



June 15, 2026

Revised June 30, 2026

Mr. Eliud De Los Santos, P.E., Director
City of Laredo Engineering Department
1110 Houston Street
Laredo, Texas 78040

***Re: Architectural & Engineering
Professional Services Fee
City of Laredo – FY26-Eng-47
5508 Thomas Ave. Police Department
Offices and Evidence Room
Building Enhancements***

**Attention: Eliud De Los Santos, P.E.
Favio R. Rodriguez, P.E.
Jorge E. Villarreal, P.E.**

Thank you, again, for contacting Sepulveda Associates Architects, Inc. (SAA, Inc.) and requesting a fee proposal to provide architectural and engineering professional services to the City of Laredo on subject project. SAA, Inc. will conduct onsite detailed documentation to determine the final scope for the preparation of the final bid package to obtain formal competitive bids for the execution of the scope of work through a qualified general contractor. From our on-site walk through escorted by those in attendance from LPD staff and with Sgt. Rogelio Narvaez directing, we developed the proposed scope of work improvements from our meeting / tour notes taken on June 12th, 2026, ~1:30 PM. SAA, Inc. proposes the following but not limited to:

ANTICIPATED SCOPE OF WORK – ARCHITECTURAL / ENGINEERING SERVICES:

Note: Based on our recent meeting of June 29, 2026 at the City Of Laredo Engineering Department and the preliminary cost estimate reviewed, our proposal includes architectural and engineering services for the complete design and documentation of the full office/storage evidence warehouse and site improvements build-out scope required to satisfy the applicable local Police Department and State requirements. However, it is understood that construction may need to be completed in multiple phases in order to align with available funding. The construction documents will therefore be prepared as one complete set of plans for the full build-out, with notes and/or plan designations identifying the anticipated Phase I, Phase II, Phase III, etc., scope of work. During the schematic/preliminary phase, and with our guidance regarding probable construction costs, the Owner will determine the specific Phase I scope to be included for bidding and construction within the current budget. Future phases may utilize the already-prepared documents for the remaining work; however, minor

revisions, code review updates, permit coordination, document adjustments, required new TDLR Filings / Inspections and new future construction observation/ administration fees will be required at that time and would be addressed through a supplemental fee amendment.

PROGRAMMING - SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PHASE

1. Develop a Preliminary and Final Program of Requirements taking into consideration LPD's staff direction - input, schematics, concerns addressing security, chain of custody, environmental protection, operational efficiency, and compliance with law enforcement standards.
2. The facility will be designed to protect evidence from criminal theft, tampering, contamination, deterioration, and unauthorized access while supporting efficient evidence processing.
3. The SAA, Inc. A&E team will document the following, but not limited to:
 - a. **Onsite architectural survey** of the existing building interior and exterior to create a civil land survey of the property and an "As-Built" floor plan document (3D Model) for proposed basic schematics to include visible / accessible structure, walls, ceilings, fixtures, fixed equipment, mechanical, electrical, and plumbing systems to be used for the execution of the selective demolition scope and tying in of the proposed services for the new improvements and design. Note: Plan documentation is limited to access and visibility of the areas and is not exhaustive research of the spaces and systems.
 - b. **Existing Office Areas – Proposed Remodeling and Selective Demolition**
Both Levels (Preliminary - to be confirmed by LPD staff)
1st Level Floor Plan
 - Entrance Lobby / Vestibule / Evidence Retrieval - Secure area with reception window security glazing
 - Conference Room – Min 8- 10 persons per existing space
 - Evidence Technician / Property Supervisor Office
 - Evidence Processing Room
 - Drug Intake Room – Eye wash and vent hood extractor
 - Existing Restrooms – Remodeling required for TDLR HC ADA Compliance
 - Communications MDF IT Room – To be reconstructed with input from LPD IT Dept standards (10'x10' Min.) – Mini-split unit.
 - Mechanical Room – To be reconstructed with new HVAC equipment / new electrical panels / water heater, etc.**2nd Level Floor Plan – Proposed Improvements**
 - Reinforce or reconstruct the 2nd floor framing to ensure structural loading of proposed storage rooms above.
 - Storage rooms – (Qty = TBD) min. 15' wide and 1 large Storage Room all with secured doors/hardware over the existing 1st level Offices and the New Addition to the Southeast part of the Warehouse Area
 - Staircase – metal with proposed 6' wide catwalk along entire North-South storage expansion
 - c. **Existing Warehouse Areas – Proposed Remodeling and Selective Demolition**

- New TPO retrofit system, approx. 16,000 SF over existing SSR system.
- IBC Code Requirements, exits, fire sprinkler system (over 12,000 SF), fire ratings, energy efficiency walls – roof, mechanical, electrical, plumbing systems...
- New heavy duty rolling garage doors with water seals.
- Roof extractors for odor to be sized by MEP engineer – roof reinforcing required.
- Large “oversized” ceiling fans – roof reinforcing required.
- New wall, ceiling metal panels, with new R-19 batts between existing purlins,

d. Proposed Program Spaces - Warehouse

- New Walking Cooler Evidence Storage – Southeast side – 8’ shelving w/ storage abv.
- “High Valuables” Storage – East side – 8’ shelving w/ storage above
- General Storage – East side – 8’ shelving w/ new Storage Rooms above
- Firearms Secured Storage Cage – Northwest Corner – HD Mtl fencing to bottom of deck - metal shelving layout with security gates.
- Bulk Drugs Storage Cage – Southwest Area – HD mtl fencing to bottom of roof deck – open areas and some metal shelving layout, with security gates.
- General Property Storage – South Middle Area with high bay metal shelving – HD mtl fencing to bottom of roof deck, security gates.
- Property Evidence Intake – North Middle Area, millwork, cabinets, sink required.

e. Proposed Exterior Evidence Secured Storage

- High Bay Truck / Trailer Canopy with security fence/gates – Secure Qty = Min. 3 TBD
- Low Bay Vehicle Canopy with security fence/gates – Secure Qty = 6 – TBD
- Haz-Mat Canopy / Cage – Low Bay – Size TBD with security fence/gates

f. Proposed Entrance Fleet Office

- New Small Office / with Restroom – Size TBD
- Option – Remodel existing portable structure, comply with TDLR HC ADA Standards

g. Proposed Exterior Site and Building Improvements

- TDLR HC ADA review and provide enhancements as needed.
- Parking lot repairs, patchwork, sealcoating, remove debris, signage, restriping, new lighting throughout
- Repair existing security gates, perimeter fence and provide new gate openers.
- Provide CCTV, access control systems throughout – coordinate with LPD IT Dept. – Rough in prep work to be provided in drawings – Systems to be installed by separate Owner provided vendor(s)
- Replace all exterior wall lighting – office decorative and warehouse wall packs – efficiency per new code requirements.
- New Emergency Generator 150KW – Sized for approx. 80% capacity of building system.

4. Prepare a refined preliminary budget for line items of the proposed preliminary scope for Owner’s review and approval to develop technical drawings.
5. If available, the team will use the provided Owner’s PDF or hard copies of the “As Built” or

original drawings to confirm and develop our team on-site architectural survey for the schematics, 3-D Revit Model, schedules, and progress set towards the final technical drawings.

6. SAA, Inc. will perform site walkthroughs with our A&E team mechanical, electrical and plumbing engineers to develop documentation for the replacement / modifications of the existing office area and warehouse area for the selective power, lighting, communications-data, audio-visual, sound, fire alarm, fire sprinkler, HVAC equipment along with the plumbing rough in and fixture items as documented in the anticipated scope of work.
7. Review onsite and City of Laredo utility taps for water, sanitary sewer, and the future required fire sprinkler system.
8. Develop preliminary options for new color scheme for room / wall, floor, ceiling / door, and frame finishes.
9. General in person and virtual meetings necessary for the proper review, direction, and refinements as the work progresses.
10. Reimbursements for in-house printing expenses for the development of the work as the project scope evolves and is refined for a final product.
11. Our A&E team environmental consultant will perform sample floor, ceiling, and wall material testing, and prepare asbestos report to ensure clearance and allow the selected general contractor to secure the required building permit. No asbestos **work plan** fees are included as it is believed the building is free of asbestos materials but must be confirmed. Any additional services will be requested and possibly applied the contingency allowance.
12. Per the City of Laredo current Planning and Zoning Map, the property at 5508 Thomas Ave., PART OF BLK 1 LAREDO INT'L AIRPORT SUBDIVISION 23.0221 ACRES is zoned M-1 Light Manufacturing per the land usage is allowed and the A&E team assumes the property is allowed to store the products being proposed. The plat appears to encompass additional properties, and structures and the plat is not exclusive to this site. **Note: This A&E team proposal does not include re-plating services, assuming that this project will not require any modifications to secure a building permit.** Any additional services will be requested and possibly applied the contingency allowance.

CONSTRUCTION DOCUMENT PHASE

1. Upon approval of the Schematic Design Phase, preliminary scope of work list, and floor plan layout, SAA, Inc. will commence the final development of the preliminary documents to detail for the preparation of the technical construction documents and specifications.
2. Option 1 – If available, use Owner provided “As Built” documents to allow for “redline” markups and notes to describe new scope of work – SAA, Inc. assumes Owner will allow use of documents for this purpose as Owners of the documents.
3. Option 2 – SAA, Inc. will redraw new floor plan layouts, create 3-D model and other documents as necessary depending on extent of remodeling scope.

4. Finalize new room finish schedule, reflective ceiling plan, floor pattern plan, wall sections, building sections, site plan and necessary additional drawings, documents for the new scope of work.
5. Finalize new mechanical (test and balance scope), electrical (design photometrics), and plumbing documents (rough-in and fixtures) per the final program of requirements and scope of work.
6. Develop the project manual - specifications for the final scope by all team members for the bidding phase.
7. File, register, obtain plan review, and inspection with RAS for TDLR TAS HC standards.
8. **Develop with the Owner representative's assistance, possible deductive alternate(s) to the construction documents to allow for some project cost flexibility and to remain in budget.**

BIDDING AND NEGOTIATION PHASE

1. Assist Owner with the bidding and negotiation phase to obtain competitive bids for the execution of the work from qualified contractors,
2. Conduct in person Pre-Bid Conference to explain new scope of work and conduct site walk through to ensure bidders are fully aware of the scope of work.
3. Issue all necessary addendum(s), clarifications and review any possible product substitutions.
4. Review references of the apparent low bidder and qualifications, with the Architect to provide recommendation for awarding of the contract based on findings.

CONSTRUCTION ADMINISTRATION PHASE

1. The SAA, Inc. team will assist the Owner in the execution of the construction administration phase overseeing the general contractor and respective subcontractors operations including onsite observation, coordination with city and public entity representatives for permitting, code compliance, field inspections, reviewing of the product submittals, shop drawings, testing and monitoring, punch lists, close out documents, and review and process monthly applications for payments as may be required being the Owner's agent and contact.

CONSULTANTS:

- **SAA, INC.** will include the following team professional services consultants:
- **Howland Engineering, Inc. - Howland Engineering and Surveying Co.**
Professional services for research and design of anticipated utility service connections (fire protection), new land survey limited to immediate fenced property, new site grading, and geo-technical report for the new Vehicle / Trailer / Haz-Mat Secured Evidence Storage Bays as separate structures. No plating services are included.
- **Synergy Structural Engineering – Structural Systems**
Basic structural services for the review and likely modifications to the existing second level office area floor framing to ensure the proposed 2nd level storage rooms are designed for the per loads per the current IBC standards of the structure. Consultant will also review the warehouse existing roof structure for proposed exhaust extractors, storage cage attachments, overall bracing and anchoring to the existing warehouse roof structure. Develop new structural design system for the exterior Vehicular / Trailer Secured Storage,

Fueling / Haz-Mat Storage (anticipating pre-engineered metal buildings), and foundations.

- **NRG Engineering, Inc. – Mechanical, Electrical, Plumbing, Rough in Communications Systems**

Basic services for recommendations for replacement of all lighting, power, communications, data, fire alarm, security, per new wall and ceiling configurations - layouts, HVAC recommendations for replacement of equipment and ductwork (new controls, new testing and balancing of the new A/C units and room ductwork registers) with minimal plumbing scope per floor plan layout for the Mechanical / Electrical / Plumbing scope in compliance with new City building and energy codes.

- **O'Connor Engineering and Science, Inc. – Limited Environmental Report**

Basic services involving sample testing of the present finish wall, ceiling, and floor finishes for clearance, if non-detected, of any asbestos materials allowing the City Building Development Services to issue the required building permit per ordinance. If the report identifies asbestos materials present in the building, the report will be used to include with the bidding documents to for abatement contractors to include in the scope of work. Note: No asbestos Phase II work plan fees and scope have been included as it is believed that the building is free of any asbestos materials. If required, this will be an extra fee TBD.

- **Specialties of Texas, Inc. – Rick Huegele** will be the licensed RAS (Registered Accessibility Specialist) which will file with TDLR, register, and conduct the required onsite inspection to ensure all ADA – TAS handicap requirements are in place, and the building obtains the required certification.

Note: A sound system, acoustics, audio-visual, or data-communications consultant, services *are not* included in this proposal. If required, additional compensation will be required through the use of the A&E Contingency Allowance Fee which is optional to the overall services fee proposal.

COMPENSATION:

*SAA, Inc. proposes to be compensated for the architectural, civil, mechanical, electrical, plumbing engineering, environmental consultant, and TDLR RAS HC filing, review and inspection services, with 1 set full size of hard copy production printing, 1 pin drive with pdf folder of documents, a **fixed fee** total of \$424,220.50 (includes a 10% contingency fee allowance to be used for unforeseen conditions or additional scope with approval from Owner reps) as herein provided (See attached breakdown – spreadsheet). Compensation is requested at the completion of every month and/or at the conclusion of each service phase whichever comes first, plus the reimbursable expenses incurred during the billing period.*

Total A/E Compensation Pay and Task Schedule is proposed:

Task One	Schematic & Design Development Phase	\$125,790.00	3-5 Weeks
Task Two:	Construction Document Phase	\$134,225.00	6-8 Weeks
Task Three:	Bidding and Negotiation	\$ 16,890.00	4-5 Weeks
Task Four:	Construction Administration Phase 1	<u>\$108,750.00</u>	150-180 Working Days
Total		\$385,655.00	BASE PROPOSAL
Contingency Allowance - 10% (<u>Rec. for Remodeling</u>)		\$ 38,565.50	OPTIONAL
TOTAL AMOUNT with Contingency Allowance		\$424,220.50	(Fixed unless scope changes)

**Note: See attached fee breakdown – spread sheet.* We request that no retainage be placed on our services during our phased billings as this is not a standard in the architectural and engineering professional services industry.

SAA, Inc. will provide the required one set of record plans as provided by the general contractor (bond paper) of the plans and specs and one pin drive of the complete Acrobat PDF electronic files of the final set of plans and specifications for the Owner's use at the bidding phase.

SERVICES NOT INCLUDED:

- **SAA, Inc. has not included any other specialized consultant. No additional fees, at this time, for *unforeseen or anticipated* services beyond items described above.**
- **No additional architectural fees beyond the proposal described in the fee proposal.**

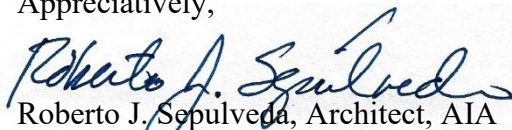
REIMBURSABLE EXPENSES:

SAA, Inc. proposes to be compensated **with Owner prior approval** for reimbursable expenses at 1.10 times the actual expense incurred by Sepulveda Associates Architects, Inc. Reimbursable expenses include, but may not be limited to the following items: (All items will require an amendment to our Formal Agreement and possible use of the Contingency Allowance)

- Travel expenses, food and lodging, and transportation outside a 30-mile radius of the Laredo area with advanced approval by Owner at cost plus 1.10.
- Special mailing or shipping expenses of printed data, drawings, samples, etc. at cost plus 1.10
- Reproduction of printed data plans and specs, other than inter-team consultant coordination printings.
- Major progress REVIT or CAD plotting and/or printing at the end of each phase or review milestones are included in the cost of the basic services. **SAA, Inc. will address “minor / normal” comments / drawings edits during the permitting phase which is typical from past experiences from the permitting department of the City of Laredo. On very rare occasions, example – (The City Southern Hotel Apartments Rehabilitation), Major drawing changes (required beyond minor comments / drawing edits) after approvals by the City permitting dept. per the Building Development Services Department's markups or comments will be charged per architect's and respective consultant's hourly rates, additional plotting, or printing multiple sets of documents will be charged at the current commercial printing rates plus 1.10. **If this is required, the recommendation from SAA, Inc. would be to use the A&E contingency allowance to cover these extras fees for the change in scope.****

Again, **Sepulveda Associates Architects, Inc. is extremely grateful** for the opportunity. Please contact me if you require additional details or information. We look forward to collaborating with you, your City Engineering staff, and the LPD appointed staff on this important needed enhancement project for our Laredo community and the Laredo Police Department.

Appreciatively,



Roberto J. Sepulveda, Architect, AIA
President, Sepulveda Associates Architects, Inc.

Attachments:

SAA, Inc. Fee Breakdown dated 6/15/26
Requested Preliminary Project Cost Estimate
Required Form 1295 – filed with State Agency
SAA, Inc. Team Hourly Rates
Preliminary Sketch 6-15-26

Copy:

Favio R. Rodriguez, P.E. - Civil Engineer II – City Engineering Department
Jorge E. Villarreal, P.E. - Civil Engineer II – City Engineering Department
City of Laredo
City Engineering Department
1110 Houston Street
Laredo, Texas 78040

Note:

Present at the Project Introduction Meeting - ~ 1:30 PM June 12, 2026, 5508 Thomas Avenue
– Office / Warehouse and contributed to the proposed Scope of Work are the following
Laredo Police Officers (In no order)

Sgt. Rogelio Narvaez – Property Supervisor
Dpty. Chief Jorge Valdez
Dpty. Chief Edgar Garza
Asst. Chief Rene Alvarado
Lt. Luis Martinez
Ashley Slemaker – Administrative Assistant – Criminal Investigations Division
Cpt. Jaime Ramon

Present at the 2nd Project Meeting 6/29/26 - ~ 2:30 PM City Hall / City Engineering Dept.
Conference Room and contributed to the proposed Scope of Work are the following Laredo
Police Officers (In no order)

Chief Miguel A. Rodriguez, Jr.
Asst. Chief Rene Alvarado
Ashley Slemaker – Administrative Assistant – Criminal Investigations Division
Dpty. Chief Edgar Garza
Lt. Jonathan Castillo
Dpty. Chief Jorge Valdez

ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES
CITY OF LAREDO
FY26-ENG-47 LAREDO POLICE DEPARTMENT OFFICES AND EVIDENCE ROOM
5508 THOMAS AVENUE

SCHEMATIC DESIGN PHASE					Approx.3-5 Weeks	
Architectural						
Classification	Rate	Hours	Cost	Subtotal	Total	
Architect - PM RJS	\$ 230.00	60.00	\$ 13,800.00			
Architect I RSS	\$ 200.00	90.00	\$ 18,000.00			
Architect II RDS	\$ 190.00	20.00	\$ 3,800.00			
Architect III MAS	\$ 180.00	8.00	\$ 1,440.00			
BIM/Revit/CADD Technician	\$ 145.00	40.00	\$ 5,800.00			
Cost Estimating - Principal RJS	\$ 180.00	12.00	\$ 2,160.00			
Clerical RCS	\$ 115.00	10.00	\$ 1,150.00			
Supplies, plots, printing, gas, etc.			\$ 880.00	\$ 47,030.00		
Civil Site Survey - Consultant	\$ 12,200.00	1.10	\$ 13,420.00	\$ 13,420.00		Bldg Permit Rqmt
Civil Engineering - Consultant	\$ 9,400.00	1.10	\$ 10,340.00	\$ 10,340.00		
Geo-tech Report - High & Low Bays	\$ 7,800.00	1.10	\$ 8,580.00	\$ 8,580.00		
Structural Engineering - Consultant	\$ 11,500.00	1.10	\$ 12,650.00	\$ 12,650.00		
MEP Engineering Consultant	\$ 25,200.00	1.10	\$ 27,720.00	\$ 27,720.00		\$72.5K x 35%
Environmental Abatement Report	\$ 5,500.00	1.10	\$ 6,050.00	\$ 6,050.00		Bldg Permit Rqmt
TOTAL SCHEMATIC DESIGN PHASE				\$ 125,790.00	\$ 125,790.00	
CONSTRUCTION DOCUMENT PHASE					Approx.6-8 Weeks	
Architectural						
Classification	Rate	Hours	Cost	Subtotal	Total	
Architect - PM RJS	\$ 230.00	110.00	\$ 25,300.00			
Architect I RSS	\$ 200.00	120.00	\$ 24,000.00			
Architect II RDS	\$ 190.00	40.00	\$ 7,600.00			
Architect III MAS	\$ 180.00	10.00	\$ 1,800.00			
BIM/Revit/CADD Technician	\$ 145.00	20.00	\$ 2,900.00			
Cost Estimating - Principal RJS	\$ 180.00	24.00	\$ 4,320.00			
Clerical RCS	\$ 115.00	20.00	\$ 2,300.00			
Supplies, plots, printing, gas, etc.			\$ 1,380.00	\$ 69,600.00		
Civil Engineering - Consultant	\$ 12,200.00	1.10	\$ 13,420.00	\$ 13,420.00		
Structural Engineering - Consultant	\$ 13,200.00	1.10	\$ 14,520.00	\$ 14,520.00		
MEP Engineering Consultant	\$ 29,000.00	1.10	\$ 31,900.00	\$ 31,900.00		\$72.5k x 40%
TDLR TAS HC Filing, Register, Insp	\$ 4,350.00	1.10	\$ 4,785.00	\$ 4,785.00		TDLR Reqmt.
TOTAL CONSTRUCTION DOCUMENT PHASE				\$ 134,225.00	\$ 134,225.00	
BIDDING AND NEGOTIATION PHASE					Approx.4-5 Weeks	
Architectural						
Classification	Rate	Hours	Cost	Subtotal	Total	
Architect - PM RJS	\$ 230.00	40.00	\$ 9,200.00			
Architect I RSS	\$ 200.00	20.00	\$ 4,000.00			
Architect II RDS	\$ 190.00	0.00	\$ -			
Architect III MAS	\$ 180.00	0.00	\$ -			
Clerical RCS	\$ 115.00	16.00	\$ 1,840.00			
Supplies, plots, printing, etc.			\$ 1,850.00	\$ 16,890.00		
Civil Engineering - Consultant	\$ 1,550.00	1.10	\$ 1,705.00	\$ 1,705.00		
Structural Engineering - Consultant	\$ 1,855.00	1.10	\$ 2,040.50	\$ 2,040.50		
MEP Engineering Consultant	\$ 3,625.00	1.10	\$ 3,987.50	\$ 3,987.50		\$72.5K x 5%
TOTAL BIDDING AND NEGOTIATION PHASE				\$ 16,890.00	\$ 16,890.00	
CONSTRUCTION ADMINISTRATION PHASE					Approx. 150-180 Calendar Days	
Architectural						
Classification	Rate	Hours	Cost	Subtotal	Total	
Architect - PM RJS	\$ 230.00	200.00	\$ 46,000.00			
Architect I RSS	\$ 200.00	120.00	\$ 24,000.00			
Architect II RDS	\$ 190.00	0.00	\$ -			
Architect III MAS	\$ 180.00	0.00	\$ -			
Clerical RCS	\$ 115.00	40.00	\$ 4,600.00			
Supplies, plots, printing, etc.			\$ 2,800.00	\$ 77,400.00		
Civil Engineering - Consultant	\$ 6,800.00	\$ 1.10	\$ 7,480.00	\$ 7,480.00		
Structural Engineering - Consultant	\$ 7,200.00	\$ 1.10	\$ 7,920.00	\$ 7,920.00		
MEP Engineering Consultant	\$ 14,500.00	1.10	\$ 15,950.00	\$ 15,950.00		\$72.5K x 20%
TOTAL CONSTRUCTION DOCUMENT PHASE				\$ 108,750.00	\$ 108,750.00	
TOTAL A & E FEES					\$ 385,655.00	
					Approx. 240-300 Calendar Days	
CONTINGENCY ALLOWANCE					\$ 38,565.50	Recommended
(Unforeseen Or Additonal Scope)						Optional to Owner
TOTAL A & E FEES W/ CONTINGENCY ALLOWANCE					\$ 424,220.50	

SEPULVEDA ASSOCIATES ARCHITECTS, INC.

TEAM HOURLY RATE

2026

RATE SCHEDULE FOR ARCHITECTURAL, ENGINEERING, SURVEYING SERVICES

Effective January 1, 2026

The rates for per diem, miscellaneous expenses, and costs related to Architecture and Engineering, Commissioning, Design, and Drafting Services are determined as follows:

Architectural Consultant / Sepulveda Associates Architects, Inc.

Project Architect - Principle	\$230.00/Hr
Architect I – Sr. Project Manager	\$200.00/Hr.
Architect II – Project Manager	\$190.00/Hr.
Architect III Project Manager	\$180.00/Hr.
BIM/Revit/CADD Technician	\$145.00/Hr.
Cost Estimator	\$180.00/Hr.
Clerical	\$115.00/Hr.
Office Manger	\$125.00/Hr.

Civil Engineering Consultant/Howland Engineering and Surveying Co.

Civil Engineering

Principal Engineer (3)	\$250.00/Hr.
Civil Engineer / Project Manager	\$175.00/Hr.
Registered Engineer /Project Engineer	\$150.00/Hr.
Registered Engineer II	\$130.00/Hr.
Construction Administrator	\$125.00/Hr.
Graduate Engineer	\$120.00/Hr.
Engineering Designer	\$115.00/Hr.
CAD Technician (2)	\$100.00/Hr.
Administrative Staff	\$ 65/00/Hr.

Surveying

Principle RPLS	\$225.00/Hr.
RPLS	\$175.00/Hr.
Project Manager	\$130.00/Hr.
Surveying Supervisor	\$115.00/Hr.
Senior CAD Technician	\$100.00/Hr.
CAD Technician	\$ 90.00/Hr.
GIS Specialist	\$110.00/Hr.
Field Crew (2 Men w/ GPS)	\$165.00/Hr.
ATV (Lump Sum per Day)	\$ 75.00/Hr.
Research	\$ 75.00/Hr.
Administrative Staff	\$ 65/00/Hr.

Geo-science

Principle	\$200.00/Hr.
PE project Manager	\$175.00/Hr.
Geo-science Assistance	\$110.00/Hr.
Lab Technician	\$ 95.00/Hr.
Head Driller	\$ 90.00/Hr.
Assistant Driller	\$ 70.00/Hr.
Certified Technician	\$ 80.00/Hr.
Administrative Staff	\$ 65.00/Hr.

Structural / Consulting Engineers / Synergy Structural Engineering

Principle Engineer	\$225.00/Hr.
Engineer In Training II	\$175.00/Hr.
Clerical	\$ 75.00/Hr.

Mechanical / Electrical Consultant / NRG Engineering

Principal Engineer	\$250.00/Hr.
Project Engineer	\$200.00/Hr.
Project Manager	\$200.00/Hr.
Graduate Engineer	\$175.00/Hr.
Senior Engineering Designer	\$175.00/Hr.
Engineering Designer	\$150.00/Hr.
BIM/Revit/CADD Technician	\$125.00/Hr.
Construction Administrator	\$200.00/Hr.
Commissioning Authority	\$200.00/Hr.
Commissioning Technician	\$175.00/Hr.
Administrative Support	\$105.00/Hr.

Expenses:

Mileage	\$0.725/mile
Travel and Subsistence	Cost plus 10%
Printing and Reproduction	Cost plus 10%
Additional Subcontractors, Consultants, etc.	Cost plus 10%
Overnight Shipping	Cost plus 10%
All other expenses	Cost plus 10%

Other specialized consultants per current rates as required for specific project scope.

Invoices for services will be submitted each month or at completion of each phase of service. Payment is due within 30 days of the invoice date, based on the net invoice amount. Payments should be electronically bank deposit per SAA, Inc.'s registered vendor account per City Accounting Department.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

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

Sepulveda Associates Architects, Inc.
Laredo, TX United States

Certificate Number:
2026-1475983

Date Filed:
06/11/2026

Date Acknowledged:

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

City of Laredo Engineering Department

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

FY26-Eng-47 LPD OffEvidence Rm
Professional Architectural & Engineering Services for Improvements to 5508 Thomas Ave Office & Warehouse for New Evidence Room

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Sepulveda , Roberto Jose	Laredo, TX United States	X	
	Sepulveda, Rebecca C	Laredo, TX United States	X	

5 Check only if there is NO Interested Party.

☐

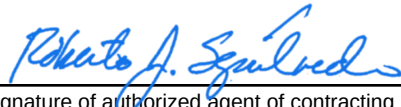
6 UNSWORN DECLARATION

My name is Roberto J. Sepulveda, and my date of birth is 03-01-1958.

My address is 1820 Houston Street, Laredo, Tx, 78040, USA.
(city) (state) (zip code) (country)

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

Executed in Webb County, State of Texas, on the 11 day of June, 2026.
(month) (year)

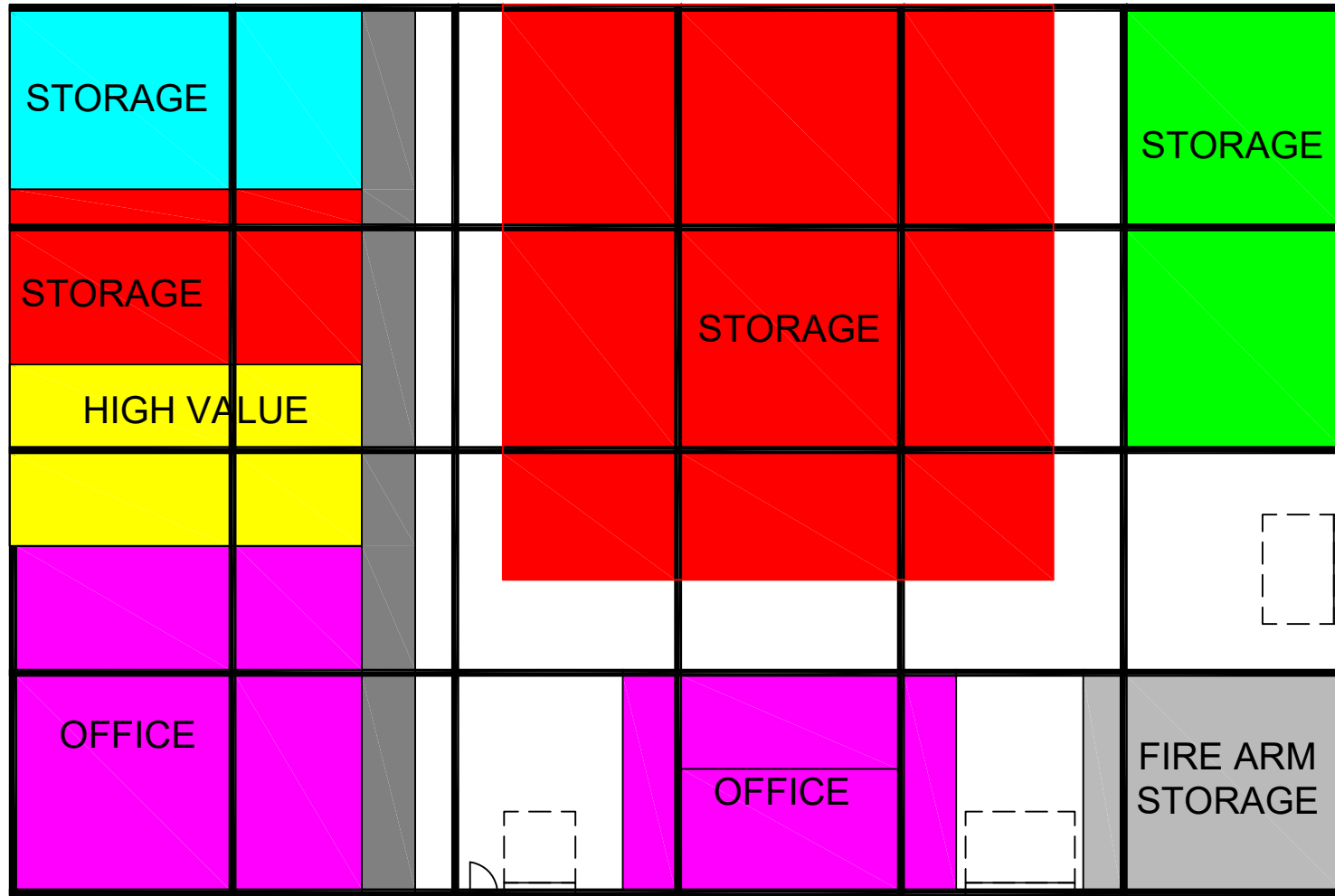


Signature of authorized agent of contracting business entity
(Declarant)

FEASIBILITY STUDY
PRELIMINARY SCOPE - PROJECTED COST ESTIMATE
CITY OF LAREDO - POLICE DEPARTMENT
5508 THOMAS AVE. - OFFICE / WAREHOUSE EVIDENCE STORAGE

	A	B	C	D	E
1	Description	Size	Final	Comments	Notes
2		TOTALS	Approx SF		~ 19,550 sf Total
3	BASE PROPOSAL	Cost/Sq Ft		Totals	includes 2nd Floor
4	Interior Office / Warehouse				and Stairs / Catwalk
5	Existing Office - Remodeling 1st Level	\$145	1,650	\$239,250	
6	Second Floor Storage Rooms	\$145	1,650	\$239,250	
7	Stairs and Catwalk to serve Upstairs Storage Rooms	\$80	700	\$56,000	New SF Scope
8	New Second Floor Storage Rms - Over Cooler/Valuables	\$155	2,500	\$387,500	New SF Scope
9	New Walkin Cooler	\$300	820	\$246,000	
10	New High Valuable Secure Storage Room	\$250	805	\$201,250	
11	New General Storage Room - East	\$250	775	\$193,750	
12	New Fire Arms Security Cage (to bottom of deck)	\$100	750	\$75,000	
13	New Bulk Drugs Security Cage (to bottom of deck)	\$100	1,275	\$127,500	
14	New General Property Storage	\$65	4,000	\$260,000	
15	New Property Evidence Intake (no mezzanine included)	\$350	950	\$332,500	
16	Warehouse Circulation for Emergency Exits	\$75	3,675	\$275,625	
17	Office / Warehouse Approx. SF		19,550		
18					
19	Additional Scope				
20	New Roof Replacement - Retrofit SSR panel System	\$14	18,150	\$254,100	SF Per WebbCAD
21	Existing Office - Remodeling 2nd Level - Floor Reinf.	\$30	1,650	\$49,500	
22	New Exterior 20' High Bay Truck/Trailer Evidence Stor = 3	\$75	3,500	\$262,500	
23	New Exterior Low Bay Vehicle Evidence Storage Qty = 6	\$65	2,000	\$130,000	
24	New Exterior Haz-Mat Canopy - Cage	\$55	800	\$44,000	
25	New Entrance Fleet Office	\$300	500	\$150,000	
26	Exterior ADA HC Improvements			\$12,000	
27	Parking Lot / General Lot Pavement Improvements			\$100,000	
28	Repairs to gates, Openers, and New Site Lighting			\$60,000	
29	Emergency Generator - 80% capacity 150KW			\$80,000	
30	New Utilities - Fire Line / BFP - Code Requirement			\$45,000	
31	Landscaping/Irrigation Modifications - Minimal			\$10,000	
32	Sitework Grading Improvements & Flatwork - Minimal			\$25,000	
33	HARD COST TOTAL - BASE PROPOSAL			\$3,855,725	Estimate
34					
35	SOFT COSTS (Items by Owner and not by Contractor)				
36	Office Furniture & Equipment	Allowance		\$50,000	
37	Data Cabeling & Equipment	Allowance		\$125,000	
38	CCTV, PA,	Allowance		\$100,000	
39	Construction Testing Svces	Allowance		\$20,000	
40	Shelving System	Allowance		\$120,000	
41					
42					
43	Project Contingency (10% is Standard of \$3.5 Mil)	Allowance		\$192,786	Minimum 5%
44					
45	Architectural & Engineering Service Fee (See Attachment Team Breakdown)			\$ 424,220.50	
46	SOFT COST TOTAL			\$982,006.75	
47	HARD COST TOTAL			\$4,837,731.75	Estimate
48					
49					
50	PROJECTED PROJECT COST			\$4,837,731.75	

EXHIBIT 3



15000 SF 1ST FLOOR
4550 SF 2ND FLOOR

19550 TOTAL

EXTG 1ST FLOOR OFFICE
NEW 2ND FLOOR OFFICE
NEW STAIRS CATWALK
NEW 2ND FLOOR STORAGE
NEW WALK IN COOLER
NEW HIGH VALUE STORAGE
NEW EAST GENERAL STORAGE
NEW FIRE ARM CAGE
NEW BULK DRUG STORAGE
GENERAL PROPERTY STORAGE
NEW PROPERTY INTAKE
CIRCULATION

1650 SF
1650 SF
700 SF
2500 SF
820 SF
805 SF
775 SF
750 SF
1275 SF
4000 SF
950 SF
3675

CITY OF LAREDO - 5508 THOMAS AVE.
OFFICE - WAREHOUSE EVIDENCE STORAGE