Contract Requirements

**1. CODE OF ETHICS ORDINANCE** Vendors doing business with the City of Laredo shall comply with all provisions of the City of Laredo's Code of Ethics (Ordinance, as amended). Vendors may be required to participate in Code of Ethics trainings.

**1.2 PROHIBITED CONTACTS DURING CONTRACT SOLICITATION PERIOD** A person or entity who seeks or applies for a city contract or any other person acting on behalf of such person or entity, is prohibited from contacting city officials and employees regarding such a contract after a Formal Bid, Request for Proposal (RFP), Request for Qualification (RFQ) or other solicitation has been released. This no-contact provision shall conclude when the contract is awarded. The City of Laredo reserves the right to contact respondents and may require such contact as part of the evaluation process (for presentation, clarification) of bids and/or negotiation of RFP submittal(s) prior to the award of contract. If contact is required, such contact will be done in accordance with provisions of Chapter 252 and 271 of the Texas Local Government Code and procedures incorporated into the solicitation document. Violation of this provision by respondents or their agents may lead to disqualification of their offer from consideration.

**1.3 NON-COLLUSIVE AFFIDAVIT (Form can be downloaded and submitted through Cit-E-Bid system)** The City may require that vendors submit a Non-Collusive Affidavit. The vendor will be required to state that the party submitting a proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any Bidder or Person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price or affiant or of any other Bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other Bidder, or to secure any advantage against the City of Laredo or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

**1.4 CONTRACT DISCLOSURE FORMS (This is submitted through Cit-E-Bid system)** The City of Laredo requires the following forms to be completed as a part of this bid for consideration: 1. Company Information Questionnaire, 2. Signed Price Schedule, 3. Conflict of Interest Questionnaire, 4. Non-Collusive Affidavit 5. Discretionary Contracts Disclosure 6. Certificate of Interested Parties (Form 1295) **\*\*Upon Award of RFP Only\*\***

**1.5 CONFLICT OF INTEREST FORMS (This is submitted through Cit-E-Bid system)** Conflict of Interest Disclosure: A form disclosing potential conflicts of interest involving counties, cities, and other local government entities may be required to be filed after January 1, 2006, by vendors or potential vendors to local government entities. The new requirements are set forth in Chapter 176 of the Texas Local Government Code added by H.B. No. 914 of the last Texas Legislature.

**1.6 TEXAS ETHICS COMMISSION (Form 1295, Form can be downloaded and submitted through Cit-E-Bid system)** Certificate of Interested Parties (Form 1295) Implementation of House Bill 1295: In an effort to comply with state law the certificate of interested parties must be filled out once a vendor has been granted a contract. All of this information can be found on the state of Texas website, please use this link provided.

<https://www.ethics.state.tx.us/tec/1295-Info.htm> In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. In order to comply with state law the Certificate of Interested Parties (Form 1295) must be submitted to the Texas Ethics Commission within 10 days upon receiving notice of award of contract. This form must be submitted within the allotted time otherwise this may result in the cancellation of the contract.

Changes to Form 1295:

Changes to the law requiring certain businesses to file a Form 1295 are in effect for contracts entered into or amended on or after January 1, 2018. The changes exempt businesses from filing a Form 1295 for certain types of contracts and replace the need for a completed Form 1295 to be notarized. Instead, the person filing a 1295 needs to complete an "unsworn declaration."

I have read and understand this section

**4** **Section I: Firm Qualifications and Team Organization (35 Points)**

**4** Brief description of the firm, including:

Legal name, address, website, and years in business.

Texas engineering license information for the firm and key licensed staff.

Overview of the firm's capabilities and services relevant to this Project.

Description of proposed sub consultants (architectural, structural, MEP, lab planning, IT LIMS, etc.) and the roles they will perform.

Organizational chart showing the proposed team structure and reporting relationships.

**\*\*\*Documentation shall uploaded onto Cit-E-Bid\*\*\*\***

Please see Section 1 of Unloaded Attachments

**4**  
**5** **Section II: Relevant Laboratory and Utilities Project Experience. (20 Points)**

Provide a minimum of five (5) projects completed within the last ten (10) years that demonstrate the firm's experience with:

Environmental or water wastewater laboratory planning, design, and implementation; and

Drinking water and or wastewater facilities where laboratory integration or support was a key component.

For each project, identify:

Project name and location;

Owner client;

Brief description and scope of services;

Laboratory-related elements (e.g., bacteriology, BOD COD, metals organics labs, equipment planning);

Construction cost and year of completion (if available);

Owner contact information for reference (name, title, phone, and email).

**\*\*\*Documentation shall uploaded onto Cit-E-Bid\*\*\***

Please see Section II of Uploaded Attachments

4  
6

**Section III: Project Team and Key Personnel. (20 Points)**

Identify the proposed Project Manager and key technical leads (e.g., Lead Lab Planner Process Engineer, Lead Architect, Lead MEP Engineer, and any key specialty leads).

Provide brief resumes (2 pages maximum each) focusing on:  
Relevant laboratory and water wastewater project experience;  
Professional registrations, certifications, and education;  
Specific role and responsibilities on this Project.

Indicate the anticipated level of involvement (percent of time or hours) for key personnel across major phases.

**\*\*\*Documentation shall uploaded onto Cit-E-Bid\*\*\***

Please see Section III of Uploaded Attachments

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7

**Section IV: Technical Approach and Understanding. (15 Points)**

Describe your understanding of the City's objectives for a combined drinking water and wastewater compliance laboratory.

Provide a concise description of your technical approach to:  
Needs assessment and laboratory programming;  
Integrating drinking water and wastewater testing while managing cross-contamination risk;  
Planning and specifying equipment for E. coli and other bacteriological testing, BOD COD, heavy metals, nutrients, and additional parameters defined by the City;  
Designing flexible lab spaces that can accommodate future analytical methods and instruments.

Summarize your internal quality assurance quality control processes for design and documentation

**\*\*\*Documentation shall uploaded onto Cit-E-Bid\*\*\***

Please see Section IV of Uploaded Attachments

**48 Section V: Project Management, Schedule, and Communication. (5 Points)**

Present a high-level project schedule from Notice to Proceed through design completion and anticipated construction and equipment installation milestones.

Describe your approach to:

Project management and coordination with City staff;

Communication and decision tracking (meetings, reports, task logs);

Coordination among sub-consultants and disciplines;

Managing scope and changes.

**\*\*\*Documentation shall uploaded onto Cit-E-Bid\*\*\***

Please see Section V of Uploaded Attachments

**49 Section VI: Local Knowledge and Added Value. (5 Points)**

Describe your familiarity with the City of Laredo, regional regulatory environment, and local permitting processes, if applicable.

Identify any design or delivery innovations that could add value, improve lab performance, or reduce lifecycle cost.

**\*\*\*Documentation shall uploaded onto Cit-E-Bid\*\*\***

Please see Section VI of Uploaded Attachments

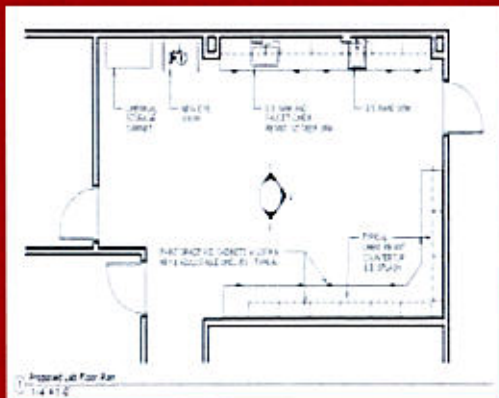


Dr. J. G. Cigarroa Middle School Science Lab 2026

# I. COMPANY AND PERSONNEL EXPERIENCE



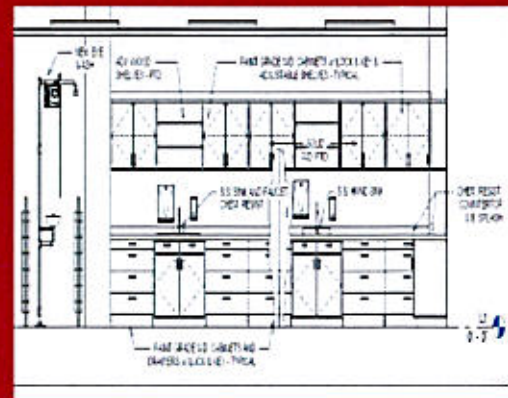
City of Laredo - Fire Administration Center  
 Sepulveda Associates, Architects, Inc.  
 2012



Mini-lab Study - 2025 - Plan



SEPULVEDA  
 ASSOCIATES  
 ARCHITECTS  
 INC.



Mini-lab Study - 2025 Interior Elevation

# I.1. SAA, INC. CONTACT INFORMATION

Submittal Document  
Item No. 30 and 44



**LAREDO OFFICE**  
1820 Houston Street  
Laredo, Texas 78040  
Telephone: 956/725-1985  
E-Mail: saainc@saarchitects.net

**AUSTIN OFFICE**  
12744 Withers Way  
Austin, Texas 78727  
Telephone: 956/235-3732  
E-Mail: ricardo@saarchitects.net

**SEPULVEDA ASSOCIATES ARCHITECTS, INC.**     *A Texas Registered Architectural Firm*

**PRINCIPAL CONTACT AND PROJECT TEAM MANAGER:**  
Roberto J. Sepulveda, AIA - President/Architect Tx. No. 13181

**Sepúlveda Associates Architects, Inc. (SAA, Inc.)** is a full-service design firm with a distinguished record of service to communities in South Texas. Established in 1992 the firm has contributed to the region's built environment through its **innovative design, commercial developments, lower and higher educational institutions, new, modernization - rehabilitation, historic preservation, recreational and planning services.**

A majority of the firm's work has been dedicated to the successful development of educational facilities and public buildings which help advance the quality of life for all citizens of the region.

**The hallmark of the firm's success is its focus on the needs of the project owner and on design which efficiently serves a project's ultimate users.**

***SAA, Inc. will serve as the team project manager for the proposed Architectural Services for 2026 - 047 New Drinking Water and Wastewater Laboratory.***

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1820 HOUSTON ST.  
LAREDO, TEXAS 78040  
(956) 725-1985  
E-MAIL saainc@saarchitects.net



# I.1.TEAM EXPERIENCE / QUALIFICATIONS

SAA, Inc. has provided professional services to public and private entities who have invested more than \$1.1 Billion in NEW and REHABILITATION construction projects throughout Webb, Jim Hogg and Zapata counties.



Sepulveda Associates Architects, Inc. is proud of its portfolio of successful **new construction, remodeling – modernization, and historic rehabilitation projects** which serve the community as government buildings, public and private schools, colleges and businesses.

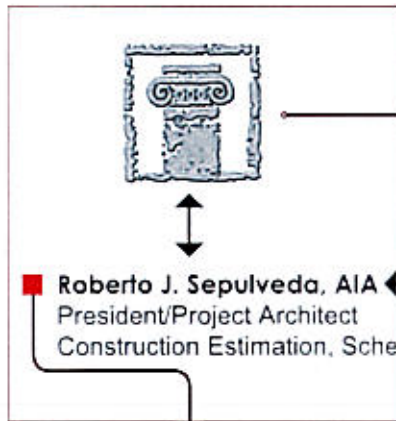
The SAA, Inc. team has broad **Master Planning / Feasibility Study and Design** experience that has created many new projects and also transformed many historic buildings in Laredo and throughout the region for functional and effective new uses. Successful execution of program planning by SAA, Inc.'s team has resulted in exceptional multi-functional facilities for the City of Laredo, County of Webb, United ISD, Laredo College, Laredo ISD, Webb CISD, and Zapata CISD. **SAA, Inc. has designed over 480 successful custom residential and commercial projects with over 29 projects completed for the City of Laredo since 1992** including the **Utilities Dept. Administration Center Phase I,II, III & IV.**

**Overview:** Innovation and efficiency in design are also evident in SAA, Inc.'s **new construction projects** for Laredo College which have included the 115,000 sq. ft. **Lewis Energy Group Academic Center**, the 80,000 sq. ft. - \$12.5 Mil. modernization and expansion of the **H.R. Yeary Library and Conference Center** and the \$8.5 million **Guadalupe and Lilia Martinez Fine Arts Center** which has featured concerts, conferences, dramatic plays and musicals for the benefit of students and community groups. **Complex Historic Rehabilitation projects** successfully executed by SAA, Inc. have included the former Fort McIntosh Chapel, the former Fort McIntosh P34-35 into an administration center, and the firm's current project to rehabilitate the **C of L former Southern Hotel (1210 Matamoros St.)** into the City of Laredo's new apartments for elderly and low income residents. **Recently, 2023-24, the UNI-Trade Stadium Enhancements scope, construction documents, bidding and awarding was executed in a timely manner within budget.**

The design team assembled by SAA, Inc. has collaborated on both large and small projects for over 33 years and their combined experience and knowledge of local construction standards and codes allows for **an aggressive project schedule to be developed**, maintained and repeatedly executed.

SAA, Inc. takes great pride in designing structures that harmonize with the region's architecture and environment, that are durable, sustainable, efficient and make cost-effective use of space. **The fact that the firm is repeatedly contracted by individuals, agencies and institutions attests to Sepulveda Associates Architect's ability to plan, meet deadlines, budgets, and produce quality work for its clients.**

# I.1. TEAM COMPOSITION



City of Laredo  
 Mayor and City Council City  
 Management  
 City Utilities Department  
**Project Manager**

■ **Roberto J. Sepulveda, AIA**  
 President/Project Architect  
 Construction Estimation, Schedule and Specifications

■ **Roberto S. Sepulveda, AIA - Architect**  
 Architectural Project Manager  
 Architectural Site Assessment, Construction Documents,  
 Construction Administration

■ **Ricardo D. Sepulveda, AIA - Architect**  
 Project Architect  
 Architectural Site Assessment, Construction Documents  
 Construction Administration

■ **Marcos A. Sepulveda, AIA - Architect**  
 Architectural Project Manager  
 Architectural Site Assessment, Construction Documents,  
 Construction Administration

■ **Rebecca C. Sepulveda**  
 Vice President, Historic Preservation Consultant  
 Finance/Management

■ **Design Consultants**  
 Christy G. Sepulveda, Industrial Designer  
 Construction Documents

■ **Additional Design Consultants**  
 As Needed - Part Time

**Howland Engineering**  
 Civil Consultants  
 Roberto P. Martinez, P.E.  
 Oscar J. Sepulveda, P.E.

**Synergy Engineering**  
 Structural Consultants  
 Victor DeAnda, P.E.

**NRG Engineering**  
 MEP Consultants  
 John Rodriguez, P.E.

**WJHW, Inc.**  
 AV Display / Data / Sound  
 Rene Garza, Principal Consultant

**Half Associates, Inc.**  
 Technology/Security  
 Jose Delgado, P.E.

**O'Connor Engineering &  
 Science, Inc.**  
**Environmental - Abatement**  
 Thomas J. O'Connor, Jr., P.E.,  
 Principal  
 Pedro Vasquez, P.M.



**Laredo College  
 Dr. J.G. Cigarroa Science  
 Laboratory Building**



# I.1. SAA, INC KEY PERSONNEL

SAA, Inc. takes a team approach to design, inviting the client, their staff, and the people who will live, use, visit and work within a facility to collaborate with the team of designers and consultants. The result is a successful project that honors the owner's budget and vision, while providing staff and local / visitor users with a functional and welcoming environment. Long-term sustainability and energy efficiency are critical components of all SAA, Inc.'s designs.

## SAA, Inc. Personnel

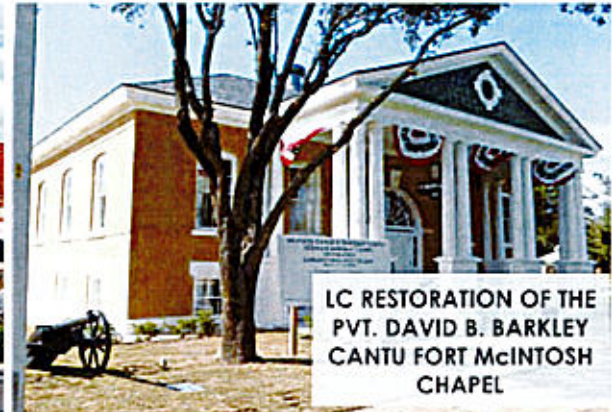
**Roberto J. Sepulveda, President, AIA**  
**Roberto S. Sepulveda, Director, AIA**  
**Ricardo D. Sepulveda, Director, AIA**  
**Marcos A. Sepulveda, Director, AIA**  
**Christy G. Sepulveda, Industrial Designer**  
**Rebecca C. Sepulveda, Vice President, Allied AIA**



**UNI-TRADE STADIUM ENHANCEMENTS  
CITY OF LAREDO  
2022-24**



**BRUNI HIGH SCHOOL**



**LC RESTORATION OF THE  
PVT. DAVID B. BARKLEY  
CANTU FORT McINTOSH  
CHAPEL**



**LC LILIA AND GUADALUPE MARTINEZ  
FINE ARTS CENTER - 2004 - SAA, INC.**



**LC VISUAL AND  
PERFORMING ARTS CENTER**

# I.1. SAA, INC KEY PERSONNEL



## ROBERTO J. SEPULVEDA

AIA, Principal - Architect

### PROFESSIONAL EXPERIENCE:

1994 – Present

President, Sepulveda Associates Architects, Inc.  
(a professional corporation) Laredo, Texas

1992-1993 Sepulveda Associates Architects Laredo, Texas  
Owner/Architect

1984-1992 Turner, Hickey, Sepulveda & Associates, Inc.  
Architects and Planners Laredo, Texas  
Partner/Architect

1982-1984 Intern Architect, Thompson and Associates  
Austin, Texas

### EDUCATION:

1982 Bachelor of Architecture- The University of Texas at Austin

1978 Liberal Arts Coursework Laredo Junior College Laredo, Texas

1977 Raymond and Tirza Martin High School Laredo, Texas

### REGISTRATION:

Professional Registered Architect

**Texas Board of Architectural Examiners Number 13181 - 3/22/90**

Professional Registered Interior Designer

Texas Board of Architectural Examiners Number 8004 - 9/01/94

### ACHIEVEMENTS AND PARTICIPATION:

2018 - Volunteer of the Year Nominee – United Way Jefferson Award

1996-97 - Chairman of the Board – Laredo Chamber of Commerce

1991-1992 - Distinguished President Kiwanis International

1988-1989 - Kiwanian of the Year

1987-1988 - Kiwanis Rookie of the Year

1986-1987 - C. William Brownfield Membership Award Laredo Jaycees

1985-1986 - Officer of the Year/Laredo Jaycee of the Year

1978 - Distinguished Honor Student Laredo Junior College

1976 - Vigil Member, Order of the Arrow, Boy Scouts of America

Gulf Coast Council, BSA Silver Beaver Award

Boy Scouts of America St. George Medal

Girl Scouts of America Elizabeth Ann Seton Award

Member, National Eagle Scout Association

Boys Scouts of America, Eagle Scout 1974

Member, American Institute of Architects (Since 1984)

Organizational Member, U.S. Green Building Council

Member, Texas Society of Architects (1984 - )

Member, AIA-Laredo Section



1820 HOUSTON ST.  
LAREDO, TEXAS 78040  
(956) 725-1985  
E-MAIL saainc@saarchitects.net



# I.1. SAA, INC KEY PERSONNEL



## ROBERTO S. SEPULVEDA AIA, Architect and Project Manager

### PROFESSIONAL EXPERIENCE:

1999 - Present  
Sepulveda Associates Architects Inc., Laredo Texas  
Project Management/ Design/Site Assessment/3D Modeling

Sepulveda Associates Architects, Inc.  
2010 to Present Architect in Training  
1999-2010 Student Intern

### EDUCATION:

2015 - Master in Architecture  
Boston Architectural College (Boston MA.)  
2009 - Bachelor of Science in Architecture Degree  
The University of Texas at San Antonio  
2005 - Laredo Community College  
2004 - St. Augustine High School  
Laredo, Texas  
2003 - Architectural Summer Academy  
University of Texas at Austin - School of Architecture

### REGISTRATION:

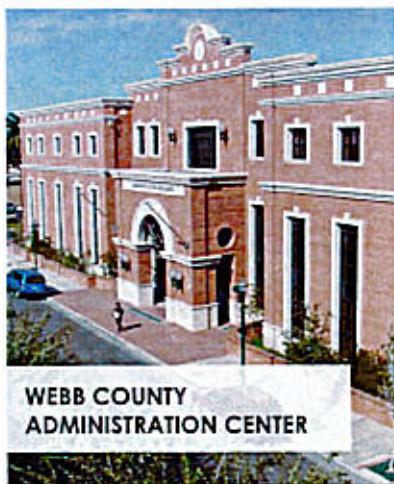
Professional Registered Architect  
**Texas Board of Architectural Examiners Number 29404 - 6/16/21**

### CIVIL AFFILIATIONS

Treasurer, Laredo Section, American Institute of Architects Member, Webb  
County Heritage Foundation  
Member, Blessed Sacrament Church

### AWARDS

Eagle Scout - 5-20-2000  
Daniel B. Hastings, Jr. Scholarship Recipient  
Laredo Community College Blue Chip Scholar



WEBB COUNTY  
ADMINISTRATION CENTER



# I.1. SAA, INC KEY PERSONNEL



## MARCOS A. SEPULVEDA AIA, Architect and Project Manager

**PROFESSIONAL EXPERIENCE: TBAE No. 31331 - 10-18-23**

1999 - Present Sepulveda Associates Architects Inc., Laredo Texas  
Project Management/ Design/Site Assessment/3D Modeling

2014-2018  
Kendall Heaton Associates, Houston, TX

2013  
Story Architects, Houston, Texas  
Architectural Draftsman/ Designing/ Surveying/3D Modeling

University of Houston Gerald D. Hines School of Architecture  
Computer Lab Tech Clerk

### EDUCATION:

2014 Bachelor of Architecture, University of Houston  
2009-2010 University of Texas at San Antonio School of Architecture  
2008 Laredo Community College: Laredo Texas  
2007 St. Augustine High School, Laredo Texas  
2007 UT School of Architecture Summer Academy: Austin Texas

### ACHIEVEMENTS AND PARTICIPATION:

2013 Italart – University of Houston Summer Study Abroad Program  
2007 LCC Daniel B Hastings Jr. Scholarship Award  
2005 Eagle Scout

### SKILLS:

Technical Design: AutoCAD 2012, Sketchup 8, Rhinoceros 5, Revit, Grasshopper  
Editing: Adobe Creative Suite 5, Photoshop/Illustrator/In-Design)  
Rendering: Vray, 3dsMax, Artlantis

### CIVIC AFFILIATIONS

Member, Laredo Rotary Club



Private Ranch House - Webb County 2018



Laredo ISD Instructional Technology Center - 2021-22

1820 HOUSTON ST.  
LAREDO, TEXAS 78040  
(956) 725-1985 FAX (956) 725-2396  
E-MAIL saainc@saarchitects.net



# I.1. SAA, INC KEY PERSONNEL



## RICARDO D. SEPULVEDA

AIA, Architect, SAA Inc. Austin / Laredo

### PROFESSIONAL EXPERIENCE:

- 2019 Director - Sepulveda Associates Architects - Austin
- 2014-2019 Project Architect - Tom Hurt Architecture - Austin, Tx Research /
- 2013-2014 Design Assistant at the Community Design Resource Center ,  
Houston Tx
- 2012-2013 Construction Asst. Supervisor - Texas Fine Home Builders
- 2006-2012 Sepulveda Associates Architects, Inc., Laredo TX - Designer,  
Design Consultant

### EDUCATION:

- 2014 Bachelor of Architecture, University of Houston  
Magna Cum Laude, Honors Award
- 2009 Laredo Community College
- 2009 St. Augustine High School - Laredo, Tx

### REGISTRATION:

Professional Registered Architect  
Texas Board of Architectural Examiners  
**Registered Architect in Texas - #27441 2018**

### SKILLS:

Technical Design: AutoCAD 2012, Sketchup 8, Rhinoceros 5, Revit, Grasshopper  
Editing: Adobe Creative Suite 5, Photoshop/Illustrator/In-Design)  
Rendering: Vray, 3dsMax, Artlantis

### ACHIEVEMENTS AND PARTICIPATION:

- 2014 - Honors Thesis Award
- 2013 - Published "Collaborative Community Design Initiative"
- 2013 - Italtart - University of Houston Study Abroad Program Italy
- 2013 - Provost Undergraduate Research Scholarship
- 2012 - "Pop Up" Project - Artist of the Year Exhibit
- 2012 - Curatorial Assistant - Close the Gap Exhibit
- 2010-2014 - Dean's List University of Houston-Architecture
- 2007 - Eagle Scout



LISD Cigarroa Middle School  
2021 - 2024



CENTER FOR CREATIVE ACTION  
- TOM HURT ARCHITECTURE



SEPULVEDA  
ASSOCIATES  
ARCHITECTS  
INC.

# I.1. SAA, INC KEY PERSONNEL



## REBECCA CAVAZOS SEPULVEDA

Business Manager,  
Historic Preservation Consultant

### PROFESSIONAL EXPERIENCE:

- 1992 - Present - Sepulveda Associates Architects, Inc. Laredo, Texas  
Vice President
- 2004 - 2017 - Diocese of Laredo  
Non-Profit Director of Stewardship and Development
- 2001-2005 - Laredo Community College  
College Adjunct Instructor - History
- 2001-2003 - Laredo Community College  
College Adjunct Instructor Customer Service
- 1998-2004 - Laredo Community College  
Director of Marketing and Public Information
- 1995- 1998 - Texas A&M International University  
Director of Development
- 1993-1995 - Webb County Heritage Foundation And Republic of the Rio Grande Museum  
Executive Director
- 1985 - 1993 - Catholic Communications Corp. Laredo, Texas  
Manager, writer, producer KHOY FM and Catholic CTV
- 1985 - 1993 - Laredo Community College Adjunct College  
Instructor - Electronic Communications
- 1984-1985 - Laredo Morning Times - Laredo, Texas  
City Editor
- 1983-1984 - Office of the Governor State Capitol, Austin, Texas  
Assistant to the Governor's Press Secretary
- 1980-1983 - Laredo Morning Times - Laredo, Texas  
Newspaper Editor of entertainment and features sections, City Hall reporter
- 1979 -1980-- State Capitol, Austin, Texas  
Legislative aide to Sen. John A. Traeger (D-Sequin).  
Legislative aide to Sen. Carlos F. Truan (D-Corpus Christi).
- 1975-1978 Laredo Times - Laredo, Texas  
Newspaper writer, proofreader



DIOCESSE OF LAREDO  
SAGRADO CORAZON MISSION

### EDUCATION:

- 2003 Master of Arts in History, Texas A&M International University, Laredo, TX
- 1980 Bachelor of Journalism Degree, Magazine Sequence,  
College of Communications, The University of Texas at Austin
- 1978 Associate of Arts Degree, Magna Cum Laude, Laredo Junior College

### PROFESSIONAL AFFILIATIONS:

- Allied Member, American Institute of Architects - LRGV Chapter
- Organizational Member, U.S. Green Building Council
- Board Member, Webb County Heritage Foundation
- Board Member, Laredo Area Community Foundation



# I.1. DESIGN CONSULTANTS



## ■ HOWLAND ENGINEERING CO. SURVEYING AND CIVIL ENGINEERS

ROBERTO P. MARTINEZ, JR., PE

### PROFESSIONAL EXPERIENCE:

Howland Engineering and Surveying Co., Inc. Laredo, TX

- Geoscience Manager / Partner 1999-Present
- Geotechnical Engineering
- Construction Materials Testing
- Forensic Engineering
- Civil Design
- Pavement Design

Conventional / Post Tension Foundation Designs (Residential & Coml)

Law Engineering and Environmental Services, Inc.  
Dallas and Austin, TX 1996-1999

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

Vacek-Crawford, Inc. Kingwood, TX 1994-1996

- Forensic Engineering
- Structural Evaluation of Residential and Commercial Buildings

### EDUCATION:

Masters of Science in Civil Engineering  
Specializing in Structural Engineering  
Purdue University, West Lafayette, Indiana  
1993

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

### REGISTRATION:

Texas Registered Professional Engineer  
TX Registration No. 87810



# I.1. DESIGN CONSULTANTS



## ■ HOWLAND ENGINEERING CO. SURVEYING AND CIVIL ENGINEERS OSCAR J. SEPULVEDA, P.E.

### PROFESSIONAL EXPERIENCE:

Howland Engineering and Surveying Co., Inc. Laredo, TX  
Senior Project Engineer / Manager  
2008-Present

- Land Development – Civil Design Residential / Commercial Subdivisions
- Public Works Civil Design
- Topographic Surveying
- Construction Supervision and Inspection  
Foster Engineering Co. Laredo, Texas  
Vice President for Private Development  
1975-1980, 1983-2008
- Land Development – Civil Design Residential / Commercial / Industrial Subdivisions
- Private Land Development Master Planning
- Public Works Civil Design – Governmental and Educational Facilities
- Construction Management, Supervision and Inspection
- Land and Topographic Surveying Consulting
- Floodplain Development Management / Elevation Certification
- Structural Foundation / Wall Evaluation and Design of Residential and Commercial Facilities
- 

### EDUCATION:

Bachelors of Science in Architectural Engineering  
Emphasis in Building Structures / Structural Engineering  
University of Texas at Austin  
1970-1975

### REGISTRATION:

REGISTRATION:  
Texas Registered Professional Engineer  
TX Registration No. 71405

Texas Registered Professional Land Surveyor



SEPULVEDA  
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ARCHITECTS  
INC.

# I.1. DESIGN CONSULTANTS

## ■ SYNERGY STRUCTURAL ENGINEERING

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

### PROFESSIONAL EXPERIENCE:

2004 – Present, Owner, Synergy Structural Engineering, Laredo, TX. Structural Design performed by hand and computer programs, Drafting in Autocad and Construction administration. Supervise and manage office work including marketing, proposals and site visits.

1996 – 2004 Project Manager, Lopez Engineering Group, Laredo, TX/ Mc Allen TX

Structural detailing, design and structural calculations performed by hand and computer programs. Review of shop drawings, RFI's and field observation. Supervise and manage office works including, preliminary studies, lateral force systems selection criteria, contract administration, design and construction administration, supervision of overall engineering, CADD development, and marketing.

1995- 1996 - TEXAS A&M UNIVERSITY, Kingsville, TX

Responsible for grading all examination documents for the Statistics and Structural Analysis professors. In charge of logging grades in record books and calculating overall grades for students of said classes.

### EDUCATION

1996 - Texas A&M University-Kingsville, Magna Cum Laude

Laredo Junior College (GPA 3.000)

1990 – Preparatoria Excelsior, Nuevo Laredo, Tam, Mex

### AWARDS/CERTIFICATIONS

- Member and Treasurer of ASCE (American Society of Civil Engineers)
- Member of the American Honor Engineering Society (Tau Beta Pi)
- Honor Roll Achievement (Spring and Fall 1995)
- ASCE Steel Bridge Competition Designer (1st Place in Stiffness)
- E.I.T. Texas # ET-23358 4/19/96
- P.E. License Texas # 92641 10/2003

### SKILLS:

Bilingual: Spanish. Computer literate: Windows XP, Word, Excel, Power Point, AutoCadd, Enercalc, Fastframe, Risa-2D, RetainPro.



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# I.1. DESIGN CONSULTANTS

## NRG ENGINEERING

Mechanical, Electrical, & Plumbing

PRESIDENT / PRINCIPAL, JOHN A. RODRIGUEZ, III, P.E.

### PROFESSIONAL EXPERIENCE:

Sept. 2002 – Present NRG Engineering - Owner  
Aug. 2001 – 2003 Project Engineer, P.E.  
Colwell & Associates, Inc.  
May 1997 – 2001 Senior Project Manager, E.I.T.  
GPM Engineering  
Sept. 1996 – 1997 Vice President/Owner,  
QuadTech Engineering, Inc.  
May 1996 – 1996 Electrical Designer/E.I.T.  
Marmon Mok, Architects & Engineers  
May 1995 – 1996 Electrical Designer/E.I.T.  
Collins, Haggard and Associates, Inc.



### EDUCATION:

1994 - Bachelor of Science in Electrical Engineering, Texas A&M University, Kingsville

### REGISTRATION:

Registered Professional Engineer – Texas No. 90273  
Member of the National Society of Professional Engineers (NSPE)  
Member of the Texas Society of Professional Engineers (TSPE) –  
Nueces Chapter

### PROFESSIONAL ACTIVITIES:

Registered Professional Engineer – Texas No. 90273  
Member of the National Society of Professional Engineers (NSPE)  
Member of the Texas Society of Professional Engineers (TSPE) –  
Nueces Chapter

### SAMPLE PROJECTS – EDUCATION

- United ISD H5 Science Building Additions (LBJ, United South, & Alexander) – Laredo, TX
- United ISD New 9th Grade Campus ~200,000SF – Laredo, TX
- United ISD New Middle School Campus ~111,000SF – Laredo, TX
- LISD Lamar Middle School Renovations and Additions – Laredo, TX
- W.B Ray High School Renovations and Additions – Corpus Christi, TX
- R.M. King High School Renovations and Additions – Corpus Christi, TX
- Mary Carroll High School Renovations and Additions – Corpus Christi, TX
- LISD Martin High School Renovation, ~ 90,000SF, Laredo ISD – Laredo, TX
- LISD Martin High School Classroom Addition, ~100,000SF, Laredo ISD – Laredo, TX
- LISD Christian Middle School Renovation, ~ 40,000SF, Laredo ISD – Laredo, TX
- Zapata Middle School Renovation, ~100,000SF – Zapata, TX
- New Zapata Elementary School – Zapata, TX
- New Bruni Middle School, Webb CISD – Bruni, TX
- New Bruni High School, Webb CISD – Bruni, TX
- Eagle Pass ISD District Fine Arts/Theater Complex – Eagle Pass, TX
- Eagle Pass ISD New District Football Stadium and Field House – Eagle Pass, TX
- Eagle Pass ISD New District Basketball/Volleyball/Multipurpose Arena – Eagle Pass, TX
- Eagle Pass High School Gymnasium & Science Wing Additions – Eagle Pass, TX
- CC Winn High School Classroom Wing Addition – Eagle Pass, TX
- King High School Fine Arts Complex Renovation & Expansion – KVUSD, Kingsville, TX
- New Dupose Middle School – Alice ISD, Alice, TX

City of Laredo Fire Administration  
Center - SAA, Inc. 2012



Corpus Christi, TX  
Harbor Bridge Lighting Project



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# I.1. DESIGN CONSULTANTS

## **NRG ENGINEERING** Mechanical, Electrical & Plumbing

SEAN M. RODRIGUEZ, P.E., C.I.P.E.

### PROFESSIONAL EXPERIENCE:

Sept. 2002 – Present	Project Manager/P.E.	
NRG Engineering		
July 2002 – 2003	Project Manager/E.I.T.	
DBR Engineering		
Dec. 2001 – 2002	Project Manager/E.I.T.	Swoboda Engineering
Nov. 1999 – 2001	Project Manager/E.I.T.	
GPM Engineering (Pitzco, Inc.)		
Sept. 1996 – 1999	Mechanical Designer/E.I.T.,	Swoboda Engineering



TX. P.E. 96478

### EDUCATION:

Bachelor of Science in Mechanical Engineering  
Texas A&M University

### SELECTED PROJECTS:

The following is a partial list of projects that represent past experience prior to the formation of NRG Engineering. Detailed project lists for the following facility types shall be furnished upon request.

### PROFESSIONAL ACTIVITIES

Certified in Plumbing Engineering, April 2000, by The American Society of Plumbing Engineers  
Member of the American Society of Plumbing Engineers (ASPE) – Houston, TX Chapter  
Member of the American Society of Heating, Refrigeration, and Air Conditioning Engineers – S. Texas Chapter

### EDUCATIONAL PROJECT EXPERIENCE

TAMU International – Sepulveda Associates, Architects – Computer Lab Remodel  
TAMU Kingsville – BMST Architects – Dormitory Remodel  
Laredo Comm. College – Sepulveda Assoc., Architects – New Science Building  
Del Mar College – BMST Architects – New Solomon Coles Classroom Building  
Del Mar College – Prime – New West Campus Central Plant & Energy Retrofits  
Laredo ISD – Sepulveda Assoc., Architects – New Sanchez-Ochoa Elementary  
Laredo ISD – Ashely-Humphries Architects – New Farias Elementary



LC Lewis Academic Center  
MDF 2012



Kingsville Border Patrol Facility



LC South Campus New Chiller



# I.1. DESIGN CONSULTANTS

## ■ WJHW, INC.

AV / ACOUSTICS / SOUND CONSULTING



René Garza,  
ASTC  
Senior Associate

### Education

University of the Incarnate  
Word, Bachelor of Arts,  
Theatre and Design, San  
Antonio, Texas

University of Oregon,  
Graduate Teaching Fellow,  
1999-2000

### Professional

**Associations** American  
Society of Theatre  
Consultants  
United States Institute for  
Theatre Technology  
Texas Educational Theatre  
Association

Since 1992, René has been professionally involved with theatre and the performing and visual arts. He has successfully worked with educational facilities (both K-12 and higher education), churches, corporate users, sports complexes and numerous performing arts theatres. He has worked and designed on various projects for companies such as the award winning Kitchen Dog Theater, Disney Entertainment, the Chuck E. Cheese Corporation and Universal Studios. As an artist, René has designed and artistically worked on well over fifty productions ranging from live theatre to film.

René's hands-on experience with such a broad range of technical systems, combined with his understanding of the construction process and strength as a project manager, has given him a valuable insight into how all of these elements must work together in order to produce a successful project which meets and exceeds the clients expectations.

### Representative Projects

Dallas ISD - Carter High School; Dallas, Texas  
Dallas ISD - Hulcy High School; Dallas, Texas  
Dallas ISD - Atwell Middle School; Dallas, Texas  
Humble ISD - Kingwood Park High School; Humble, Texas  
Krum ISD - Krum High School Auditorium; Krum, Texas  
Krum ISD Early Education Center; Krum, Texas  
Midlothian ISD - High School Technology Village; Midlothian,  
Texas  
Keller ISD - High School #4; Keller, Texas  
Red Oak ISD - High School #2; Red Oak, Texas  
Weslaco ISD - High School Auditorium; Weslaco, Texas  
Grand Prairie ISD - Career High School; Grand Prairie, Texas  
Northwest ISD - Academy of Media Arts/Technology; Justin,  
Texas  
Victoria ISD Performing Arts Center; Victoria, Texas  
Grand Prairie ISD - South High School Performing Arts Center;  
Grand Prairie, Texas  
Eagle Mountain-Saginaw ISD; High School #3; Saginaw, Texas  
Carroll ISD - Southlake High School Theatre; Southlake, Texas  
Northwest ISD - Byron Nelson High School; Justin, Texas  
Mission ISD - Mission High School; Mission, Texas  
Mission ISD - Veteran Memorial High School; Mission, Tx  
Midlothian ISD - Frank Seale Middle School; Midlothian, Tx  
Northside ISD - William J. Brennan High School;  
San Antonio, Texas



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ARCHITECTS  
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# I.1. DESIGN CONSULTANTS

## HALFF ASSOCIATES

Communications / IT / Data Systems / CCTV Systems

JOSE A. DELGADO, PE, RCDD, LEED AP

### ABOUT:

Prior to joining Halff Associates, Jose spent a number of years in Dallas and Austin, Texas, where he was actively engaged in technically challenging projects.

He has extensive experience in design, construction administration, and project management on ITS projects following BICSI's (Building Industry Consulting Service International) recommended practices.

Jose's experience covers government, commercial, and educational sectors. Examples of his ITS designs include a signage system using fiber optic media for several of New York's Land Port of Entry (LPOE) locations; Network Operating center for Donna ISD; and backbone and horizontal cabling systems, access controls, audio/visual, intercom, intrusion detection, and fire alarm for numerous facilities for the City of McAllen, the University of Texas-Rio Grande Valley, and U.S. Customs and Border Patrol facilities.

### EDUCATION:

2002 – Bachelor of Science/Electrical Engineering, University of Texas Pan American

### LICENSES AND REGISTRATION:

Licensed Professional Engineer  
State of Texas – No. 101998 (2008)

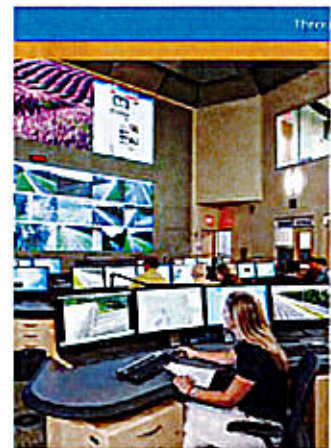
Registered Communications Distribution Designer  
RCDD – No. 201201R (2017)

LEED AP - No. 10450958

### SERVICES AREAS:

- Structured cabling (backbone & horizontal)
- Access controls
- Electronic security systems
- Uninterruptable power supplies (UPS)
- Intercom systems
- Data centers
- Fire alarm systems
- Water/wastewater instrumentation
- Surveillance camera systems
- Lift station controls
- Intrusion detection
- Lift station automation

 HALFF | SMARTER SOLUTIONS



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# I.1. DESIGN CONSULTANTS

## **O'CONNOR ENGINEERING & SCIENCE, INC. (OES) ENVIRONMENTAL CONSULTING**



*Kazen Student Center  
Environmental Abatement  
2012*



919 Victoria Street  
Laredo, Texas 78040  
Telephone: 956/728-1123, 956/728-7075 fax  
E-Mail: [oes@stx.rr.com](mailto:oes@stx.rr.com)

### **Main Contact:**

**Thomas J. O'Connor, Jr., PE, REM (21 Years as President)**

President and Senior Project Engineer  
Licensed Professional Engineer No. 85537, Texas Board of  
Professional Engineers  
Licensed Asbestos Individual Consultant No. 10-5541,  
Texas Department of State Health Services  
Registered Environmental Manager No. 9107, National  
Registry of Environmental Professionals  
Graduate, Texas A&M University, College Station, Texas;  
Bachelor of Science, Civil Engineering, 1992  
Master of Business Administration (MBA); Coursework,  
Texas A&M International University

### **OES PERSONNEL**

#### **O'CONNOR ENGINEERING & SCIENCE, INC.**

919 Victoria Street  
Laredo, Texas 78040  
956-728-1123, 956-728-7075 (fax)  
**Contact: Thomas J. O'Connor, Jr., PE, REM**



*P-24 Former Post  
Commissary Restoration  
and Repurposing  
Asbestos Abatement  
2010*

**President and Senior Project Engineer: Thomas J.  
O'Connor, Jr., PE, REM**

Licensed Professional Engineer No. 85537, Texas Board of  
Professional Engineers  
Licensed Asbestos Individual Consultant No. 10-5541,  
Texas Department of State Health Services  
Registered Environmental Manager No. 9107, National  
Registry of Environmental Professionals

**Project Manager: Pedro Vazquez (OES 19 Years)**

# I.1. DESIGN CONSULTANTS



*Visual & Performing Arts  
Warehouse Abatement  
2011*

## Support Staff:

**Ricardo D. Rodriguez, Senior Engineering Technician  
(OES 17 Years)**

**Martin J. Flores, Jr., Draftsman (OES 9 Years) Magda  
Yanina Rodriguez, Administrative (OES 8 Years)**

## STAFFING – RESUMES

### RESUME

#### THOMAS J. O'CONNOR, JR., PE, REM

#### EDUCATION:

Master of Business Administration (MBA) Coursework  
Texas A&M International University  
Laredo, TX 1992-1993

Bachelor of Science, Civil Engineering  
Texas A&M University, College Station, TX  
August, 1992

J.W. Nixon High School  
Laredo, TX  
Graduate, 1986

#### PROFESSIONAL EXPERIENCE:

O'Connor Engineering & Science, Inc.  
Laredo, TX  
President and Senior Project Engineer  
1999-Present

Applied Earth Sciences, Inc.  
Laredo, TX  
Project Engineer  
1998-1999

Raba-Kistner Consultants, Inc.  
Laredo, TX  
Project Engineer Interim Manager  
1996-1998



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# I.1. DESIGN CONSULTANTS



*P-24 Former Commissary  
Environmental Abatement  
2010*

Crystal Environmental Services, Inc.  
Laredo, TX  
Graduate Engineer  
1994-1996

Trinity Testing Laboratories, Inc.  
Laredo, TX  
Graduate Engineer  
1992-1994

Berger Materials Engineering, Inc.  
Bryan, TX  
Engineering Technician  
1991-1992

## **PROFESSIONAL REGISTRATIONS:**

Licensed Professional Engineer, State of Texas (No. 85537)  
Registered Environmental Manager, NREP (No. 9107)  
Texas Department of State Health Services (TDSHS) Individual  
Asbestos  
Consultant (10-5541)  
TCEQ LPST Licensed Corrective Action Project Manager  
(CAPM-00865)

## **PROFESSIONAL AFFILIATIONS:**

American Society of Professional Engineers  
National Society of Professional Engineers  
Texas Society of Professional Engineers  
National Registry of Environmental Professionals  
Laredo Builders Association

## **SPECIALIZED TRAINING:**

ACI Design of Slabs on Grade  
Forensic Engineering Assessments  
Retaining Wall Design  
PTI Post-Tensioned Slab Design  
Asbestos Abatement Project Design  
Asbestos Management Planner Training  
Asbestos Project Inspection Training  
Radiation Safety Training  
OSHA 40-Hour HAZWOPER Certification (29CFR1910.120)  
Underground Storage Tank Removal Design

# I.1. DESIGN CONSULTANTS

## RESUME

**PEDRO VAZQUEZ**



P-124 Historic Officer's  
Qtrs. Residences  
2013



## EDUCATION:

Texas State Technical College  
Associates in Applied Science-Computer Drafting and Design  
Technology  
Laredo, TX  
August, 2003

Bruni High School  
Bruni, TX  
Graduate, 2001

## PROFESSIONAL EXPERIENCE:

O'Connor Engineering & Science, Inc.  
Laredo, TX  
General Manager  
2011-Present

O'Connor Engineering & Science, Inc.  
Laredo, TX  
Senior Draftsman  
2005-2011

O'Connor Engineering & Science, Inc.  
Laredo, TX  
Draftsman  
2001-2005

## SPECIALIZED TRAINING:

ACI Design of Slabs on Grade  
Asbestos Abatement Project Design  
Asbestos Management Planner Training  
Asbestos Project Inspection Training  
Radiation Safety Training  
OSHA 40-Hour HAZWOPER Certification (29CFR1910.120)

# I.1. DESIGN CONSULTANT CONTACTS

## HOWLAND ENGINEERING & SURVEYING CO. (MBE) Survey and Civil Engineers

Contact: Roberto Martinez, P.E.,  
Oscar J. Sepulveda, P.E.  
7615 N. Bartlett Avenue  
Laredo, Texas 78041-6508  
956-722-4411, 956-722-5414 (fax)

In association with SAA, Inc. for 12 years. **The largest engineering firm in the Laredo-Webb County area with disciplines in civil engineering, land surveying, platting, material quality testing, and geo-science engineering.** The firm maintains a full time local testing laboratory providing quality monitoring for all construction projects. SAA, Inc. has worked with Oscar J. Sepulveda for over twenty five years and guides the team's civil, surveying, and geo-technical designs.

## NRG ENGINEERING

### MECHANICAL / ELECTRICAL ENGINEERS

Contact: John A. Rodriguez, III, P.E.  
5656 S. Staples, Ste. 360  
Corpus Christi, Texas 78411  
361-852-2727, 361-852-2922 (fax)

In association with SAA, Inc. for 16 years. NRG Engineering is a full service mechanical, electrical and plumbing consulting firm. The firm provides construction documents for commercial, industrial and government projects, both new and renovated. Established in 2002, NRG Engineering is paving its way within the engineering/construction community by setting high standards for quality work. With over 50 years combined experience, NRG engineers, designers and staff continue to strive for excellence.

## WRIGHTSON, JOHNSON, HADDON & WILLIAMS, INC.

### AUDIO/VISUAL/ACOUSTICS/SOUND

Contact: Rene Garza, Principal  
12175 Network Boulevard, Suite 150  
San Antonio, TX 78249  
p.(972) 934-3700 f.(210) 561-9810

In association with SAA, Inc. for 21 years. Wrightson, Johnson, Haddon & Williams, Inc. is a 38 person, DBE Certified woman owned firm offering state-of-the-art design services and consulting in **acoustics & noise control, audio, visual, video & scoring displays, broadcast provisions & video production, theatre planning, lighting & rigging, distributed TV & satellite, video surveillance & access control, and tel/data structured cabling.** The firm's strengths lie in the combined talents of principals and employees, the diverse technical and business skills, and experience accrued over the years from hundreds of successfully completed world renown projects.

# I.1. DESIGN CONSULTANT CONTACTS

## SYNERGY STRUCTURAL ENGINEERING STRUCTURAL ENGINEERS

Contact: Victor De Anda P.E.  
6909 Springfield Ave. Suite 105  
Laredo, Texas 78041  
956-753-5860, 956-753-6210 (fax)

In association with SAA, Inc. for 15 years.

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 bldg
- modifications and expansion to existing buildings

## O'CONNOR ENGINEERING AND SCIENCE, INC. *If Required* ENVIRONMENTAL SITE ASSESSMENT AND WETLAND DELINEATION

Contact: Thomas J. O'Connor, Jr. P.E., REM  
919 Victoria Street  
Laredo, Texas 78040  
Telephone: 956/728-1123, 956/728-7075 fax  
E-Mail: oes@stx.rr.com

**NOTE: O'Connor Engineering and Science prepared the original Plaza Theater environmental report.**

OES is located in the Laredo-Webb County area with disciplines in material quality testing, geo-science engineering, environmental testing, and abatement monitoring as required to meet TDLR. The firm maintains a full time local testing laboratory providing quality monitoring for all construction projects. SAA, Inc. has worked with Tom O'Connor, P.E., for over eighteen years and has always provided excellent services for all our services. Local service with local talent.

## HALFF ASSOCIATES, INC. *If Required* DATA/COMMUNICATIONS/SECURITY/CCTV

Contact: Jose A. Delgado, P.E., RCDD, LEED AP  
5000 West Military Highway, Suite 100  
McAllen, Texas 78503  
956-664-0286, 956-664-0282 (fax)

**Consultants for Data/IT/CCTV, LEED Certification and other specialties as needed.**

# I.2. OVERVIEW OF TEAM - PROJECT MANAGEMENT AND COMMUNICATION

With a **local Lead Architect, SAA, Inc.**, responsive to the community's needs, our design team will help the City of Laredo achieve its goals for the assigned project scopes. In collaboration with a city appointed project manager, **the design team will develop the scope and / or new program of requirements for the new compliance lab to be executed which might involve renovation/addition or new construction.**

SAA, Inc. has used the following strategies over the years for awarded projects for City of Laredo including, but not limited, to the following: the **City of Laredo Utilities Administration Center Phase I, II, III, & IV, North and South WWTP Buildings - Labs, UNI-Trade Stadium Enhancements, Health Department remodeling and expansion, the Utilities Department remodeling and expansion of the Administration Center, So. Laredo and North Laredo WWTP administration centers, Fire Stations No. 6, No. 8, No. 14, 614 Santa Rita, 1406 Juarez, 803 Convent, Southern Hotel Downtown Elderly Apts., the Public Works Administration and Fleet Maintenance Complex and the recently completed Utility Department Materials Storage facility.**

The team is anchored in Laredo by SAA, Inc. which has a reputation for providing excellence in design and outstanding service to the City of Laredo, as well as to other local government, educational and non-profit organizations. SAA, Inc. will include the **City's assigned project manager** in all team progress meetings and communications, and will coordinate with city staff through all phases of the project.

SAA, Inc. has developed the following **project management skills and communication strategies** to ensure delivery of a quality construction project:

- **Clear line of communication between Owner, Users-appointed committee, Architect (representing the design team), Consultants and Contractor**
- Create / Review / Refine a Program of Requirements and Budget, involving consultants and familiarizing them with the appointed staff, reviewing IT, AV, Energy Management, Electrical, Mechanical, Plumbing issues
- Review site issues, street available utilities, fire protection, orientation, access, vehicular, pedestrian, safety, facilities equipment (entry/exit gates, software), parking sensor lighting system, etc.
- Obtain milestone approvals from council or city administrators and/or modify as required
- Check list for design and programming phases, phasing of work while operating venue, if req'd
- Personal on-site involvement of project managers both for the Architect and Contractor
- Code and Ordinance review with City Officials, review of ADA standards with T.A.S. officials
- Coordination with City utility committee and UCC, as may be required
- Develop project design and construction schedules upon consultation with Owner requirements
- Develop project submittal / shop drawings log
- Application for payment cost breakdown reviews
- Monthly reports on participation of trades and project progress
- Engineering services and site visits, drone services
- Environmental reports and evaluations, recommendations and alternative to provide cost savings
- Periodic field reports, photographic documentation shared with city management and communications department
- In addition to weekly site meetings, communication with the City project manager is conducted through email and telephone, and video conferences as needed.

# I.3. SERVICE PHILOSOPHY

It is the aim and purpose of **Sepulveda Associates Architects, Inc.** to support the unique vision and goals of the City of Laredo for the **26 - 047 NEW WATER & WASTEWATER LABORATORY**.

**SAA, Inc. takes a team approach to design, inviting the client, their staff, and the people who will live and work within a structure, to collaborate with the team of designers and consultants.** The result is a successful project that honors the owner's budget and vision, while providing staff and users with a functional and welcoming environment. Long-term sustainability and energy efficiency are critical components of all SAA, Inc.'s designs.

***The hallmark of the firm's success is its focus on the needs of the project owner and on design which efficiently serves a project's ultimate users.***



## **Essential Elements of Our Design / Service Philosophy:**

### **Function Over Form**

SAA, Inc. and team place the highest value in **sustainable design** that honors the client's goals, budget and schedule. SAA, Inc. has put this goal into action and proven its value with 33 years of sustainable design for **over \$1.0 billion tax dollars** invested in recreational parks, educational facilities, commercial, institutional, government buildings and public housing designs that are architecturally enduring, efficient and sustainable.

### **Listen and Stay Focused**

SAA, Inc. takes pride in **transforming goals, hopes and dreams** into effective and efficient design. Our new, rehabilitation and modernization designs are not monuments to architect or owner. They support the goals of all those who dedicate themselves to serving the community through our design projects.

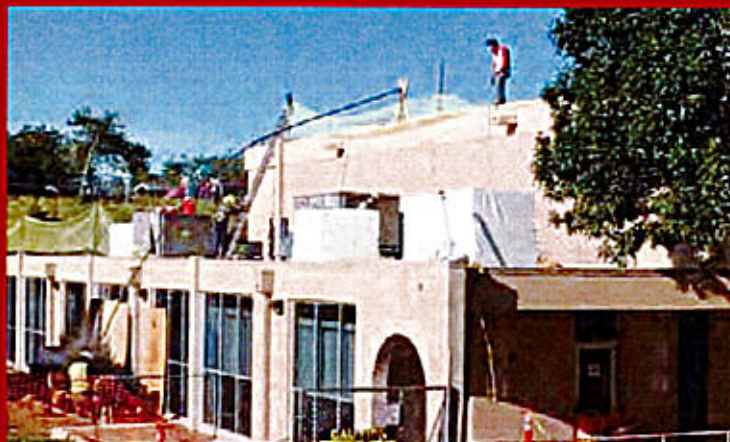
### **Elegant and Simple**

The success of SAA, Inc.'s sustainable designs comes from our team's focus on creating harmony between innovation and the history, tradition and environment of our city, the streets and neighborhoods where our buildings serve their greatest purpose.



City of Laredo - W.I.C. Clinic - Feasibility Study - 2020-21, Site, Floor Plans, Elevations, 3D Model

# II. RELEVANT LABORATORY & UTILITIES PROJECT EXPERIENCE



City of Laredo  
 Health Dept. Master Plan Phase I, II, III Renovations,  
 TDLR TAS HC Ramps, Stairs, Metal Canopy  
 Expansion and Roof Replacements 1993-1998, 2001, 2005, 2012, 2015, 2020



Proposed New W.I.C. Clinic



Proposed New W.I.C. Clinic

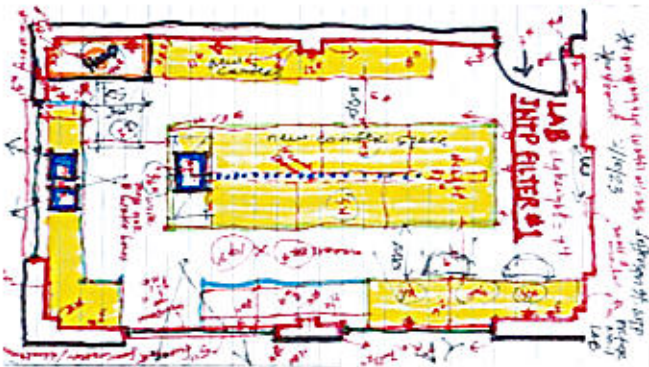
# II.1. RELEVANT LABS UTILITY PROJECTS

Submission Document  
Item No. 30.2 and 45

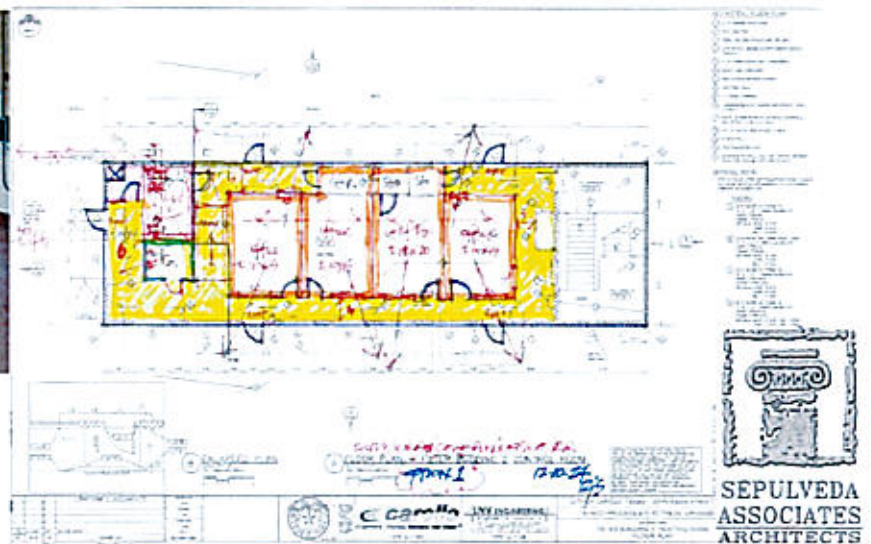
1. PROJECT NAME: Utilities Department Administration Laboratory Building Phase I, II, III, IVV
2. OWNER: City of Laredo Utilities Department
3. LABORATORY TYPE: Chemistry - Bacteriology, BOD/COD, Metals/Organics - Original Lab
4. COST/COMPLETION: Phase I Original - \$550,000 - 1996, Phase II Expansion \$1.2 mil., 2005  
Phase III Expansion \$1,060 Mil., 2014, PHase IV Canopy \$750,000 - 2021
5. CONTACT: Juan Arriaga - Asset Management Coordinator  
PREVIOUS DIRECTORS - Tomas Rodriguez, PE, Riazul Mia, PE, Arturo Garcia Jr. PE

See the following pages for project portfolio sheets.

1. PROJECT NAME:: Utilities Department Jefferson St Water Plant / Laboratory Remodeling
2. OWNER:: City of Laredo
3. LABORATORY TYPE:: Chemistry - Bacteriology, BOD/COD, Metals/Organics
4. COST/COMPLETION:: Preliminary Design Phase - Pending Funding for a NTP
5. CONTACT: Wencelao Barberena - Plant Supervisor 956-721-2000



1. PROJECT NAME: Utilities Department Jefferson St Water Plant / Filter 2 Remodeling
2. OWNER: City of Laredo Utilities Department
3. LABORATORY TYPE: Chemistry - Bacteriology, BOD/COD. Metals/Organics
4. COST/COMPLETION: Preliminary Design Phase - Pending Funding for a NTP
5. CONTACT: Wencelao Barberena - Plant Supervisor 956-721-2000



# II.1. RELEVANT LABS UTILITY PROJECTS

Submittal Document  
Item No. 30.2 and 45

## NRG Engineering - Lab Projects - MEP Consultant Projects

City of Corpus Christi

1. Whitecap WWTP Operations Center  
New Construction

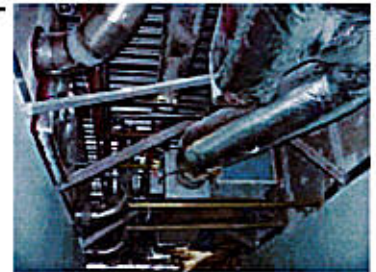


2. Allison WWTP Operations Center  
New Construction



City of Laredo

3. North WWTP Lab Operations Center  
New Construction



4. South WWTP Lab Operations Center  
New Construction



5. Fleet Annex Building  
New Construction

City of Port Aransas

6. Public Works Maintenance Facility  
New Construction



7. South WWTP  
New Construction

City of Rockport

8. WWTP Operations Office  
New Construction



# Administration Building - New Construction / Expansions

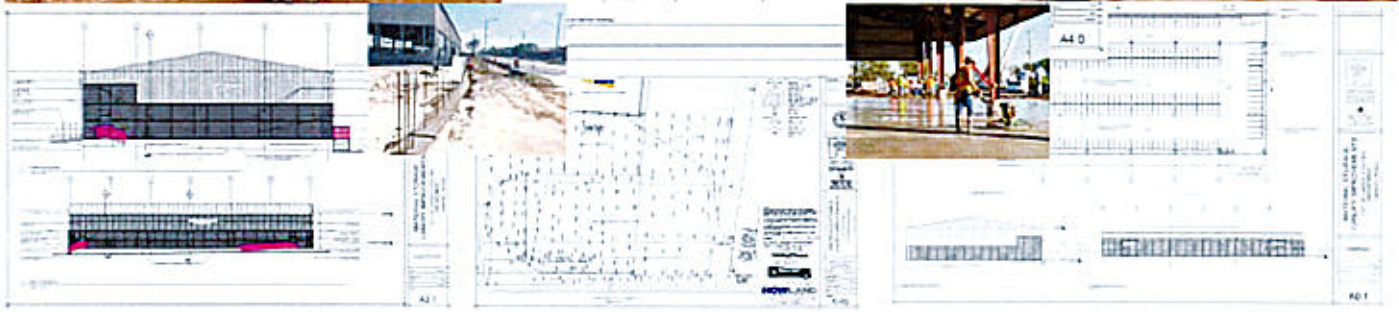
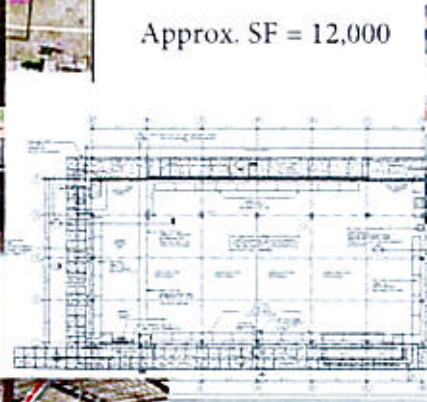
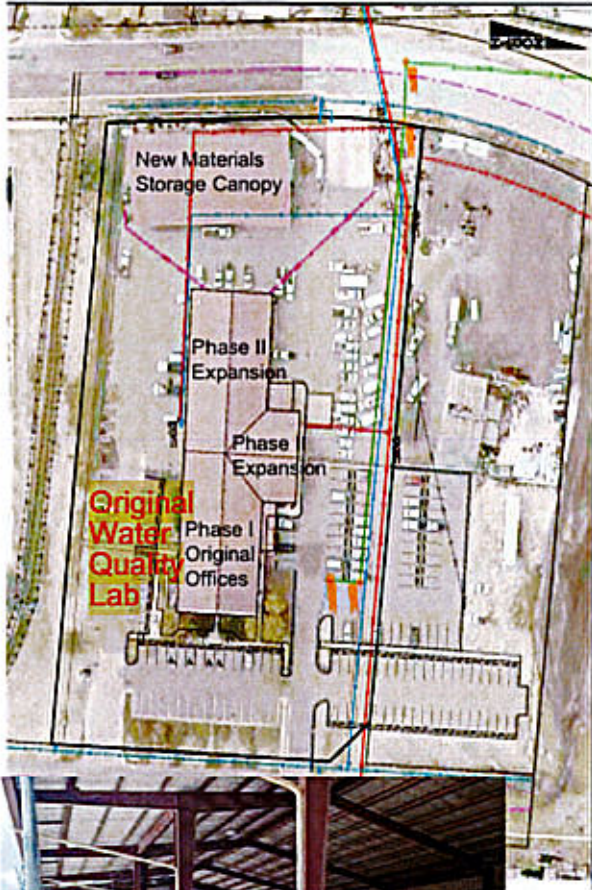
Name of Project: City of Laredo Utilities Department  
Material Storage Open Canopy

Name of Owner: City of Laredo  
Owner Address: 5816 Daugherty Ave., Laredo, Tx 78041  
Contact: William Lim, P.E. Phone: 956-721-2000  
Email: slim@ci.laredo.tx.us  
Contact: Arturo Garcia, P.E. Email: agarcia10@ci.laredo.tx.us  
General Contractor: Various General Contractors  
Cost: Phase I = \$550,000  
Date: 2019 - 2020 on time and within budget.

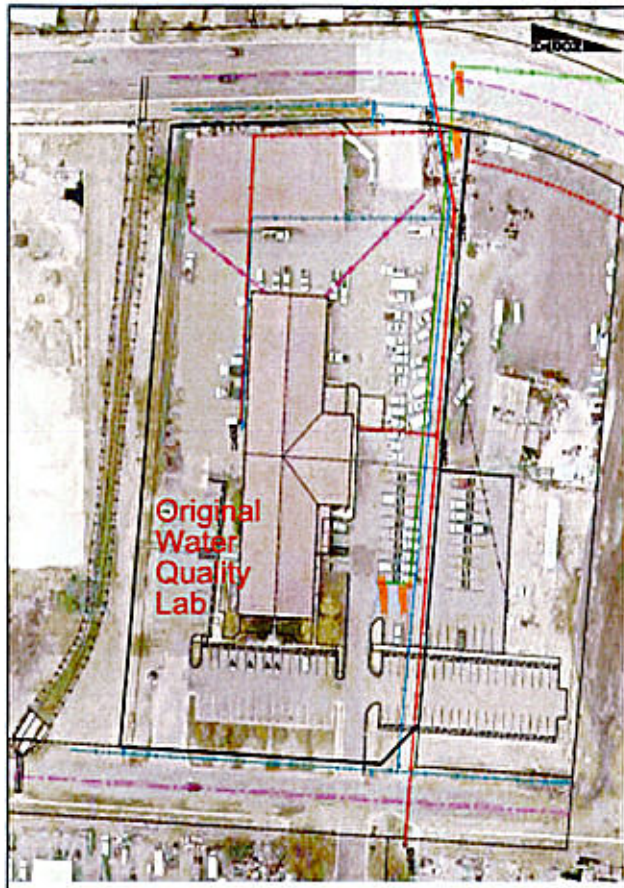
Services: Schematic Design Phase, Design Development, Construction Documents, Bidding, and Construction Administration.

Description of the project included: a new reinforced concrete foundation slab to the present west side pre-engineered metal building with the building overhang as the limits, metal posts at the perimeter for an enclosed chain-link fence, a separate fence enclosure for the north end bay, approx. 25' x 60' area, a sink-lavatory basin station with water sewer connections, power outlets at several locations throughout, and the layout of a heavy duty shelving system. Howland Engineering develop a drainage system and prepared the documentation to implement improvements.

Approx. SF = 12,000



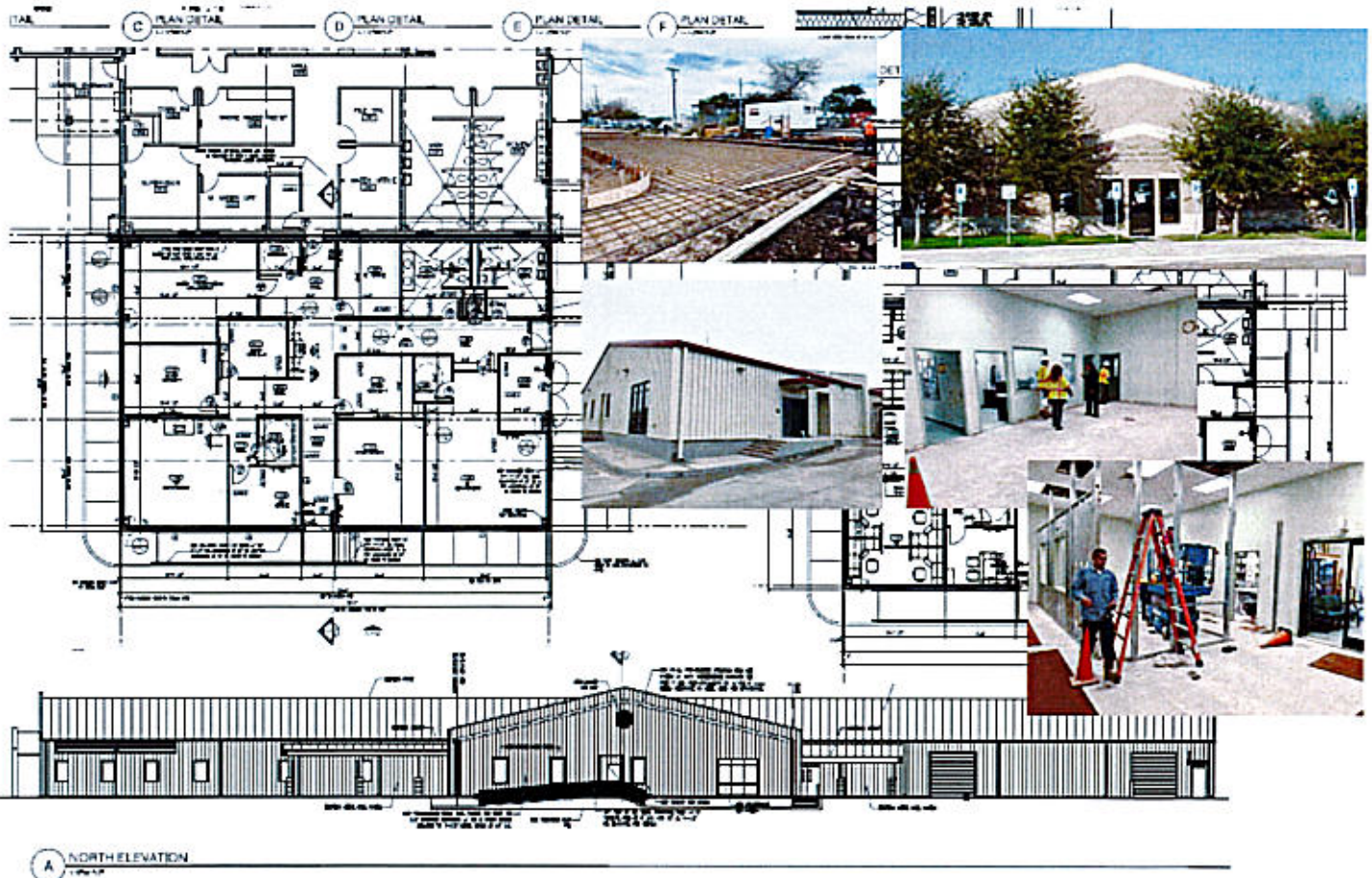
# Administration Building - New Construction / Expansions



Name of Project: City of Laredo Utilities Department  
 Phase I, II, & III - Original + 2 expansions  
 Name of Owner: City of Laredo  
 Owner Address: 5816 Daugherty Ave., Laredo, Tx 78041  
 Contact: Riazul Mia, P.E. Phone: 956-721-2000  
 Email: rmia@ci.laredo.tx.us  
 Contact: Alejandro Labrada, P.M. Phone: 723-4877  
 Email: alabrada@ci.laredo.tx.us  
 General Contractor: Various General Contractors  
 Cost: Phase I =\$500,000 + II=\$1,200,000 + III =\$1,060,000  
 Date: 1995 through 2018 on time and within budget.

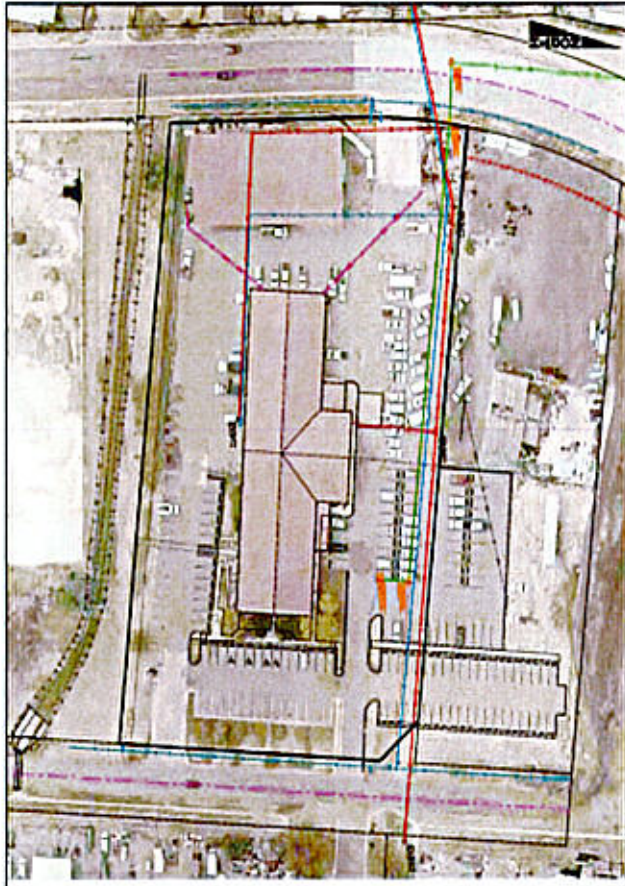
Services: Master Planning, feasibility study, design, design development, construction documents, bidding, and construction administration.

Description of the project: SAA, Inc. developed a facilities master plan (PW / Traffic Service Center, PW Warehouse, Fueling Station, Utilities Dept Expansion) then the team executed full A&E services which included a new Utilities Administration Center Expansion for the utilities staff which included a new entrance lobby, offices, chemical treatment lab, warehouse, training lecture room, GIS, billing and support spaces. SAA's expansions have added additional offices, lockers, storage and a large warehouse. Interior spaces have also been renovated over the years with expansions for parking and lay down yards.  
 Approx. SF = 36,600



A NORTH ELEVATION

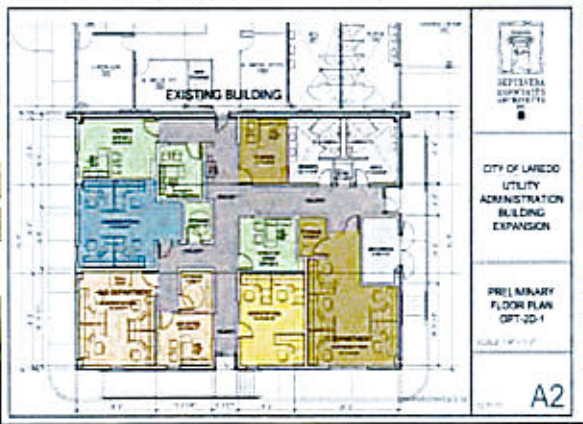
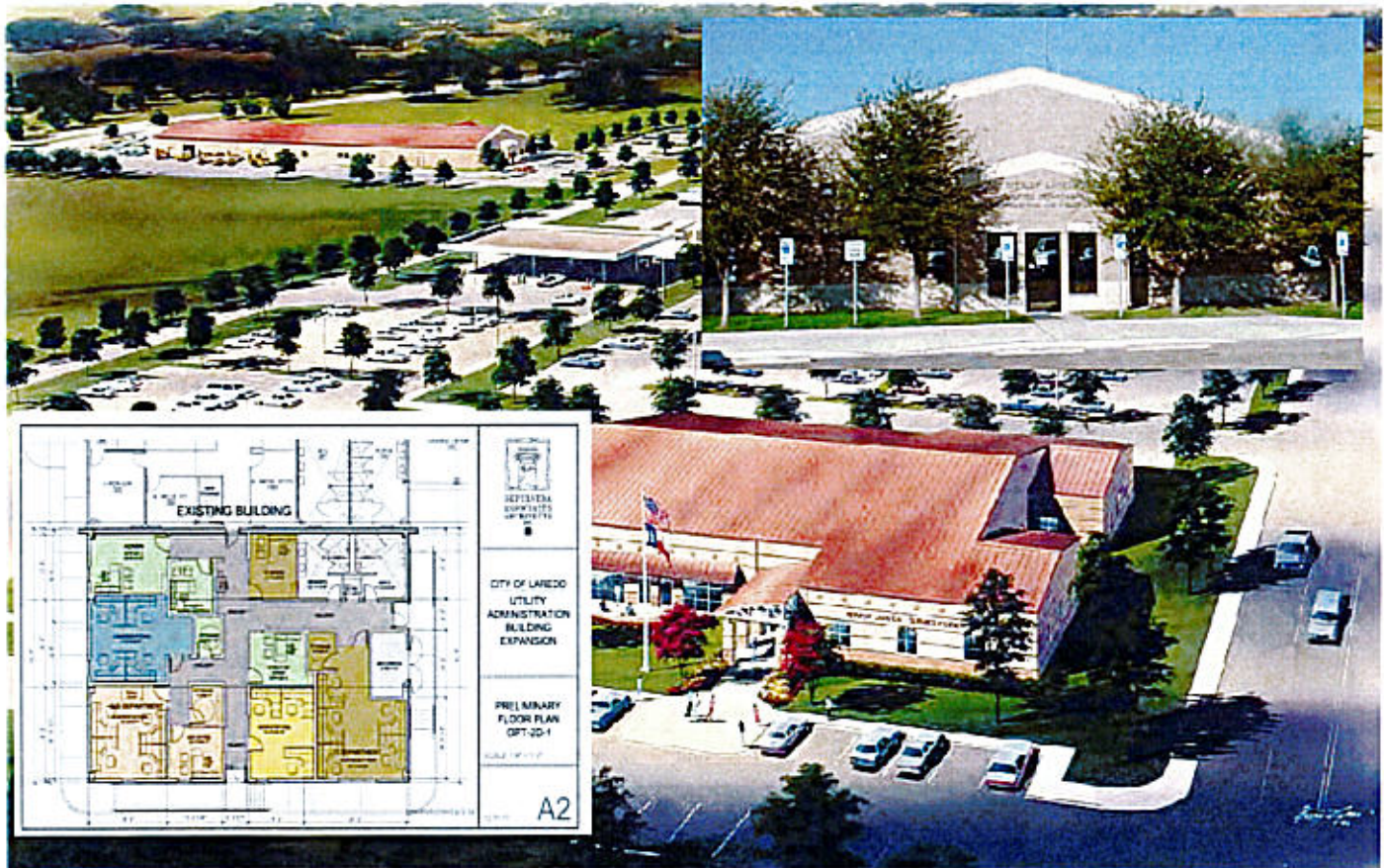
# Administration Building - New Construction / Expansions



Name of Project: City of Laredo Utilities Department  
 Phase I, II, & III - Original + 2 expansions  
 Name of Owner: City of Laredo  
 Owner Address: 5816 Daugherty Ave., Laredo, Tx 78041  
 Contact: Riazul Mia, P.E. Phone: 956-721-2000  
 Email: rmia@ci.laredo.tx.us  
 Contact: Alejandro Labrada, P.M. Phone: 723-4877  
 Email: alabrada@ci.laredo.tx.us  
 General Contractor: Various General Contractors  
 Cost: Phase I =\$500,000 + II=\$1,200,000 + III =\$1,060,000  
 Date: 1995 through 2018 on time and within budget.

Services: Master Planning, feasibility study, design, design development, construction documents, bidding, and construction administration.

Description of the project: SAA, Inc. developed a facilities master plan (PW / Traffic Service Center, PW Warehouse, Fueling Station, Utilities Dept Expansion) then the team executed full A&E services which included a new Utilities Administration Center Expansion for the utilities staff which included an new entrance lobby, offices, chemical treatment lab, warehouse, training lecture room, GIS, billing and support spaces. SAA's expansions have added additional offices, lockers, storage and a large warehouse. Interior spaces have also been renovated over the years with expansions for parking and lay down yards.  
 Approx. SF = 36,600



# Administration Building

## Quality Control Laboratory



Name of Project: NLWWTP Administration Center

Name of Owner: City of Laredo

Mailing address of Owner:

1110 Houston St, Laredo Texas 78042

Telephone number of Owner: 956-721-2000

Owner's contact person: Shew William Lim, P.E., PM

General Contractor: Davila Construction, Inc.

Construction Cost: \$2,211,500.00

Completion Date: 2019

Description of the project: A new administration center housing the utilities department onsite staff for the operation of the wastewater treatment plant including, clerical staff, supervisors, management with an entry lobby, management offices, a chemical treatment laboratory, training - lecture room, large dressing rooms, lockers, large data room, outdoor covered dining area with support mechanical equipment and circulation spaces.

Size in square footage of project: 6, 550 Sq. Ft.

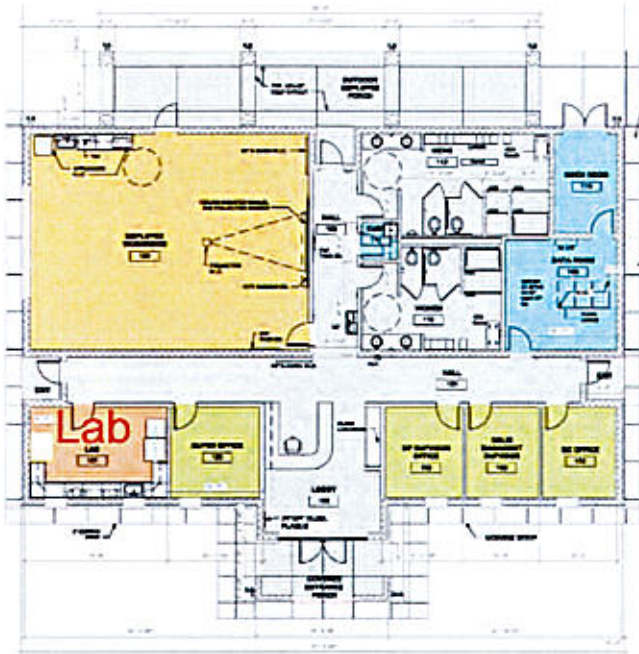


## CITY OF LAREDO ADMINISTRATION BUILDING NORTH LAREDO WASTEWATER TREATMENT PLANT



# Administration Building

## Quality Control Laboratory



Name of Project: SLWWTP Administration Center

Name of Owner: City of Laredo

Mailing address of Owner: 1110 Houston St, Laredo Texas 78042

Telephone number of Owner: 956-791-7300

Owner's contact person: Riazul Mia, P.E., Utilities Director

General Contractor: Cobalt Construction.

Construction Cost: \$1,226,629.75

Completion Date: 2017

Description of the project: A new administration center housing the utilities department onsite staff or the operation of the wastewater treatment plant including, clerical staff, supervisors, management with an entry lobby, management offices, a chemical treatment laboratory, training - lecture room, large dressing rooms, lockers, large data room, outdoor covered dining area with support mechanical equipment and circulation spaces.

Size in square footage of project: 6,550 Sq. Ft.

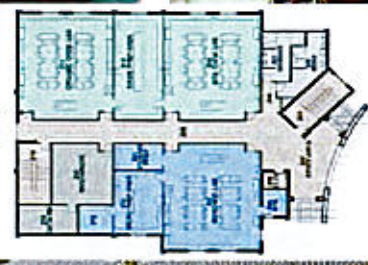


**Projects:**

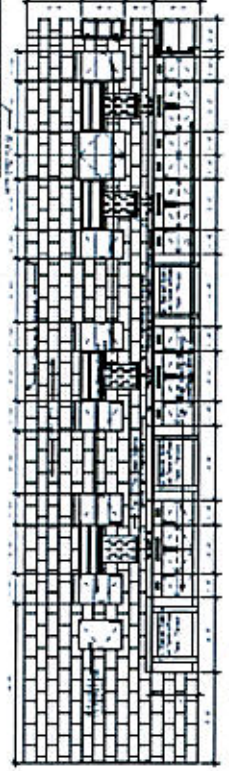
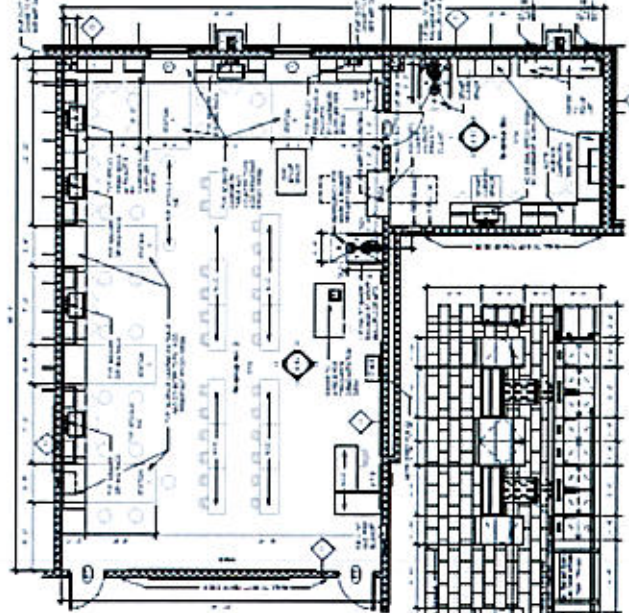
- Laredo College Dr. J.G. Cigarroa Science Lab. Center,
- Laredo College Dr. Leo G. Cigarroa Science Lab. Master Plan and Feasibility Study
- LC So. Laredo Health Science Center Master Plan
- Martin High School Science Lab Bldg. & Campus Modernization
- Christen Middle School Campus Modernization Phase I and II
- New Bruni High School Campus w/ Science Labs
- New Bruni Middle School w/ Science labs
- New Zapata Middle School w/ Science Labs
- United Middle School Modernization w/ Science Labs
- **NEW USD DR. JOAQUIN G. CIGARROA MIDDLE SCHOOL W/ 9 - SCIENCE LABS AND PREP ROOMS PER ATTACHED LAYOUT.**
- Many other similar projects and scopes

Contact: I. C. - Cesar Vela, CPA, CFO, Orlando Zepeda, Maintenance Director, 956 721 5102,

LISD - Angel E Velasquez, Ex. Director of Facilities, Construction and Maintenance, 956-273-1141



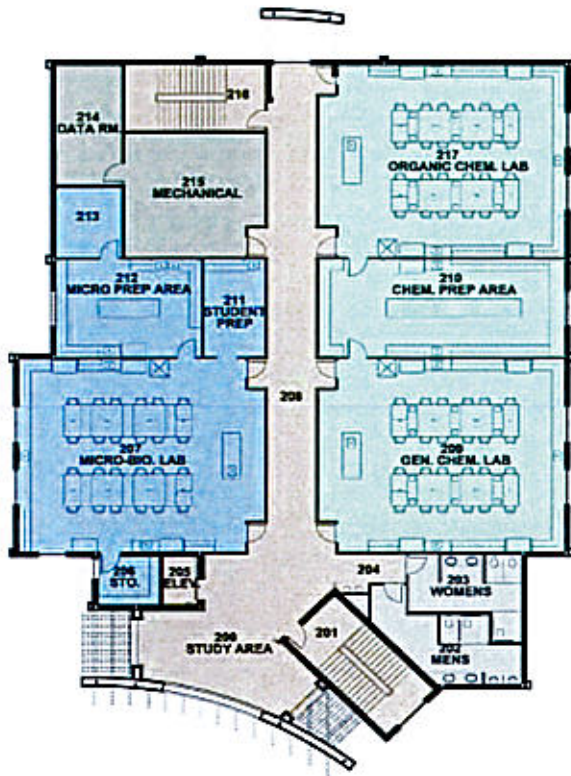
**SCIENCE LECTURE/ LABORATORIES (6 QTY)**



11) Science Lab + A  
38'8" x 14'0"

# Joaquin G. Cigarroa Science Laboratory Building

2 Story Building - 6 equipped labs with supporting prepwork areas



**Project:** New Joaquin G. Cigarroa Science Lab

**Owner:** Laredo Community College

**General Contractor:** Leyendecker Construction, Inc.

**Construction Cost:** \$3,890,000

**A&E Services:** Programming & Feasibility, SD, DD, CD, B&N, Construction Administration

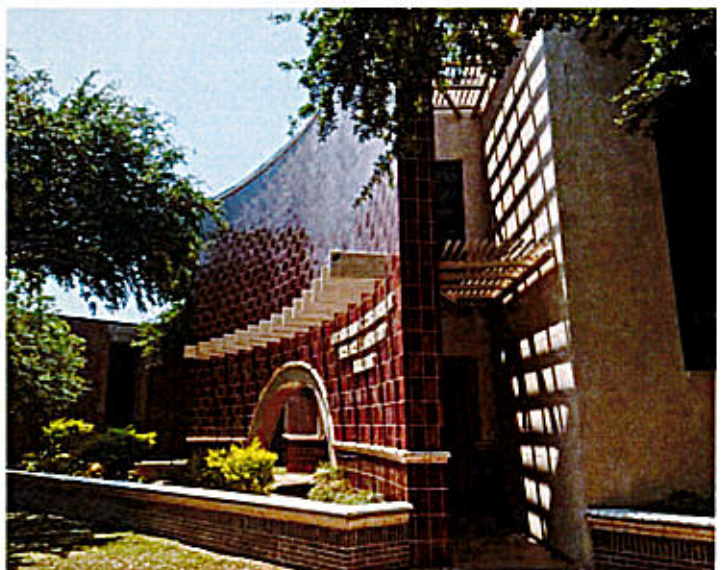
**Dates:** A&E 2002 Construction 2003 - 2004

**Project Relevance:** JGC provided much needed new science labs to the campus growing student population and fulfilled the awarding of a federal grant with the latest in lab design and equipment.

**Owner Contact:** Cesar Vela, CPA 956-722-0521

**Description:** New JGC Science Lab and feasibility study included six new science labs, supporting prep areas, lecture labs and support spaces. The JGC Lab project was completed on time and below budget.

**A&E Team:** Lead Firm - Sepulveda Associates Architects, Inc., Design, Technical Drawings, Specifications, Code Review, Interiors, Construction Administration - Foster & Howland Engineering - Civil, Surveying, Geo-technical, & On-site Quality Testing and Monitoring - Synergy Structural Engineering - Structural - NRG Engineering - Mechanical & Electrical Systems



# Administration - Renovation - Health Services

In-house Laboratory for Clinical, Environmental & Diagnostic Testing



Project: Laredo Health Department - Improvements / Remodeling of the Entire Center Phase I, II, & III 1993 - 1998

Owner: City of Laredo

General Contractor: Public Works dept. Construction Crews

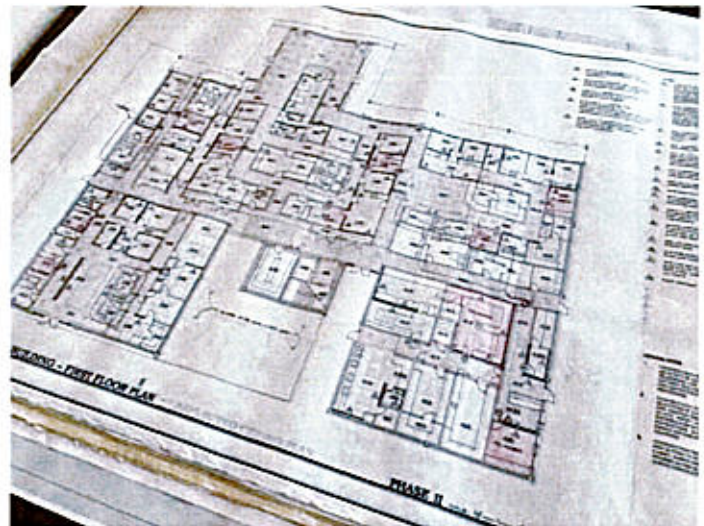
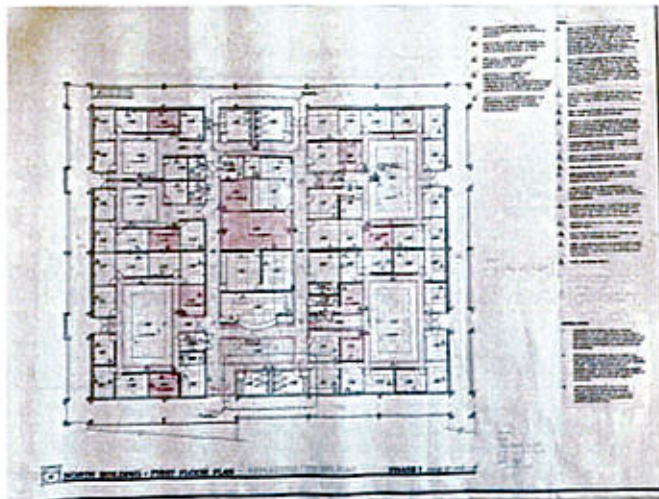
Project Budget: \$2,500,000

Construction Cost: \$2,500,000

Completion Date: 1993-98

Description: SAA, Inc. developed a facilities master plan identifying all department deficiencies, created new designed, layouts and prepared a phased plan of action for the execution of the construction documents by the City Public Works Construction crews under the direction of Director Joe Guerra. All departments were cleared of asbestos materials, complied with the newly acted ADA HC requirements, received selective demolition, new drywall wall, suspended ceilings, flooring, door, hardware, lighting, HVAC modifications, fire alarm, security upgrades all with construction administration performed by SAA, Inc.

Contact: Mr. Jerry Robinson, Health Director  
956-795-4900

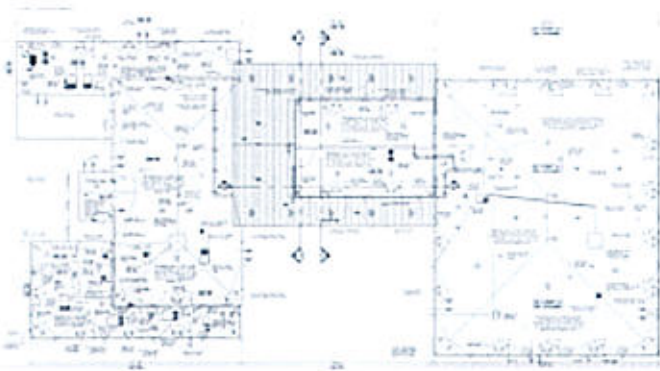


Laredo Health Department - Improvements / Remodeling of the Entire Center Phase I, II, & III

CONSTRUCTION DOCUMENTS - 11/15/1993

# Administration

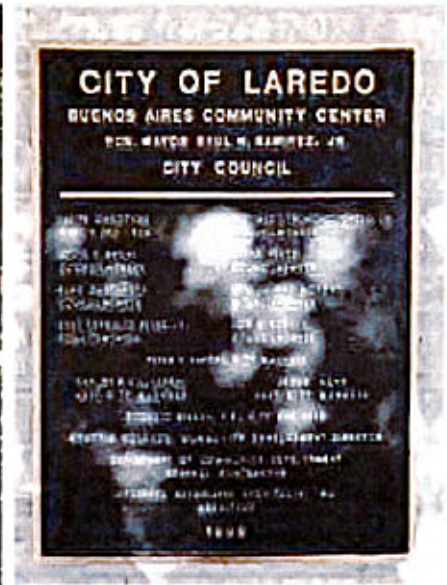
## In-house Laboratory for Clinical, Environmental & Diagnostic Testing



Project: Laredo Health Department Administration Center Improvements  
 Owner: City of Laredo  
 General Contractor: ALC Construction, Co.  
 Project Budget: \$4,600,000.00 (5 total projects)  
 Construction Cost: \$4,600,000.00 (5 total projects)  
 Completion Date: 2018

Description: SAA, Inc. over the last 21 years executed 5 A&E contracts completely remodeling the entire 68,000 SF health center constructed in the late 1960's. All 22 departments have been remodeled over the years with much care in coordinating the department and client operations services with minimal disruption. The scopes have included re-purposed spaces, new floor plan configurations, new wall framing, ceilings, finishes, complete mechanical, electrical systems, and IT infrastructure and equipment. Currently the entire roof system is being replaced. A community center and several building canopies - structures were added in 2001 and 2006.

Contact: Hector E. Gonzalez, M.D., M.P.H., Health Director  
 956-795-4900



# Administration - Renovation - Health Services

## In-house Laboratory for Clinical, Environmental & Diagnostic Testing



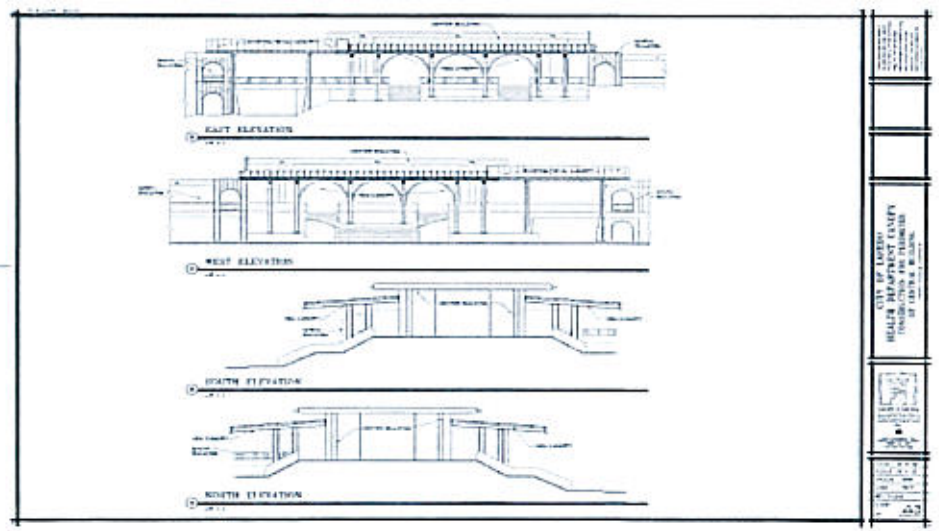
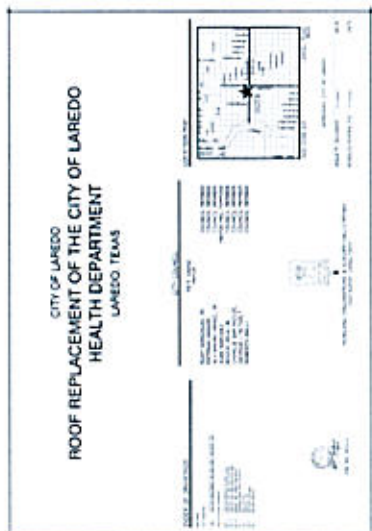
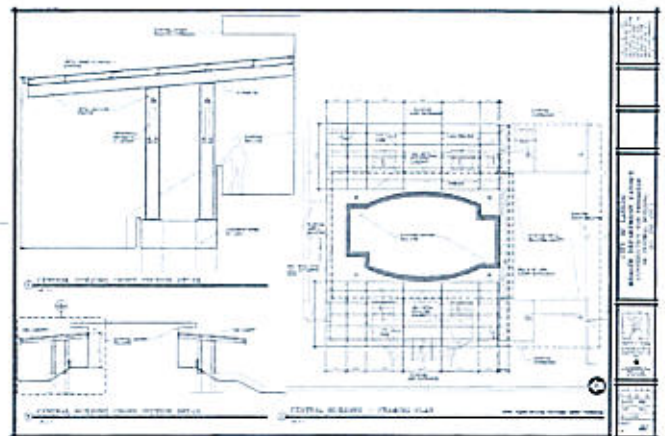
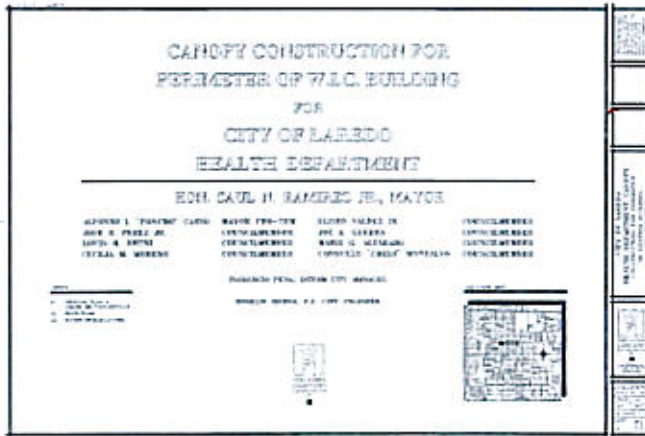
**Project: Laredo Health Department - Improvements / Roof Replacement and Metal Canopy over Open Plaza 2015 and 1996**

Owner: City of Laredo  
Completion Date: 2016 and 1997

Description: SAA, Inc. developed design, on-site surveying, schematics, construction documents and performed construction administration services for both projects. The metal canopy project solved the constant second level roof / deck water leaking issue and provided a cover open pavilion/plaza for the many ceremonies the City Health Dept. has along with exercise open air classes.

The overall roof was replaced due to its age and was replaced with a 20 year modified bitumen roof system. SAA developed all construction, assisted in the bidding phase and oversaw the general construction administration phase. All work was completed on time, within the budget in a satisfactory manner.

Contact: Mr. Jerry Robinson, Health Director  
956-795-4900



# Administration - Renovations In-house Laboratory for Clinical, Environmental & Diagnostic Testing

Project: Laredo Health Department  
Administration Center Improvements

Owner: City of Laredo  
General Contractor: ALC Construction, Co.  
Project Budget: \$4,600,000.00 (5 total projects)  
Construction Cost: \$4,600,000.00 (5 total projects)  
Completion Date: 2018

Description: S&A, Inc. over the last 21 years executed 5 A&E contracts completely remodeling the entire 68,000 SF health center constructed in the late 1960's. All 22 departments have been remodeled over the years with much care in coordinating the department and client operations services with minimal disruption. The scopes have included re-purposed spaces, new floor plan configurations, new wall framing, ceilings, finishes, complete mechanical, electrical systems, and IT infrastructure and equipment. Roof system replacement in 2016. A community center and several building canopies - structures were added in 2001 and 2006.

Contact: Hector F. Gonzalez, M.D., M.P.H., Health Director  
956-795-4900



Roof Replacement 2016, Metal Canopy over 2nd Level Open Pavilion 1998



# Administration - Health Services Laboratory included for Clinical Services

Project: Laredo Health Department  
W.T.C. Clinic Feasibility Study - Grant Application 2020

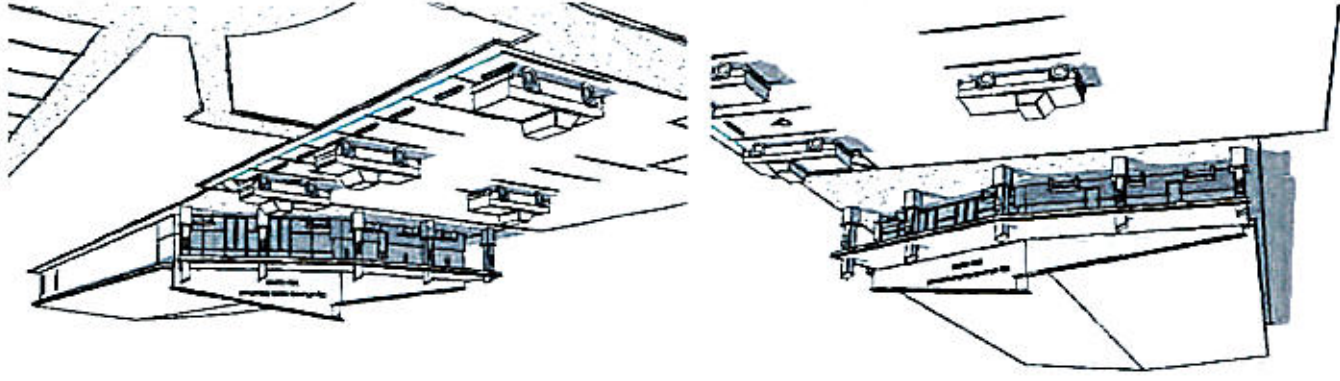
Owner: City of Laredo  
General Contractor: Pending - TBD  
Project Budget: \$5,300,000.00 (10,700 SF)  
Construction Cost: TBD  
Completion Date: TBD

Description: SAA, Inc. developed a program of requirements for the relocation and expansion of the Health Dept's W.T.C. department - program at the adjacent open City owned property. Program spaces included a large lobby, reception, child nutritional ED classroom, baby cafe, pantry, administrative offices, conference rooms, and support spaces for circulation, mechanical and hallways. A simple rectangular building, with likely pre-engineered roof trusses, slab on grade foundation, metal roofing and wall panels with commercial room finishes for low maintenance throughout.

Contact: Guillermo Walls and Hector F. Gonzalez, M.D.,  
MPH, Health Director  
956-795-4900



Laredo Health Department - Proposed W.T.C. Clinic  
Feasibility Study 2020 Grant Application  
SAA, Inc.



# Administration - Health Services In-house Laboratory for Clinical, Environmental & Diagnostic Testing

Project: Laredo Health Department - Exterior  
 TDLR - TAS / ADA HC Improvements - 1996

Owner: City of Laredo  
 General Contractor: Public Works Dept. Construction Crews  
 Project Budget: \$250,000  
 Construction Cost: \$250,000  
 Completion Date: 1996-97

Description: SAA, Inc. developed a facilities master plan identifying exterior areas requiring ADA HC routes, handicap parking spaces, and directional signage to designate building main entrances, the existing plaza level concrete slabwork required replacement and construction documents were prepared for all improvements for execution. HC parking spaces were designated throughout the facility, with HC appropriate sloped ramps designed and executed. Drainage issues were resolved by designing positive slopes away from the building(s) and introduction of new area drains to provide safe routes to main entrances.

Contact: Mr. Jerry Robinson, Health Director

956-795-4900

Laredo Health Department - TDLR - TAS HC -  
 ADA Exterior Improvements - Ramps,  
 Sidewalks, and Flat-work Drainage Improvements  
 SAA, Inc.



# Administration - New Construction - Health Services Laboratory included for lecture & Teaching Services

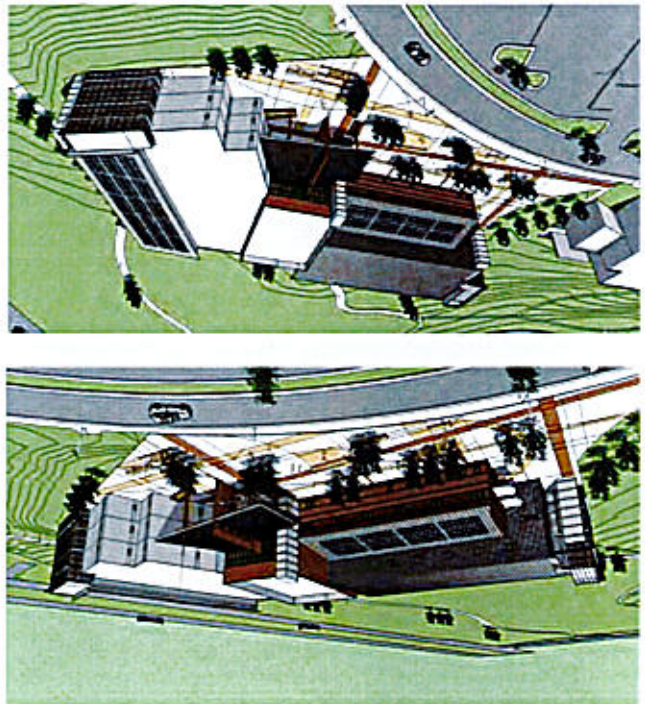
Project: Laredo College Master Plan Feasibility Study  
NEW SOUTH CAMPUS HEALTH SCIENCE CENTER

Owner: Laredo College

Description: SAA, Inc. as the College Architect since 1996, prepared a master plan which included over 15 major campus improvements - enhancements and developed a new program of requirements, preliminary schematics - floor plans and exterior renderings to be able to determine the needs for their nationally ranked nursing program. The study produced an approx. 95,000 SF project which a state of the art facility with administration areas, lecture labs, science labs, nursing support areas fully equipped for the program's requirements. All work was coordinated with the college's nursing director and supporting committee. A 3D model was created with a promotional video for presentations. All work was produced locally by our SAA, Inc. staff.

Project Budget: \$25,050,000

Contact: Mr. Cesar Vela, CPA Chief Financial Officer  
956-722-0521



**OPTION C**

**THIRD FLOOR**

**SECOND FLOOR**

**FIRST FLOOR**

PROJECTED PROJECT COST	PROJECTED SOFT COSTS
\$ 25,057,202.98	ALLOW
\$ 200,000.00	PROJECT CONFERENCE
\$ 4,283,127.98	PLANS & SPECS PRINT AND REVISIONS
\$ 1,184,127.98	ARCH. STRUCTURAL AND MEP FEES 5.20%
\$ 15,000.00	CONSULT FEES
\$ 175,000.00	DESIGN & ENGINEERING
\$ 175,000.00	PERMITS
\$ 2,880,000.00	CONSTRUCTION

CONSTRUCTION	MEP	ARCH	DESIGN & ENGINEERING	PERMITS
2,880,000	1,184,128	1,184,128	1,184,128	1,184,128
175,000	175,000	175,000	175,000	175,000
175,000	175,000	175,000	175,000	175,000
200,000	200,000	200,000	200,000	200,000
4,283,128	4,283,128	4,283,128	4,283,128	4,283,128

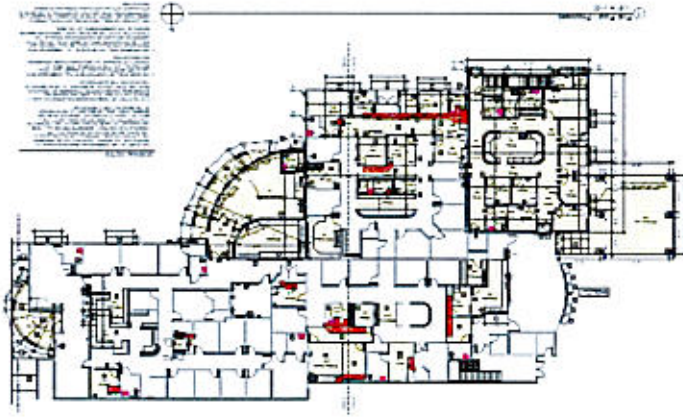
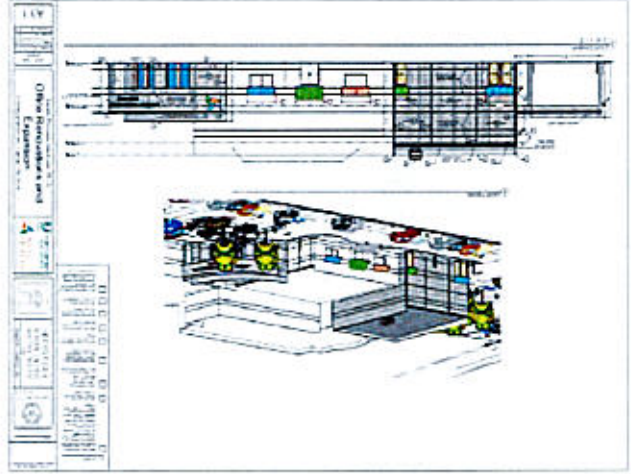
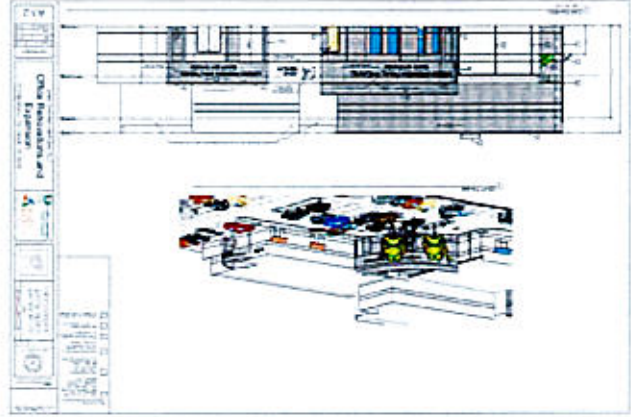
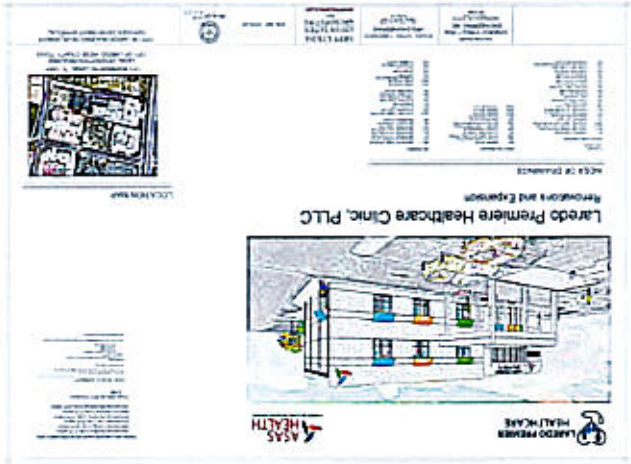
# Administration - Renovation - Health Services Laboratory included for Clinical Services

**Project:** Laredo Premier Healthcare  
Renovations and Expansion 2023-2024

**Owner:** Laredo Premier Healthcare  
7215 McPherson Avenue, Laredo, Texas

**Description:** SAA, Inc. developed an assessment, scope of work, cost estimates, on-site surveys, schematics, design development and construction documents. The project is currently on hold at Owner's request. The project involves general remodeling and expansion to the 25,000 SF emergency treatment clinic and private physicians offices with the addition of a second floor for a complementary pharmacy department. The complex would receive a new driveway covered entrance, pick up/drop off, new side main entrance / lobby and Eastside physician's entry lobby allowing for better circulation and service. Additional exam rooms, nurses stations, lab work areas, clean rooms, and general support areas were designed with new "clean" room selection of floor, wall, and ceiling finishes with new LED lighting, and fresh air room changing HVAC systems.

**Contact:** Dr. Eduardo Gomez-Vasquez, Director  
956-608-4500



# Administration - Health Center Study

**Project:** Laredo Premier Healthcare Phase II  
**New Medical Office and Training Center 2023-2024**

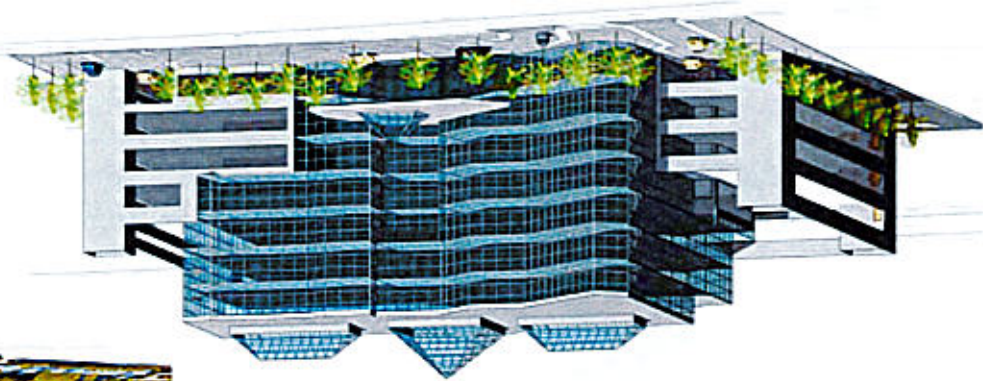
**Owner:** ASAS Health Group

7215 McPherson Avenue at Rosio, Laredo, Texas

**Description:** SAA, Inc. developed an assessment, program of requirements, scope of work, cost estimates, on-site surveying, schematics, and 3D model for a feasibility study. The project is currently on hold at Owner's request. The project involves a six floor administrative office - training / lecture facility dedicated to the medical profession with private/ public partners. The design includes over 100,000 SF with support multi-storey parking garage. Access is from Rosio Street with access to the present Laredo Premier Healthcare Clinic.

The complex would receive a new driveway covered entrance, pick up/ drop off. Eastside main entrance / multi-storey lobby. Below are exterior facade studies including sustainability and energy efficient materials with recycle water use and solar panels proposed.

**Contact:** Dr. Eduardo Gomez-Vasquez, Director  
 956-608-4500



**NEW MEDICAL CENTER**



7200 BOJOS DE LAREDO, TEXAS



# Administration - Health Center Study

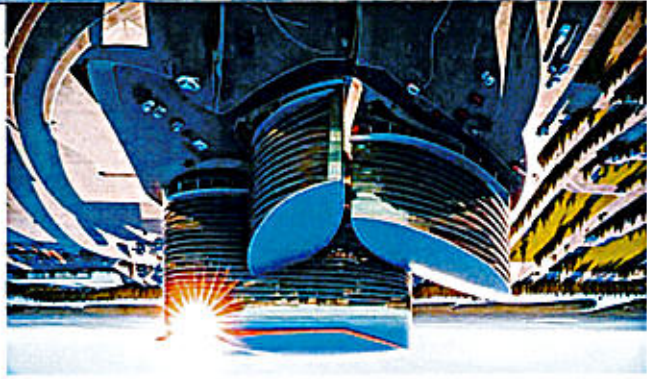
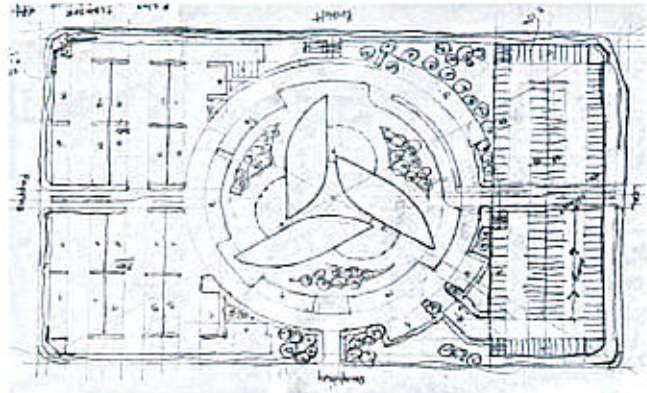
**Project:** Laredo Premier Healthcare Phase II - Airport  
**New Medical Office and Training Center 2023-2024**

**Owner:** ASAS Health Group - Bartlett Ave, Laredo, Texas

**Description:** SAA Inc. developed an assessment, program of requirements, scope of work, cost estimates, on-site surveying, schematics, and 3D model for a feasibility study. The project is currently on hold at Owner's request. The project involves a multi-wings (2-4 story and 1-6 story) with Primary Care, Geriatrics Rehab, Imaging Center, Skin Treatment Center, Chiropractor Center, Out Patient Women's Center, Outpatient Cardiology Center, a community suite, Administrative areas, Training / Lecture Areas all dedicated to the medical profession with private/public partners. The design includes over 120,000 SF with support multi-storey parking garage. Access is proposed from Daugherty Ave.

The complex would receive a new driveway covered entrance, pick up/ drop off, Eastside main entrance / multi-storey lobby. Below are exterior facade studies including sustainability and energy efficient materials with recycle water use and solar panels proposed.

**Contact:** Dr. Eduardo Gomez-Vasquez, Director  
 956-608-4500



## NEW MEDICAL CENTER



4321 N BARTLETT AVE LAREDO TEXAS



**REFERENCE PROJECTS**

*Includes New Chemistry, Biology, and General Science Laboratories*

**Master Plan – Academic**

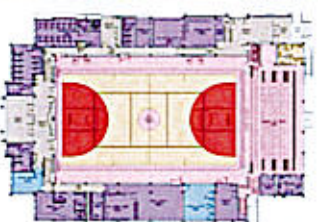
**Project:** Christen Middle School and Martin High School Master Plan and Implementation  
**Owner:** Laredo Independent School District  
**General Contractor:** Leyendecker Construction, Inc.

**Project Budget:** \$55,500,000  
**Construction Cost:** \$54,340,000  
**Completion Date:** 2010



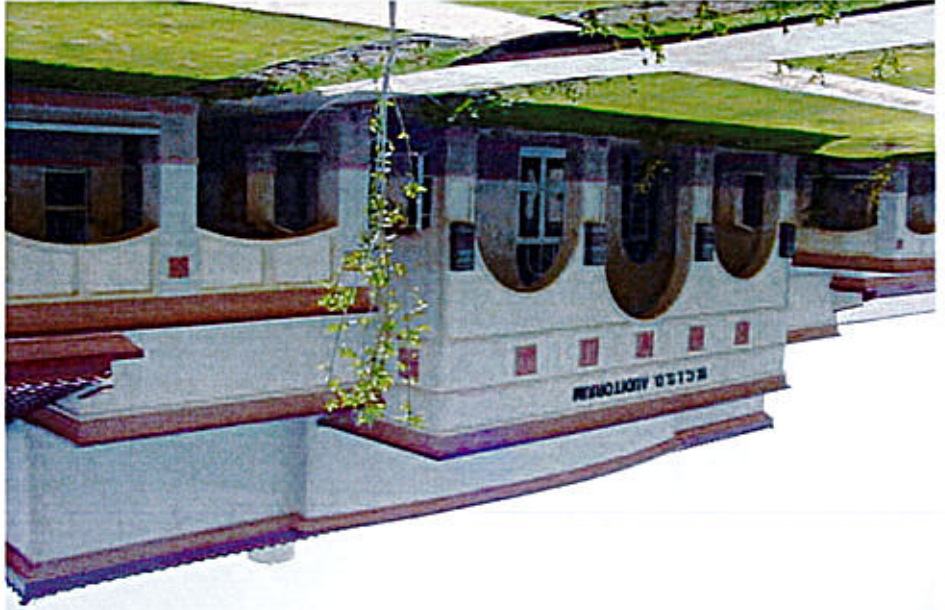
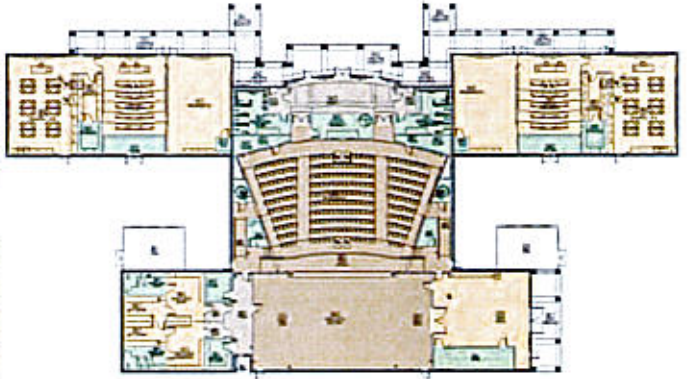
**Description:** The historic L.J. Christen M.S. and R.T. Martin H.S. campuses received a complete modernization, and expansion per SAA. Inc.'s developed Program of Requirements and Masterplan (2001-02) executed in two and four well planned design/construction phases, respectively, over a 5/6 and 7/8 year coordinated financing and improvements schedule while maintaining nominal school operations for staff and students.

**Contact:** Angel E. Velazquez, USD Executive Director for Plant Facilities and Support Services 956-273-1141.



# Performing Arts Centers Includes New General Science Laboratories

Project: Webb Consolidated Auditorium and Science Center  
 Owner: Webb Consolidated ISD  
 General Contractor: Leyendecker Construction, Inc.  
 Project Budget: \$3,500,000  
 Construction Cost: \$3,400,000  
 Completion Date: 1999  
 Description: The Webb Consolidated Fine Arts Center contains an entrance-art gallery, 300 seat auditorium, orchestra pit, stage with support dressing areas, science labs and academic lecture rooms.



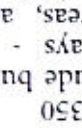
# Academics - New Construction Includes New General Laboratories

Project: New Joaquin Gonzalez Cigarra Middle School  
Owner: Laredo Independent School District

1702 Houston Street  
Laredo, Texas 78040  
General Contractor: Leyendecker Construction, Inc.  
Project Budget: \$55,000,000  
Construction Cost: \$55,000,000

Completion Date: 2023 - Projected  
Services: Master planning, feasibility study, develop  
of program of requirements, site design  
development, design development, construction  
documents, bidding, and construction administration.

Description: New middle school to house 1350  
students and approx. 150 staff members to include but  
not limited to: pick up and drop off driveways -  
canopies, and parking lots, administration areas, a  
security vestibule, library, cafeteria, outdoor dining,  
competition and PE gymnasium with support spaces,  
60 traditional classrooms, science labs, computer  
labs, robotics, wood shop, art labs, fine  
arts dept, and special education labs with  
approx. 250,000 SF.



Contact: Angel E. Velazquez, 956-273-1141,  
Email: avelasquez@laredoisd.org

**Dr. Joaquin G. Cigarra Middle School**  
Laredo Independent School District  
**LISD**  
Sephorda Associates Architects, Inc.

**New Joaquin G. Cigarra Middle School**  
Laredo Independent School District

**Feasibility Study**  
Laredo Independent School District

Item	Amount
Professional Fees	1,500,000
Construction	53,500,000
<b>Total</b>	<b>55,000,000</b>

## Educational - Middle School

Includes New General Science Laboratories

Project: L.J. Christen Middle School - Phase I thru II  
 Master Plan Facilities

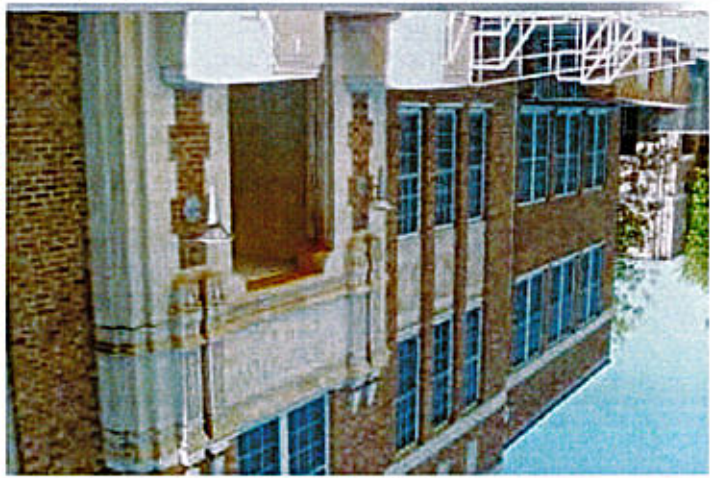
Owner: Laredo Independent School District

General Contractor: Leyendecker Construction of Texas

Construction Cost: \$17,702,326.00

Completion Date: 2008

Description: The historic L.J. Christen campus received a complete modernization and expansion per SAA, Inc's Masterplan of 2002 executed in 2 phases over a 5 year well planned campus improvements schedule. The modern-ization and new construction were all coordinated and executed in phases while the school maintained normal operations.



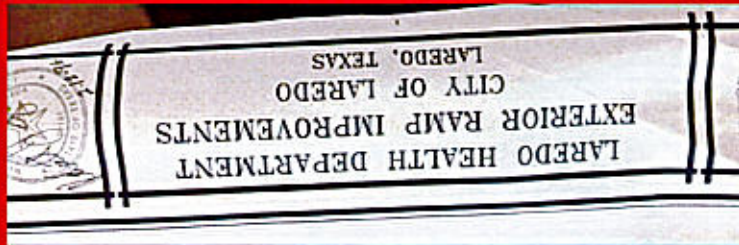


Masterplan and Execution Phase I - III  
Laredo Health Department  
120,000 SF Remodeling



# III. PROJECT TEAM

TDLR - T.A.S. ADA HC RAMP, STAIRS, SIDEWALKS, PARKING  
SPACES AND ROUTES TO DESIGNATED ENTRANCES

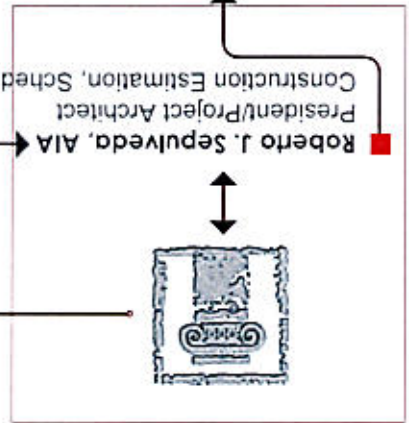


# III.1. TEAM COMPOSITION



City of Laredo  
Mayor and City Council City  
Management  
City Utilities Department  
**Project Manager**

Submission Document  
Item No. 30.3 and 46



**Roberto S. Sepulveda, AIA - Architect**  
Architectural Project Manager, Construction Documents,  
Architectural Site Assessment, Construction Administration

**Ricardo D. Sepulveda, AIA - Architect**  
Project Architect  
Architectural Site Assessment, Construction Documents,  
Construction Administration

**Marcos A. Sepulveda, AIA - Architect**  
Architectural Project Manager  
Architectural Site Assessment, Construction Documents,  
Construction Administration

**Rebecca C. Sepulveda**  
Vice President, Historic Preservation Consultant  
Finance/Management

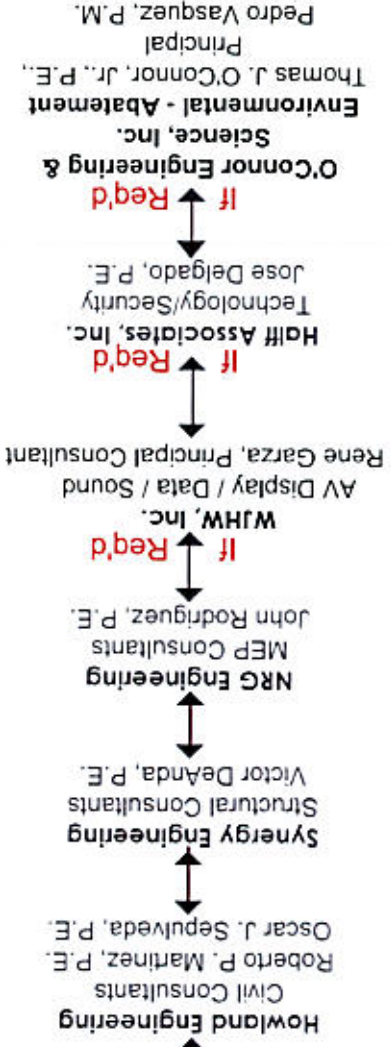
**Design Consultants**  
Christy G. Sepulveda, Industrial Designer  
Construction Documents

**Additional Design Consultants**  
As Needed - Part Time



**Preliminary Sketch Laboratory 2023**  
CofL Jefferson Water Treatment Plant

1820 HOUSTON ST.  
LAREDO, TEXAS 78040  
(956) 725-1985  
E-Mail: ssepulveda@ssdarchitects.net



# III.1 & 2. TEAM - KEY PERSONNEL

SAA, Inc. takes a team approach to design, inviting the client, their staff, and the people who will live, use, visit and work within a facility to collaborate with the team of designers and consultants. The result is a successful project that honors the owner's budget and vision, while providing staff and local / visitor users with a functional and welcoming environment. Long-term sustainability and energy efficiency are critical components of all SAA, Inc.'s designs.

## SAA, Inc. Personnel

Roberto J. Sepulveda, President, AIA 100%

Roberto S. Sepulveda, Director, AIA 100%

Ricardo D. Sepulveda, Director, AIA 30%

Marcos A. Sepulveda, Director, AIA 20%

Christy G. Sepulveda, Industrial Designer 10%

Rebecca C. Sepulveda, Vice President, Allied AIA 20%



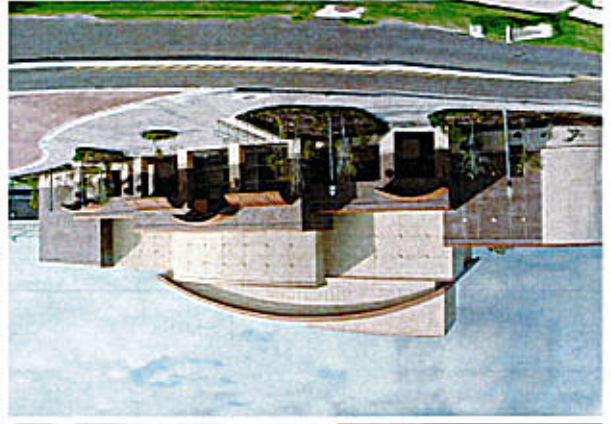
UNI-TRADE STADIUM ENHANCEMENTS  
CITY OF LAREDO  
2022-24



BRUNI HIGH SCHOOL



LC RESTORATION OF THE  
CANTU FORT MCINTOSH  
CHAPEL  
PVT. DAVID B. BARKLEY



LC LILIA AND GUADALUPE MARTINEZ  
FINE ARTS CENTER - 2004 - SAA, INC.



LC VISUAL AND  
PERFORMING ARTS CENTER

1820 HOUSTON ST.  
LAREDO, TEXAS 78040  
(956) 725-1985  
E-MAIL: sadi@saarchitects.net



# III.1 & 2. SAA, INC KEY PERSONNEL

## ROBERTO J. SEPULVEDA

AIA, Principal - Architect - Lead Contact

**PROFESSIONAL EXPERIENCE: - 100% Project Commitment**

1994 - Present

President, Sepulveda Associates Architects, Inc.

(a professional corporation) Laredo, Texas

1992-1993 Sepulveda Associates Architects Laredo, Texas

Owner/Architect

1984-1992 Turner, Hickey, Sepulveda & Associates, Inc.

Architects and Planners Laredo, Texas

Partner/Architect

1982-1984 Intern Architect, Thompson and Associates

Austin, Texas

### EDUCATION:

1982 Bachelor of Architecture- The University of Texas at Austin

1978 Liberal Arts Coursework Laredo Junior College Laredo, Texas

1977 Raymond and Tiza Martin High School Laredo, Texas

### REGISTRATION:

Professional Registered Architect

**Texas Board of Architectural Examiners Number 13181 - 3/22/90**

Professional Registered Interior Designer

Texas Board of Architectural Examiners Number 8004 - 9/01/94

### ACHIEVEMENTS AND PARTICIPATION:

2018 - Volunteer of the Year Nominee - United Way Jefferson Award

1996-97 - Chairman of the Board - Laredo Chamber of Commerce

1991-1992 - Distinguished President Kiwanis International

1988-1989 - Kiwanian of the Year

1987-1988 - Kiwanis Rookie of the Year

1986-1987 - C. William Brownfield Membership Award Laredo Jaycees

1985-1986 - Officer of the Year/Laredo Jaycee of the Year

1978 - Distinguished Honor Student Laredo Junior College

1976 - Vigil Member, Order of the Arrow, Boy Scouts of America

Gulf Coast Council, BSA Silver Beaver Award

Boy Scouts of America St. George Medal

Girl Scouts of America Elizabeth Ann Seton Award

Member, National Eagle Scout Association

Boys Scouts of America, Eagle Scout 1974

Member, American Institute of Architects (Since 1984)

Organizational Member, U.S. Green Building Council

Member, Texas Society of Architects (1984 - )

Member, AIA-Laredo Section

Organizational Member, U.S. Green Building Council



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(956) 725-1985  
E-Mail: [sadirc@saarchitects.net](mailto:sadirc@saarchitects.net)



# III.1 & 2. SAA, INC KEY PERSONNEL

## ROBERTO S. SEPULVEDA AIA, Architect and Project Manager

**PROFESSIONAL EXPERIENCE: 100% Project Commitment**

1999 - Present  
 Sepulveda Associates Architects Inc., Laredo Texas  
*Project Management/ Design/Site Assessment/3D Modeling*

Sepulveda Associates Architects, Inc.  
 2010 to Present Architect in Training  
 1999-2010 Student Intern

### EDUCATION:

2015 - Master in Architecture

Boston Architectural College (Boston MA.)

2009 - Bachelor of Science in Architecture Degree

The University of Texas at San Antonio

2005 - Laredo Community College

2004 - St. Augustine High School

Laredo, Texas

2003 - Architectural Summer Academy

University of Texas at Austin - School of Architecture

### REGISTRATION:

Professional Registered Architect

**Texas Board of Architectural Examiners Number 29404 - 6/16/21**

### CIVIL AFFILIATIONS

Treasurer, Laredo Section, American Institute of Architects Member, Webb

County Heritage Foundation

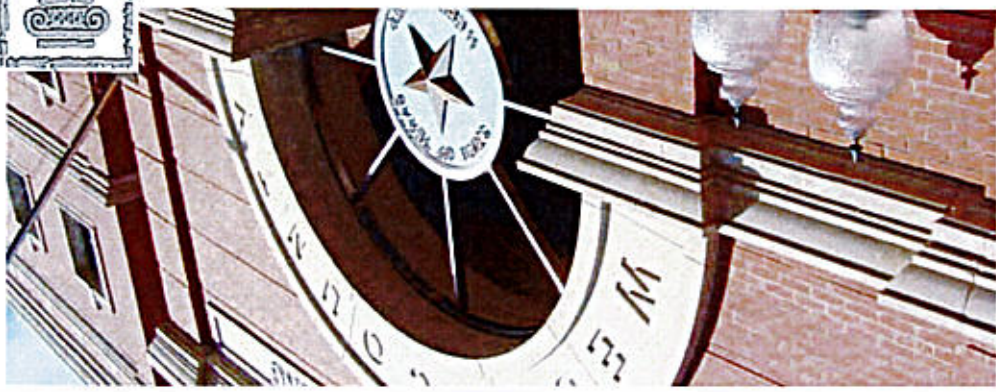
Member, Blessed Sacrament Church

### AWARDS

Eagle Scout - 5-20-2000

Daniel B. Hastings, Jr. Scholarship Recipient

Laredo Community College Blue Chip Scholar



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 (956) 725-1985 FAX (956) 725-2396  
 E-MAIL: [rsd@saainc.com](mailto:rsd@saainc.com) [saainc@saainc.com](mailto:saainc@saainc.com)

# III.1 & 2. DESIGN CONSULTANTS

**HOWLAND ENGINEERING CO.**  
**SURVEYING AND CIVIL ENGINEERS**

**ROBERTO P. MARTINEZ, JR., PE**  
**Quality Testing Laboratory - Principal - PM**  
 100% Project Commitment



## PROFESSIONAL EXPERIENCE:

- Howland Engineering and Surveying Co., Inc. Laredo, TX
- Geoscience Manager / Partner 1999-Present
- Geotechnical Engineering
- Construction Materials Testing
- Forensic Engineering
- Civil Design
- Pavement Design
- Conventional / Post Tension Foundation Designs (Residential & Coml)
- Low Engineering and Environmental Services, Inc. Dallas and Austin, TX 1996-1999
- Forensic Engineering
- Structural Evaluation and Design
- Building Condition Assessments
- ADA Surveys

Vacek-Crawford, Inc. Kingwood, TX 1994-1996

- Forensic Engineering
- Structural Evaluation of Residential and Commercial Buildings

## EDUCATION:

Masters of Science in Civil Engineering  
 Specializing in Structural Engineering  
 Purdue University, West Lafayette, Indiana 1993

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

## REGISTRATION:

Texas Registered Professional Engineer  
 TX Registration No. 87810

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 (956) 725-1985 FAX (956) 725-2396  
 E-MAIL: [rsdmr@howlandengineers.net](mailto:rsdmr@howlandengineers.net)



# III.1 & 2. DESIGN CONSULTANTS

**HOWLAND ENGINEERING CO.** ■  
**SURVEYING AND CIVIL ENGINEERS**  
 OSCAR J. SEPULVEDA, P.E.

**Project Manager - 100% Project Commitment**  
**Lead Civil Design**



**PROFESSIONAL EXPERIENCE:**

Howland Engineering and Surveying Co., Inc. Laredo, TX  
 Senior Project Engineer / Manager

2008-Present  
 Land Development – Civil Design Residential / Commercial Subdivisions

- Public Works Civil Design
- Topographic Surveying
- Construction Supervision and Inspection

Foster Engineering Co. Laredo, Texas  
 Vice President for Private Development

1975-1980, 1983-2008

- Land Development – Civil Design Residential / Commercial / Industrial Subdivisions

- Private Land Development Master Planning

- Public Works Civil Design – Governmental and Educational Facilities

- Construction Management, Supervision and Inspection

- Land and Topographic Surveying Consulting

- Floodplain Development Management / Elevation Certification

- Structural Foundation / Wall Evaluation and Design of Residential and Commercial Facilities

**EDUCATION:**

Bachelors of Science in Architectural Engineering  
 Emphasis in Building Structures / Structural Engineering  
 University of Texas at Austin

1970-1975

**REGISTRATION:**

Texas Registered Professional Engineer  
 TX Registration No. 71405

Texas Registered Professional Land Surveyor



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 (956) 725-1985 FAX (956) 725-2396  
 E-Mail: [osajinc@sacarchitects.net](mailto:osajinc@sacarchitects.net)



# III.1 & 2. DESIGN CONSULTANTS

## NRG ENGINEERING

Mechanical, Electrical, & Plumbing

PRESIDENT / PRINCIPAL, JOHN A. RODRIGUEZ, III, P.E.

### PROFESSIONAL EXPERIENCE:

Sept. 2002 - Present NRG Engineering - Owner  
 Aug. 2001 - 2003 Project Engineer, P.E.  
 Colwell & Associates, Inc.  
 May 1997 - 2001 Senior Project Manager, E.I.T.  
 GPM Engineering  
 Sept. 1996 - 1997 Vice President/Owner,  
 QuadTech Engineering, Inc.  
 May 1996 - 1996 Electrical Designer/E.I.T.  
 Marmon Mok, Architects & Engineers  
 May 1995 - 1996 Electrical Designer/E.I.T.  
 Collins, Hoggard and Associates, Inc.

### EDUCATION:

1994 - Bachelor of Science in Electrical Engineering, Texas A&M University, Kingsville

### REGISTRATION:

Registered Professional Engineer - Texas No. 90273  
 Member of the National Society of Professional Engineers (NSPE)  
 Member of the Texas Society of Professional Engineers (TSPE) -  
 Nuces Chapter

### PROFESSIONAL ACTIVITIES:

Registered Professional Engineer - Texas No. 90273  
 Member of the National Society of Professional Engineers (NSPE)  
 Member of the Texas Society of Professional Engineers (TSPE) -  
 Nuces Chapter

### SAMPLE PROJECTS - EDUCATION

- United ISD HS Science Building Additions (LBJ, United South, & Alexander) - Laredo, TX
- United ISD New 9th Grade Campus - 200,000SF - Laredo, TX
- United ISD New Middle School Campus - 111,000SF - Laredo, TX
- USD Lamar Middle School Renovations and Additions - Laredo, TX
- W.B. Roy High School Renovations and Additions - Corpus Christi, TX
- R.M. King High School Renovations and Additions - Corpus Christi, TX
- Mary Carroll High School Renovations and Additions - Corpus Christi, TX
- USD Martin High School Renovations - 80,000SF, Laredo ISD - Laredo, TX
- USD Martin High School Classroom Addition, - 100,000SF, Laredo ISD - Laredo, TX
- USD Christian Middle School Renovations, - 40,000SF, Laredo ISD - Laredo, TX
- Zapata Middle School Renovations, - 100,000SF - Zapata, TX
- New Zapata Elementary School - Zapata, TX
- New Bruhl Middle School, Webb CISD - Bruhl, TX
- New Bruhl High School, Webb CISD - Bruhl, TX
- Eagle Pass ISD District Fine Arts/Theater Complex - Eagle Pass, TX
- Eagle Pass ISD New District Football/Volleyball/Multipurpose Arena - Eagle Pass, TX
- Eagle Pass High School Gymnasium & Science Wing Additions - Eagle Pass, TX
- GC Winn High School Classroom Wing Addition - Eagle Pass, TX
- King High School Fine Arts Complex Renovation & Expansion - KVUSD, Kingsville, TX
- New Dubose Middle School - Alice ISD, Alice, TX

1820 HOUSTON ST.  
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 (956) 725-1985 FAX (956) 725-2399  
 E-MAIL: saajnc@saaarchitects.net



Corpus Christi, TX Harbor Bridge Lighting Project



City of Laredo Fire Administration Center - SAA, Inc. 2012

100% Project  
 Commitment  
 Lead Design  
 Electrical - Sp.  
 Systems



# III.1 & 2. DESIGN CONSULTANTS

## NRG ENGINEERING

Mechanical, Electrical & Plumbing

SEAN M. RODRIGUEZ, P.E., C.I.P.E.

### PROFESSIONAL EXPERIENCE:

Sept. 2002 - Present	Project Manager/P.E.	NRG Engineering
July 2002 - 2003	Project Manager/E.I.T.	NRG Engineering
Dec. 2001 - 2002	Project Manager/E.I.T.	DBR Engineering
Nov. 1999 - 2001	Project Manager/E.I.T.	Swaboda Engineering
Sept. 1996 - 1999	Mechanical Designer/E.I.T.	GPM Engineering (Pitzco, Inc.) Swaboda Engineering

### EDUCATION:

Bachelor of Science in Mechanical Engineering  
Texas A&M University

### SELECTED PROJECTS:

The following is a partial list of projects that represent past experience prior to the formation of NRG Engineering. Detailed project lists for the following facility types shall be furnished upon request.

### PROFESSIONAL ACTIVITIES

Certified in Plumbing Engineering, April 2000, by The American Society of Plumbing Engineers  
Member of the American Society of Plumbing Engineers (ASPE) - Houston, TX Chapter  
Member of the American Society of Heating, Refrigeration, and Air Conditioning Engineers - S. Texas Chapter

### EDUCATIONAL PROJECT EXPERIENCE

TAMU International - Sepulveda Associates, Architects - Computer Lab Remodel  
TAMU Kingsville - BMST Architects - Dormitory Remodel  
Laredo Comm. College - Sepulveda Assoc., Architects - New Science Building  
Del Mar College - BMST Architects - New Solomon Coles Classroom Building  
Del Mar College - Prime - New West Campus Central Plant & Energy Retrofits  
Laredo ISD - Sepulveda Assoc., Architects - New Sanchez-Ochoa Elementary  
Laredo ISD - Ashley-Humphries Architects - New Farias Elementary



LC Lewis Academic Center  
MDF 2012



Kingsville Border Patrol Facility



LC South Campus New Chiller

1820 HOUSTON ST.  
LAREDO, TEXAS 78040  
(956) 725-1985 FAX (956) 725-2396  
E-MAIL: srodri@seararchitects.net



TX, P.E. 96478  
Lead Mechanical  
Design Systems  
HVAC / Exhaust &  
Plumbing Systems  
100% Commitment

# III.1 & 2. DESIGN CONSULTANT CONTACTS

## HOWLAND ENGINEERING & SURVEYING CO. (MBE) Survey and Civil Engineers

Contact: Roberto Martinez, P.E.,

Oscar J. Sepulveda, P.E.

7615 N. Bartlett Avenue

Laredo, Texas 78041-6508

956-722-4411, 956-722-5414 (fax)

In association with SAA, Inc. for 12 years. The largest engineering firm in the Laredo-Webb County area with disciplines in civil engineering, land surveying, plating, material quality testing, and geo-science engineering. The firm maintains a full time local testing laboratory providing quality monitoring for all construction projects. SAA, Inc. has worked with Oscar J. Sepulveda for over twenty five years and guides the team's civil, surveying, and geo-technical designs.

## NRG ENGINEERING

### MECHANICAL / ELECTRICAL ENGINEERS

Contact: John A. Rodriguez, III, P.E.

5656 S. Staples, Ste. 360

Corpus Christi, Texas 78411

361-852-2727, 361-852-2922 (fax)

In association with SAA, Inc. for 16 years. NRG Engineering is a full service mechanical, electrical and plumbing consulting firm. The firm provides construction documents for commercial, industrial and government projects, both new and renovated. Established in 2002, NRG Engineering is paving its way within the engineering/construction community by setting high standards for quality work. With over 50 years combined experience, NRG engineers, designers and staff continue to strive for excellence.

## WRIGHTSON, JOHNSON, HADDON & WILLIAMS, INC.

### AUDIO/VISUAL/ACOUSTICS/SOUND

Contact: Rene Garza, Principal

12175 Network Boulevard, Suite 150

San Antonio, TX 78249

p.(972) 934-3700 f.(210) 561-9810

In association with SAA, Inc. for 21 years. Wrightson, Johnson, Haddon & Williams, Inc. is a 38 person, DBE Certified woman owned firm offering state-of-the-art design services and consulting in **acoustics & noise control, audio, visual, video & scoring displays, broadcast provisions & video production, theatre planning, lighting & rigging, distributed TV & satellite, video surveillance & access control, and tel/data structured cabling.** The firm's strengths lie in the combined talents of principals and employees, the diverse technical and business skills, and experience accrued over the years from hundreds of successfully completed world renown projects.

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LAREDO, TEXAS 78040  
(956) 725-1985 FAX (956) 725-2396  
E-MAIL: sga@saainc@sdcarchitects.net



SEPULVEDA  
ARCHITECTS  
ASSOCIATES  
INC.

# III.1 & 2. DESIGN CONSULTANT CONTACTS

## SYNERGY STRUCTURAL ENGINEERING

### STRUCTURAL ENGINEERS

Contact: Victor De Anda P.E.

6909 Springfield Ave, Suite 105

Laredo, Texas 78041

956-753-5860, 956-753-6210 (fax)

In association with SAA, Inc. for 15 years.

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 bldg
- modifications and expansion to existing buildings

## O'CONNOR ENGINEERING AND SCIENCE, INC. *If Required*

### ENVIRONMENTAL SITE ASSESSMENT AND WETLAND DELINEATION

Contact: Thomas J. O'Connor, Jr. P.E., REM

919 Victoria Street

Laredo, Texas 78040

Telephone: 956/728-1123, 956/728-7075 fax

E-Mail: oes@stx.rr.com

NOTE: O'Connor Engineering and Science prepared the original Plaza Theater environmental report.

OES is located in the Laredo-Webb County area with disciplines in material quality testing, geo-science engineering, environmental testing, and abatement monitoring as required to meet TDLR. The firm maintains a full time local testing laboratory providing quality monitoring for all construction projects. SAA, Inc. has worked with Tom O'Connor, P.E., for over eighteen years and has always provided excellent services for all our services. Local service with local talent.

## HALFF ASSOCIATES, INC. *If Required*

### DATA/COMMUNICATIONS/SECURITY/CCTV

Contact: Jose A. Delgado, P.E., RCDD, LEED AP

5000 West Military Highway, Suite 100

McAllen, Texas 78503

956-664-0286, 956-664-0282 (fax)

Consultants for Data/IT/CCTV, LEED Certification and other specialties as needed.

1820 HOUSTON ST.

LAREDO, TEXAS 78040

(956) 725-1985 FAX (956) 725-2396

E-MAIL: sqaainc@sqaarchitects.net



### III.3. AVAILABILITY

The design and project management experience of Sepulveda Associates Architects, and the longevity of its trained staff, have allowed the firm to develop timelines and successfully execute schedules for both small and complex projects. These projects have included feasibility studies, construction documents for complex, technical facilities, and the rehabilitation of fragile historic buildings. *Architects Roberto J. and Roberto S. are 100% committed to this project.*

The firm is available to begin work upon a notice to proceed. There are no commitments or other projects which would impede progress on this work. Therefore, there is no "lay-over" period between on-going projects in commencing a new scope of work – (zero calendar days).

SAA, Inc. takes pride in its reputation for meeting or exceeding owner deadlines through proper scheduling of projects with varied complexities. **Please consult our references.**

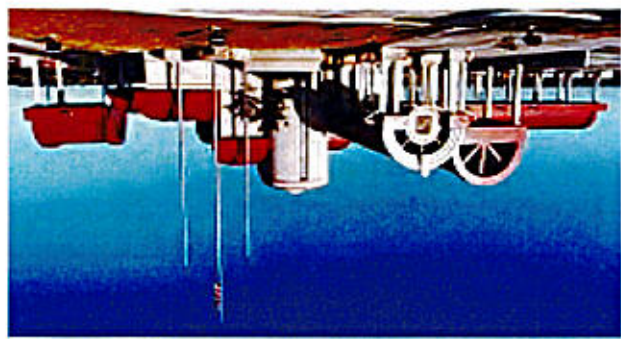
The SAA, Inc. staff of trained, experienced personnel will handle the proposed design schedule upon reviewing the client's detailed scope and program requirements. The goal is to develop a realistic and informed time frame for the preparation of construction documents.

The fact that the firm is **repeatedly contracted** by individuals, agencies, and institutions attests to Sepulveda Associates Architects' ability to plan, meet deadlines and budgets, and produce quality work for its clients. Among the firm's repeat clients are:

- Zapata County Independent School District (9 yrs.)
- Texas A & M International University (8 yrs)
- Laredo College (27+ yrs)
- The City of Laredo (29+ yrs)
- County of Webb (16 years)
- Diocese of Laredo (29+ yrs)
- Lamar Bruni Vergara Trust (14 yrs)
- Laredo Independent School District (28+ years)
- United Independent School District (19 years)
- Webb Consolidated I. S. D. (14 years)



City of Laredo  
Fire Administration Center  
and Fire Station No. 8  
2012 and 2016



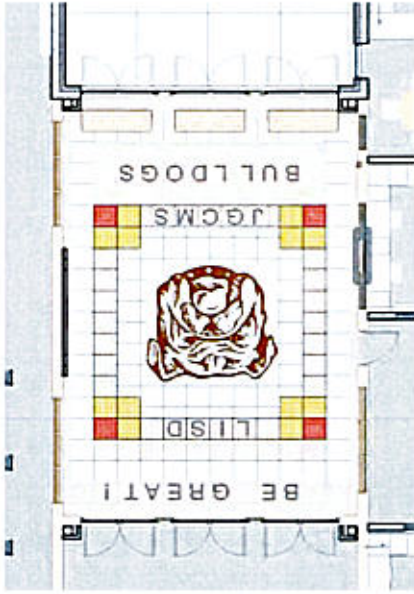
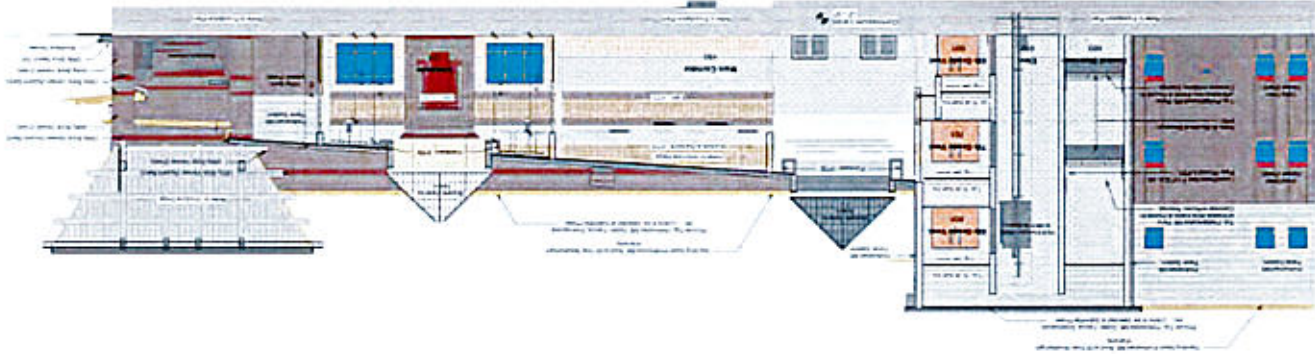
Laredo/ Colombia Solidarity Bridge Toll Plaza  
Turner, Hickey, Sepulveda  
& Associates, Inc.  
Design by Roberto J. Sepulveda, AIA



### III.3. ABILITY TO DESIGN PROJECTS IN TIMELY MANNER

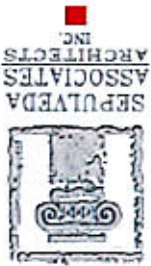
SAA, Inc. takes pride in its reputation for meeting or exceeding owner deadlines through proper scheduling of projects with varied complexities. For over 32 years, SAA, Inc. has developed detailed plans, details, specifications with complete code review for projects of all types from simple residential projects to very complex food production centers and fine arts complexes for Laredo College and local and area school districts. SAA, Inc. has design over 450 projects totaling over \$1.0 Billion.

**CURRENT SAMPLE PROJECT: New Dr. Joaquin G. Cigarroa M.S. \$55.9 Mil 2019 - 2023, 255K SF**



NEW DR. JOAQUIN G. CIGARROA  
MIDDLE SCHOOL  
MIDDLE 1 - 5 GRADES  
LAREDO INDEPENDENT SCHOOL DISTRICT

SPECIFICATIONS

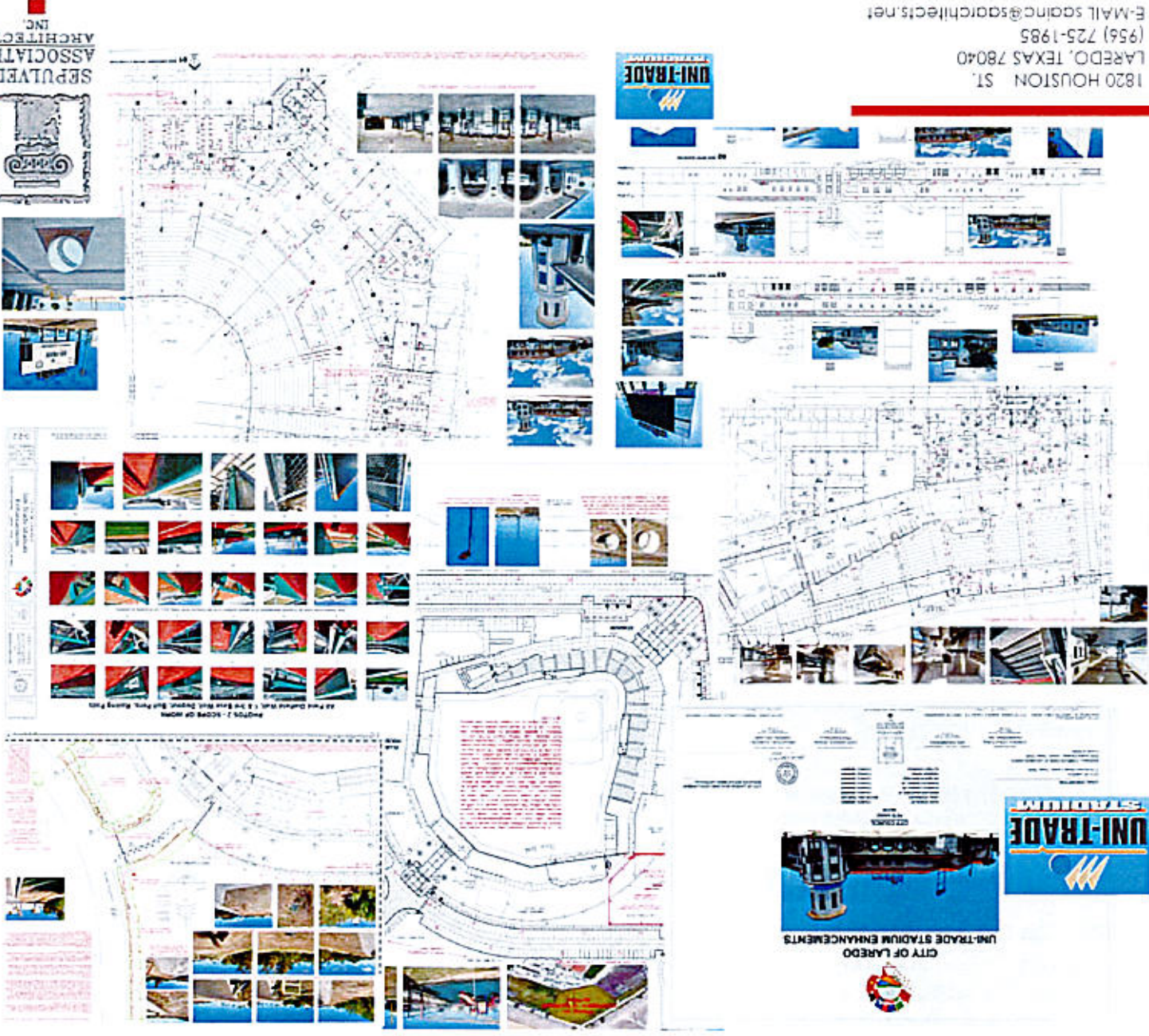


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E-Mail: saainc@saaarchitects.net

### III. 3. ABILITY TO DESIGN PROJECTS IN TIMELY MANNER

SAA, Inc.'s project workload is steady due to our reputation, trained staff's efforts and experience. This project will be given the **highest** priority upon a Notice To Proceed. Time is of the essence. Once SAA, Inc.'s understanding the owner's priorities and deadlines has been understood a proposed project schedule will be developed. This will include the initial introduction - walk through meeting to the required project phases, including a possible specialized studies. Assessment reports should be prepared for all systems, including but not limited to: architectural finishes, remodeling issues, structural review, mechanical, electrical and plumbing system assessments with special systems including elevator, audio, sound and display systems. Upon reviews and approval by Owner's representatives and finalization of the scopes, our team will quickly and efficiently develop the bidding documents in order to receive bids as soon as possible. For over 32 years, SAA, Inc. has developed detailed plans, specifications with complete code review for projects of all types from simple residential projects to very complex centers.

### SAMPLE PROJECT: UNI-TRADE STADIUM ENHANCEMENTS \$8.6 Mil 2022 - 2023 - 2.5 MONTHS



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