



PURCHASING DEPARTMENT
County Of Hidalgo

ARISE Las Milpas
Andrea Olvera, President
125 E. Denny Drive
Pharr, Texas 78577

CERTIFIED MAIL
7099 3220 0002 9745 6432
Via Facsimile (956) 783-2099

Re: Renewal/Extension C-06-212-09-18-Lease of Land (with Improvements) to a Non-Profit Organization

Dear Ms. Olvera:

Hidalgo County Purchasing Department will be requesting Commissioners' Court to consider the County's sole option to exercise an extension as provided in the current contract (under the same rates, terms and conditions). Please acknowledge receipt of this notice of placement on the Commissioners' Court meeting of September 6, 2011 for discussion, consideration and action, by signing below and returning to the Purchasing Department, by no later than Thursday, September 1, 2011, via facsimile to (956) 956-318-2629 or email to : rocio.villarreal@co.hidalgo.tx.us, so as to meet the agenda request form deadlines.

By: _____ Date: _____

Additionally, we are requesting your company provide an updated certificate of insurance as required through Hidalgo County's Request for (Bid, Quote, Proposal, Statement of Qualification).

Should you have any questions or require additional information, please do not hesitate to contact me at (956) 318-2626. Your cooperation in this matter is greatly appreciated and we hope your company continues its business relationship with Hidalgo County.

Sincerely,

Rocio Villarreal
Contracts Manager
Hidalgo County Purchasing Department



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/07/2011

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

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

PRODUCER Artex Risk Solutions, Inc. (CB) Two Pierce Place Itasca, IL 60143-3141	1-800-807-0300	CONTACT NAME: Christian Brothers Services PHONE (A/C, No, Ext): 1-800-807-0300 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: PRINCETON EXCESS & SURPLUS LINES INS	FAX (A/C, No): 1-630-378-2508 NAIC # 10786
INSURED Brothers of the Christian Schools & Affiliates, Including Loc. #: 1024007, SISTERS OF MERCY OF THE AMERICAS SOUTH CENTRAL COM INC 1205 Windham Parkway Romeoville, IL 60446		INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 22990373

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	X		G2-A3-EX-0000019-05	06/15/11	06/15/12	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ Included
							MED EXP (Any one person)	\$ 15,000
							PERSONAL & ADV INJURY	\$ Included
							GENERAL AGGREGATE	\$ N/A
							PRODUCTS - COMP/OP AGG	\$ Included
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

Only the General Liability Coverage will apply on a Primary and Non-Contributory basis if required by fully executed written contract. Certificate Holder is added as Additional Insured for the General Liability coverage solely, strictly and specifically with regards to:

Lease between Hidalgo County, Texas and ARISE Las Milpas, Inc at 125 E Denny Drive, Pharr, TX

CERTIFICATE HOLDER**CANCELLATION**

Hidalgo County Rocio Villarreal 2812 S Business Hwy 281 Edinburg, TX 78539 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

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AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY Artex Risk Solutions, Inc. (CB)		NAMED INSURED Brothers of the Christian Schools & Affiliates, Including Loc. #: 1024007, SISTERS OF MERCY OF THE AMERICAS SOUTH CENTRAL COM INC 1205 Windham Parkway Romeoville, IL 60446	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: _____ FORM TITLE: _____

Large empty rectangular area for additional remarks.



The Princeton Excess and Surplus Lines Insurance Company

555 College Road East, Princeton, New Jersey 08543-5241 Phone: (800) 305-4954

POLICY NUMBER: G2-A3-EX-0000019-05 **GENERAL LIABILITY**
NAMED INSURED: **The Religious and Charitable Risk Pooling Trust**
Of the Brothers of the Christian Schools and Affiliates
COVERAGE TERM: 6/15/2011 to 06/15/2012

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED
SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under SECTION II INSURING AGREEMENT C, GENERAL LIABILITY COVERAGE defined within the Coverage Agreement.

SECTION I: Schedule

**Name of Additional Insured Person(s)
Or Organization(s):**
**ANY PERSON OR ORGANIZATION WHEN YOU HAVE
AGREED IN A WRITTEN CONTRACT FOR THAT
PERSON OR ORGANIZATION TO BE ADDED AS AN
ADDITIONAL INSURED ON YOUR POLICY.**

**Designated Location(s) Of Covered
Operations**

If no entry appears above, information required to complete this endorsement will be shown in the Certificate of Coverage as applicable to this endorsement.

Section II Insuring Agreement C –Name of Insured Amended

- A. **Who Is An Insured** defined in the General Insurance Agreement is amended to include as an Additional Insured the person(s) or organization(s) shown in the Schedule above, but only with respect to liability in the performance of the Named Insured’s ongoing operations for the Additional Insured(s) at the Location(s) designated in the Schedule above for "bodily injury" or "property damage", caused in whole or in part, by the Named Insured’s acts or omissions which takes place after the execution of a written agreement with the Additional Insured(s).
- B. For the coverage provided by this endorsement: the following paragraph is added to Section IV – General Conditions, Section II, Insuring Agreement C - General Liability.

This insurance is primary insurance as respects to this coverage to the additional insured person or organization, where the written contract or written agreement requires that this insurance be primary and noncontributory. In that event, we will not seek contribution from any other insurance policy available to the additional insured on which the additional insured person or organization is a Named Insured.

- C. **Who Is An Insured** is also amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by the “Named Insured’s work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

Section III

All Other terms and conditions of the Insuring Agreement remain unchanged.

ARTICLE 3. RENT

Lessee agrees to and shall pay Lessor as rent for the Leased Premises, the sum of One Dollar (\$1.00) per year payable in advance.

ARTICLE 4. TAXES

Lessee shall pay and discharge all taxes, general and special assessments, and other charges of every description which during the term of this Lease may be levied on or assessed against the Leased Premises and all improvements and other property thereon, whether belonging to Lessor or to Lessee. Lessee shall pay all such taxes, charges, and assessments, if any, to the public officer charged with the collection thereof not less than fifteen (15) days before the same shall become delinquent, and Lessee agrees to indemnify and save Lessor harmless from all such taxes, charges, and assessments.

ARTICLE 5. UTILITIES

Lessee shall pay or cause to be paid all charges for water, heat, gas, electricity, sewers, and any and all other utilities used on the Leased Premises.

ARTICLE 6. USE OF PREMISES

The sole permitted use of the Leased Premises by Lessee shall be for the location and operation of a park and recreational purposes including but not limited to literacy development for persons located in Hidalgo County, Texas.

ARTICLE 7. RENOVATION OF LEASED PREMISES

Improvements by Lessee

7.01. Any and all plans for any improvements of the Leased Premises shall submitted to the Lessor for approval.

Lessor's Ownership of Improvements and Fixtures

7.02. It is expressly understood and agreed that, during the term of this Lease any all buildings, improvements, fixtures, of whatsoever nature at any time constructed or placed on any part of the Leased Premises if not removed by Lessee on or before the date of termination of the Lease shall be the property of Lessor.

Ownership of Improvements and Fixtures Upon Expiration or Termination

7.03. Lessee covenants and agrees that at the expiration of this Lease or upon its

earlier termination as provided herein, if Lessee has not removed any buildings, improvements or fixtures constructed or placed on the Leased Premises prior to the expiration or termination of this Lease, Lessee shall peaceably deliver possession of the Leased Premises and all improvements, including any buildings, improvements and fixtures which the Lessee may have brought, placed or constructed upon the Leased Premises to the Lessor.

ARTICLE 8. ENCUMBRANCE OF LEASEHOLD ESTATE

Lessee shall not encumber the leasehold interest.

ARTICLE 9. REPAIRS

Lessee's Duty to Repair

Except as otherwise provided herein, Lessee, at Lessee's own cost, hereby agrees to keep and maintain, or cause to be kept and maintained, all buildings and improvements located on the Leased Premises in a good state of appearance and repair, reasonable wear and tear excepted.

ARTICLE 10. CONDEMNATION OR CASUALTY

In the event all or any part of the Leased Premises shall be damaged by fire, casualty or other causes, or in the even all or any part of the Leased Premises is taken in any condemnation proceedings, Lessee shall have the right to cancel this Lease, if in the judgement of Lessee such casualty or condemnation proceeding has made the Leased Premises unsatisfactory for use by the Lessee.

ARTICLE 11. INSURANCE

11.01. Lessee agrees to keep in force, at its sole cost, comprehensive general liability insurance applicable to the Leased Premises. Said insurance shall contain minimum limits equal to Lessor's liability as set forth in the Texas Tort Claims Act, Section 101.001, et seq., Tex. Civ. Proc. And Rem. Code Ann., as same may from time to time during the term hereof be amended. Such policy(s) shall include Lessor and Lessee as named insured. Such policy(s) of insurance shall be issued by insurance company(s) acceptable to Lessor, shall provide for written notice to Lessor by the insurance underwriter not less than ten (10) days in advance of the date of any cancellation, and Lessor promptly shall be furnished a duplicate original of such policy.

Indemnification

11.02. Lessee shall indemnify and hold Lessor harmless from and against all claims, actions and demands of any nature whatsoever arising from personal injury or

death to any person or from losses of or damages to any property, which claims, actions and demands allegedly result from any act or omission of Lessee, or of any of its agents, employees, licensees or invitees or occasioned by the failure of Lessee to maintain the Leased Premises in safe condition, or from any act or omission relating to the use and/or storage of any equipment, materials, supplies or other things of any nature whatsoever related to or in connection with the use and operation of the Leased Premises, and/or the performance of this Lease; and Lessee shall reimburse Lessor all expenses or costs incurred by Lessor in connection with any investigation, handling, settlement, defense and/or enforcement of any rights concerning the Leased Premises and/or the performance of this Lease and/or any and all such claims, actions and demands, and shall pay any and all judgments, awards, and/or settlements resulting therefrom, except only any such claim, action or demand which allegedly was caused solely by the negligence of Lessor.

ARTICLE 12. ASSIGNMENT AND SUBLEASE

Assignment and Subletting by Lessee

12.01. Lessee shall have the right, upon obtaining the prior written consent of Lessor, to assign this Lease, and any interest therein, and to sublet in writing all of Lessee's obligations under this Lease.

Assignment by Lessor

12.02. Lessor is expressly given the right to assign any or all of its interest under the terms of this Lease.

ARTICLE 13. DEFAULT AND REMEDIES

Termination on Default

13.01 Should Lessee default in the performance of any covenant, condition, or agreement in this Lease, and such default is not corrected within thirty (30) days after receipt of written notice from Lessor to Lessee, Lessor may declare this Lease, and all rights and interest created by it, to be terminated. Upon Lessor electing to terminate, this Lease shall cease and come to an end as if that were the day originally fixed herein for the expiration of the term hereof.

Other Remedies

13.02. Any termination of this Lease as herein provided shall not relieve Lessee from any claim for damages then or theretofore accruing against Lessee hereunder, and any such termination shall not prevent Lessor from enforcing such claim for damages by any remedy provided for by law, or from recovering damages from Lessee for any default thereunder. No waiver by Lessee of a breach of any of the covenants, conditions, or

restrictions of this Lease shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other covenant, condition, or restriction herein contained.

ARTICLE 14. WARRANTIES
Lessor's Warranty of Title

14.01. Lessor hereby represents and warrants that it is the owner in fee simple absolute of the Leased Premises subject to covenants, conditions, restrictions, easements, and other matter of record.

Lessor's Warranty of Quiet Enjoyment

14.02. Lessor covenants and agrees that Lessee on paying the rent and other charges herein provided for and observing and keeping the covenants, conditions, and terms of this Lease on Lessee's part to be kept or performed, shall lawfully and quietly hold, occupy, and enjoy the Leased Premises during the term of this Lease without hindrance or molestation of Lessor or any person claiming under Lessor except such portion of the Leased Premises, if any, as shall be taken under the power of eminent domain.

ARTICLE 15. GENERAL PROTECTIVE PROVISIONS

Right of Entry and Inspection

15.01. Lessee shall permit Lessor or Lessor's agents, representatives, or employees to enter on the Leased Premises for the purpose of inspection, to determine whether Lessee is in compliance with the terms of this Lease and for the purposes of maintaining, repairing or altering the Leased Premises.

No Partnership

15.02. The relationship between Lessor and Lessee at all times shall remain solely that of landlord and tenant and not be deemed a partnership or joint venture.

Force Majeure

15.03. It is expressly understood and agreed that the performance of any other covenant, agreement, obligation, or undertaking herein contained is delayed by reason of war, civil commotion, act of God, governmental restrictions, regulations or interferences, fire or other casualty, or any circumstances beyond the control of the party obligated or permitted under the terms hereof to do or perform the same, regardless of whether any such circumstances is similar to any of those enumerated or not, each such party shall be excused from doing or performing the same during such period of delay.

No Waiver

15.04. No waiver by Lessor of any default or breach of any covenant, condition, or stipulation herein contained shall be treated as a waiver of any subsequent default or breach of the same or any other covenant, condition, stipulation hereof.

ARTICLE 16. MISCELLANEOUS

Notices

16.01. All notices provided to be given under this Agreement shall be given by certified mail or registered mail, return receipt requested, addressed to the property party. The date of mailing of any notice under this Agreement shall be deemed to be the date of such notice and shall be effective from such date. The addresses of the parties to this Agreement are as follows:

LESSOR:

**County of Hidalgo
Attn: County Judge
100 E. Cano St.
Edinburg, Texas 78539**

LESSEE:

**ARISE Las Milpas
Attn: Lupita Negrete
125 E. Denny Drive
Pharr, Texas 78577**

Parties Bound

16.02. This Agreement shall be binding upon and inure to the benefits of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

Texas Law to Apply

16.03. This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hidalgo County, Texas.

Legal Construction

16.04. In case any one or more of the provision contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Prior Agreements Superseded

16.05. This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Amendments

16.06. No amendment, modification, or alteration of the terms hereof shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by the parties hereto.

Rights and Remedies Cumulative

16.07. The rights and remedies provided by this Lease Agreement are cumulative and the use of any right or remedy by either party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the parties may have law, statute, ordinance, or otherwise.

Attorney's Fees

16.08. In the event Lessor or Lessee breaches any of the terms of this Agreement whereby the party not in default employs attorneys to protect or enforce its rights hereunder any prevails, then the defaulting party agrees to pay the other party reasonable attorney's fees so incurred by such other property.

Time of Essence


16.09. Time is of the essence of this Agreement.

THIS LEASE has been executed by the parties on the date and year first above written.

LESSOR:
COUNTY OF HIDALGO, TEXAS

By: 
Ramon Garcia, County Judge

LESSEE:
ARISE Las Milpas Inc.

By: 

Approved by Commissioners' Court
on 9-19-06 ah

ATTEST:

By: 
Eddy Trevino, County Clerk

APPROVED AS TO FORM:
ATLAS & HALL, LLP

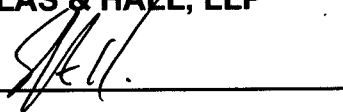
By: 



EXHIBIT "A"

REQUIREMENT, SPECIFICATIONS, AND QUALIFICATIONS

Proposal
for
HIDALGO COUNTY PRECINCT NO. 2
"LEASE OF LAND (WITH IMPROVEMENTS) TO A NON PROFIT ORGANIZATION"
RFP NO: 06-212-06-07-VGG

To: Martha L. Salazar, CPPB/Purchasing Agent
Hidalgo County Purchasing Department
100 E. Cano, 4th Floor - Administration Building
Edinburg, Texas 78539

In accordance with the Specifications, and subject to all laws and regulations of the United States and state and local laws, the undersigned bidder proposes and commits to furnish all labor, equipment, material, software and services as set forth in the documents hereinbefore mentioned. The undersigned bidder further agrees, upon acceptance of its proposal, to execute a contract and/or Purchase Order issued by Hidalgo County for performing and completing the work described in the Specifications within the time stated and for the prices proposed in the documents attached hereto and made a part hereof.

Bidder acknowledges receipt of all of the pages of the documents referenced in the Invitation to Bid Checklist presented in connection with this procurement. Bidder understands that Hidalgo County reserves the right to reject any or all proposals and further reserves the right to design the evaluation criteria to be used in selecting the lowest and best proposal.

Bidder agrees that this proposal shall be good and may not be withdrawn for a period of ninety (90) calendar days after the scheduled closing time for receiving proposals, as contained in the Specifications.

Respectfully submitted,

Bidder: ARISE LAS MILPAS
Address: 125 E. Denny Pharr, TX. 78577
By: Lupita Negrete
Printed Name: Lupita Negrete
Title: President

SECTION I

**REQUIREMENTS, SPECIFICATIONS
AND QUALIFICATIONS**

**County of Hidalgo
Request for Proposals
"Lease of Land (with improvements) to a Non Profit Organization"
Exhibit A**

"Project Introduction, Overview and Instructions"

I. INTRODUCTION

The County of Hidalgo has determined that there is available Land not needed by the County. Therefore, the County of Hidalgo is offering lease of land (with improvements) to a non-profit organization qualifying under section 501 (c) (3) Internal Revenue Code of 1986, as amended. Hidalgo County is requesting proposals for the provision of non-profit, family oriented educational services for the constituency of the County.

II. PROJECT OVERVIEW

The County of Hidalgo encourages organization and/or programs of this nature to submit their proposals. The County of Hidalgo's "Notice" of availability of land (with improvements) is located at 125 East Denny, Pharr, Texas 78577. The land consists of approximately 91'x100' and the improvements consist of approximately 2,127 square feet. (See Attachment 1)

III. PROGRAM REQUIREMENTS

A. WHO MAY APPLY

All individuals and/or non-profit organizations under the Internal Revenue Code described above wishing to provide educational services to families in Hidalgo County.

B. ALLOWABLE USE OF FACILITIES

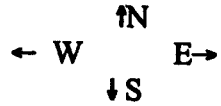
Eligible Organizations

- *Personal/ Staff Development Coordination
- *Education Programs focusing on integration and relating to Cultural Awareness
- *Job Orientation
- *Networking
- *Advocacy Skills
- *Leadership & Community Development Workshops
- *Family Literacy/ Enrichment/ Development programs and activities

NOTE: Individuals and "for-profit" organizations are not eligible.

IV APPLICATION SUBMISSION

- A.** To be considered, responses to this Request for Proposals (RFP) must follow the attached format:

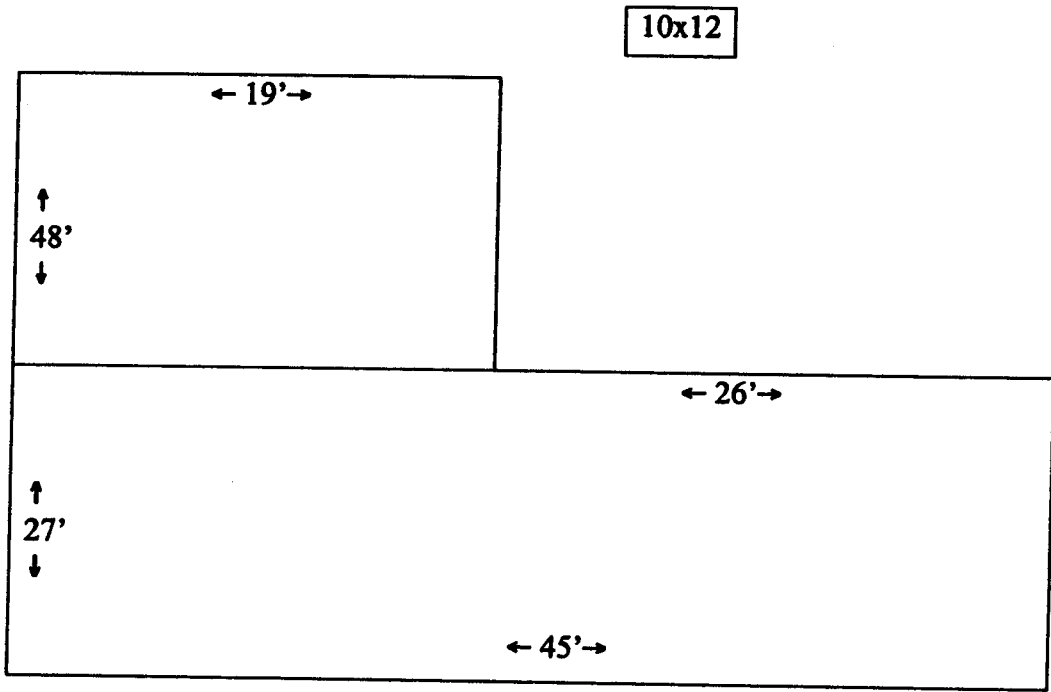


Lot Size: Approximately 91' x100'

Approximate Improvements: 2,127 Sq. Ft.

Land is fenced in with a U-Shaped Paved Driveway

Paved Sidewalk around Structure



Physical Inspection of Arise Building- Las Milpas, Texas
04/12/06

“Lease of Land (with improvements) to a Non-Profit Organization”
RFP No. 06-155-05-03-VGG

Instructions for Preparing Proposals. The County of Hidalgo requests one original proposal and seven (7) copies. All proposals must be received by no later than 9:30 A.M., Wednesday, JUNE 07, 2006, (or date extended via addenda, if any) and addressed to:

Martha L. Salazar, Purchasing Agent
Hidalgo County Purchasing Department
100 E. Cano, 4th Floor
Edinburg, Texas 78539

- B. Any questions concerning the "Lease of Land (with improvements) to a Non-Profit Organization" Request For Proposal shall be formally addressed to:

Martha L. Salazar, Purchasing Agent
Hidalgo County Purchasing Department
100 E. Cano, 4th Floor
Edinburg, Texas 78539

All written inquiries will be accepted via facsimile no later than, Wednesday, May 31, 2006, at 5:00 p.m., at (956) 318-2629. Responses to said inquiries will be sent to all applicants via facsimile by no later than 5:00 p.m., Friday, June 02, 2006.

- C. **Completeness of Application**

County of Hidalgo will initially review all proposals to determine whether all required elements are present and clearly identifiable. (10 or 12 pt./ 1 inch margins) The required elements are enclosed. **Each of the required elements must be present and clearly identified. Failure to do so may result in rejection of the proposal.**

- D. **Closing Date**

All proposals must be received by the Hidalgo County Purchasing Department no later than 9:30 A.M., Wednesday, May 03, 2006 (or date extended via Addenda, if any). (Postmark date is not sufficient.) Proposals will not be accepted via facsimile machine transmission or electronic mail.

- V. **SELECTION NOTIFICATION**

Proposals will be graded using a score sheet and based on the points assigned to the evaluation criteria described herein.

The County of Hidalgo has sole discretion and reserves the right to reject any, or all proposals received in response to this RFP if it is deemed in the County's best interest. The RFP does not constitute a commitment by the County to award a contract, to pay costs incurred in the preparation of the proposal, nor act on the part of the offeror to produce a contract for services or supplies.

EXHIBIT "B"

COST PROPOSAL

PROPOSAL PAGE

COUNTY OF HIDALGO

"LEASE OF LAND (WITH IMPROVEMENTS) TO A NON PROFIT ORGANIZATION"

RFP No.: 06-212-06-07-VGG

Lease Proposal:

A. Initial term:

ARISE Las milpas ORGANIZATION PROPOSES TO PAY HIDALGO COUNTY THE SUM OF \$1.00 DOLLARS PER MONTH FOR THE LEASE OF LAND (WITH IMPROVEMENTS) FOR THE INITIAL TERM OF FIVE (5) YEARS AND AGREES TO FULLY AND COMPLETELY COMPLY WITH ALL THE TERMS, REQUIREMENTS AND CONDITIONS SET FORTH HEREIN.

Amount written out: One and xx/100

B. Lease Extension(s):

ARISE Las milpas ORGANIZATION PROPOSES THE COUNTY'S OPTION FOR AN ADDITIONAL FIVE (5) YEARS EXTENSION AT A SUM OF \$1.00 DOLLARS PER MONTH AND AGREES TO FULLY AND COMPLETELY COMPLY WITH ALL THE TERMS, REQUIREMENTS AND CONDITIONS SET FORTH HEREIN.

Amount written out: One and xx/100

ORGANIZATION: ARISE Las Milpas

ADDRESS: 125 E. Denny

CITY: Pharr STATE: Texas ZIP CODE: 78577

PHONE NO: (956) 783-9293 FAX NO. 956) 783-2099

AUTHORIZED SIGNATURE: Lupita Negrete

PRINTED NAME: Lupita Negrete

TITLE: President

DATE: 6-2-06

Lease of Property to Non-Profit Organization
Exhibit B

I. Program Abstract

A brief history report: ARISE has been in existence for 19 years serving the Las Milpas area neighborhoods and the ARISE Center has been located at 125 E. Denny Pharr, TX 78577 for 15 years. The Center has been leasing Lots 70 and 71, Block 7 in the Hidalgo Park Estates Subdivision in Hidalgo County, Texas. Our need is to renew the lease and continue at this location to serve these communities.

Aproximately 4 staff members and 1 volunteer are involved in this project. The goal is to serve aproximately 800 families annually and have been successful enough to where family participants are now refering others to our program..

ARISE is community based and at the reach of surrounding areas and most people can easily walk to our Center. ARISE provides education and educational skills, community organization and organizational skills, leadership and the motivational skills needed for a community to believe in itself and transform itself from within. ARISE teaches the English-speaking *colonia* residents how to teach their non-English speaking neighbors basic conversational English. ARISE also empowers the people to do what they can for themselves. ARISE is unique in the way that people are educated where they feel most at home -- with their own neighborhoods, in small groups. Basic education and organization for eductaion is the purpose of ARISE.

ARISE has as a major objective in the enablement of the local people in determining their own future. The animators are all from the communities who have had some opportunity to learn English.. ARISE trains these animators to pass on the skills they have and at the same time help them increase their own skills and become more confident.

Throughout its 19 years, ARISE has increased the programs to serve in other areas. (See enclosed ARISE flyer). New programs have been placed to serve in increasing the people's creativeness and self-esteem. ARISE now has ARISE Volunteer Corp. Program, Networking (Linking outside agencies with the community and vice versa), Strengthening Families Program, Advocacy Skills, Mercy Visits and Education/Immersion Programs relating to Cultural Awareness and more. Other programs are also in place through other ARISE Centers like English Language Development for Children, Summer Program, Youth Activities, Arts & Crafts, Sewing Classes and much more.

ARISE keeps an update on records of participants and evaluates twice a year by individual contact and conversation with participants and staff. Group conversation with staff is also essential for evaluating programs and progress. We have committees in place for programs and evaluations and some local community persons are members.

II. Program Needs Assessment

The ARISE Las Milpas Center is located centrally to communities being served about five miles South of Pharr, TX. The surrounding areas are of families whom the majority are of low-income status. Some having transportation and others do not. While ARISE staff do a lot of home visits, they can only cover so much per day and there are times when people need to come by the Center for certain reasons and the location of the Center is accessible to many who do not have transportation.

There is great amount of collaboration with Casa de Esperanza Organization located on Cisne and Ruiseñor Roads. Even then some participants are served by this organization in certain areas and by ARISE on others. We believe that Casa de Esperanza and ARISE compliment each other very well in working within these same communities. ARISE also has the collaboration of the local Public Schools. Contact is maintained with the children that participate at ARISE and their progress at school.

In Description below, it can easily be seen that the location of ARISE Center is within reach to the surrounding communities being served. These named are only a few from the many other subdivisions recently developed.

El Capote
Southfork
Los Ebanos
San Felipe

Las Haciendas
Hidalgo Park #1

Rancho Sanchez
Valle Alto

Las Milpas

7 Encinos
Villas del Valle

ARISE CENTER
125 E. DENNY DR.
Lots 70 & 71
Hidalgo Park #2
Universal Estates

Los Ranchitos
Estrella
La Quinta
Sol Brilla
San Miguel

The lots in question for renewal of lease are located in the perfect place for the surrounding communities. ARISE continues with extreme energies and commitment to these South of Pharr *colonias* and subdivisions, County of Hidalgo.

III. Program Description Narrative.

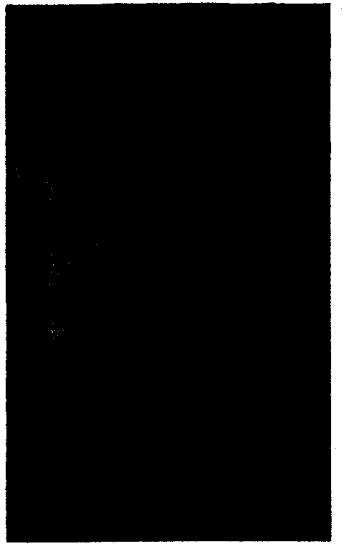
(Also see attached ARISE flyer)

ARISE provides education and educational skills, community organization and organizational skills, leadership and the motivational skills needed for a community to believe in itself and transform from within. ARISE teaches the English-speaking people how to teach non-English speaking neighbors basic conversational English. ARISE empowers the people to do what they can for themselves. ARISE educates the people where they feel most secure in learning, at home in their own neighborhoods, in small groups. Basic education and organization for education is the purpose of ARISE.

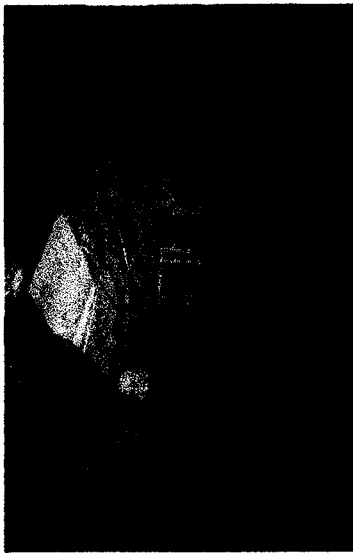
Adults are also learning the use of computers and internet. Local highschool and college youth (Tekies) have organized together with ARISE and IDRA of San Antonio to teach parents these skills. With technology advancing so rapidly, parents will have a sense of these changes and not be so lost in understanding some of the system and be up to date with their children's educational needs and progress. The computers used have been donated to ARISE from sources who upgraded their system. Although the computers are used and somewhat outdated, they are serving our purpose very well.

Besides skills for parents ARISE also focuses on the needs of the children of these parents. With the ARISE English Language Development for Children Program, the children are provided with extra help they might need in succeeding in our school system. In the summer time, the children continue with our six week Summer Program where they learn arts & crafts and play sports and participate in the Summer Reading Program.

ARISE has grown much since it was first established in 1987. The people know we are here and they can come at any time when they need to or even if it is just to visit. The people know this is their program and feel they belong. For ARISE to continue serving the people in these communities, we need to remain at this location. The building is already in place but it is important for ARISE to be able to continue with the use of the lots is question.



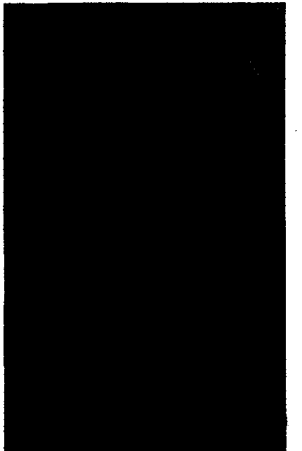
Advocacy



Strengthening Families



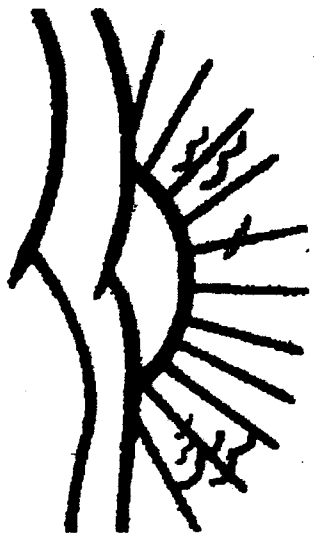
Visitors



Personal Development



Job Orientation



A - A

R - Resource

I - In

S - Serving

E - Equality

ARISE—Las Milpas

Founded May 1987

“Of the people, by the people, for the people.”

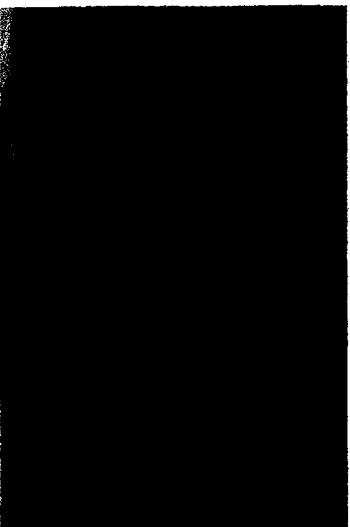
✉ 125 East Denny
Pharr, TX 78577

☎ (956)783-9293
FAX (956)783-2099

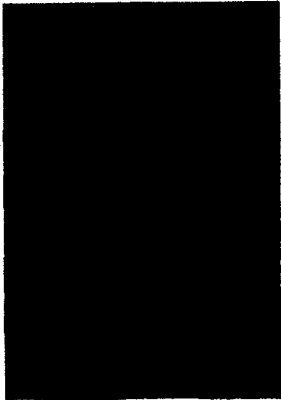
ARISE-Las Milpas

www.arisesotex.org

ARISE-Las Milpas is a non-profit organization, co-sponsored by three Religious Congregations—the Daughters of Charity, St. Louis Province; Sisters of Mercy of the Americas, St. Louis Region; Sisters of Charity of the Incarnate Word, Houston Province.



With Education the World is in your Hand.



ARISE-Las Milpas is a Community Development Program for persons who are immigrants to the USA, primarily from Mexico. The transition from struggle for survival to success in an education based society is HUGE. ARISE-Las Milpas is there to lend a hand.

Vision of ARISE-Las Milpas

Because it believes that each person is created in the image and likeness of God and is therefore with gifts and talents.

Because it believes that each community is, from within itself, blessed with persons who can work together to respond to the needs of their own community.

ARISE-Las Milpas focuses itself on a consistent program of Human Development together with training in leadership and community organization for families, so as to build their capacity to be leaders, organizers and capacity builders for yet other families within their community.

ARISE-Las Milpas Programs

- Staff Development coordination
- Border Witness: Education/Immersion Programs relating to Cultural Awareness, Border Issues
- ARISE Volunteer Corp.
- Visitor's Program
- Job Orientation
- Networking (Linking outside agencies with the community and vice versa)
- Strengthening the Family
- Advocacy skills
- Leadership & Community Development Workshops (for ARISE & sister agencies)
- Local fundraising
- Mercy Visits

Philosophy of ARISE-Las Milpas

The Cornerstone:

The Spirit of the Lord is upon me, because God has chosen me to bring good news to the poor. God has sent me to proclaim liberty to captives and recovery of sight to the blind, to set free the oppressed and announce that the time has come when the Lord will save his people. (Luke 4:18-19, Isaiah 61:1-2)

- Observe (what's going on), decide an action, act, evaluate, and celebrate.
 - ARISE-Las Milpas is not here to create a perfect system. ARISE-Las Milpas is here to serve the people.
 - Home visits and personal contact are the ordinary ways for ARISE-Las Milpas to communicate with the people.
 - ARISE-Las Milpas does not do for the people what the people can do for themselves.
 - Our hospitality should be cordial; now cordial means something that refreshes, enlivens, and invigorates.
- ARISE-Las Milpas is a collaboration of 5 separately incorporated 501 (c) (3) non-profit organizations each dedicated to building community so that families feel strong from within. ARISE-Las Milpas is one of these collaborators.**

IV. Program Evaluation Design

The evaluations for the organization has its structure and reports given to the appropriate place. Several committees are in place to help with evaluating the programs for progress and needs still to be met. Starting with one to one conversation with the participants and committee members visiting on-going sessions of programs are two excellent ways to start the evaluation process. The staff then meets together with the committees and prepare reports for the Board and the Corporate Members. All reports are in writing, filed and are available for future review.

Corporate Members

Board of Directors

ARISE Las Milpas Center

Committees:

**Financial
Programs
Evaluations
Search**

ARISE is willing to comply with evaluation guidelines required and approved by Hidalgo County Commissioners Court.

V. Description of Interagency

ARISE is registered as a non-profit 501(c) k organization with the the state. (Attached is Secretary of State Certificate documents.)

ARISE is currently a VISTA site and will expire in August 2006. Three VISTA volunteers have worked with ARISE Las Milpas the past three years.

ARISE has been collaborating with other service providers and to name a few: Clinica de Milagro, Mujeres Unidas, CountyHealth Clinic, Su Casa de Esperanza, Texas A&M Extension Services, Migrant Health Promotions, Mexican American Cultural Center of San Antonio, Intercultrual Development Resource Center of San Antonio, Mexican Consulate of McAllen and Libraries of Hidalgo, Alamo and Pharr.

Some services are referrals on services for participants and others are for presentations, orientation and training for participants and ARISE staff.

VI. Description of Funding Support

ARISE is co-sponsored by three religious congregations -- The Daughters of Charity, St. Louis Province; Sisters of Mercy of the Americas, St. Louis Region; Sisters of Charity of the Incarnate Word, Houston Province. ARISE also recieves funds from the Private Sector, Foundation Grants, Donations and Fund Raising.

Organizations like Clinica de Milagro and Texas A&M Extension and others provide services for the ARISE participants whether it is direct service to them or provide presentations of their services to community groups brought together by ARISE.

Participants provide a certain number of contributed service hours and volunteers from Universities and other organizations come to serve in the ARISE Summer Program for six weeks bringing with them materials for the activities. In our ending fiscal year of 2005-06 Data Sheet are estimated amounts due to these services.

Attached is the current projected annual budget and the annual data sheet for '05-'06.

ARISE -Las Milpas		
Projected Income - Expense		
July 1, 05- June 30, 06		
INCOME		
INCOME CODE		
2150	Grants	\$86,850.00
2661	Fundraising	\$0.00
3340	Investment Income	\$4,000.00
3345	Other Income(Rent,Fees)	\$0.00
3500	Gifts and Donations	\$0.00
3530	Sale of Property(Cars)	\$0.00
3599	Misc. Donations (services)	\$0.00
	TOTAL INCOME	\$90,850.00
EXPENSES		
1330	Buildings/Shed/mob. home	\$600.00
1390	Vehicle Purchased	\$0.00
1530	401(k)Contributions	\$200.00
4100	Books,Professional Material	\$50.00
4150	Audiovisuals	\$100.00
4155	Computer Related	\$150.00
4160	Prog. Materials/Enrichments	\$500.00
4220	Adv/Public Relations	\$350.00
4230	Recognition Events	\$200.00
4504	Program Equipment	\$50.00
5041	Food (Visitors, Vol., Staff, etc)	\$1,000.00
5140	Household Supplies	\$500.00
5444	Auto Gasoline	\$2,000.00
5460	Auto Lic., Fees & Ins.	\$2,500.00
5485	Auto Repairs, Maint. and Replacement	\$3,000.00
5620	Rent	\$0.00
5645	Utilities	\$1,800.00
5810	Contract Serv. (copies, etc)	\$350.00
5870	Center Maint & Repair	\$500.00
5875	Mainten. of outside property	\$300.00
8001	Salaries	\$43,850.00
8002	Stipends for Profess./consul.	\$0.00
8051	Office suppl./printing/repairs	\$1,000.00
8052	Postage	\$100.00
8053	Telephone	\$650.00
8055	Workshops/conf/staff enrich.	\$300.00
8064	Member, Fees, Dues, subs	\$50.00
8100	Gifts	\$650.00
8101	Donations	\$1,500.00
8200	Property Insurance	\$0.00
8300	Property Taxes	\$0.00
8410	ARISE Payroll Taxes	\$10,000.00
8411	Workers' Comp.	\$2,000.00
8412	Medical Insurance	\$13,000.00
8413	Pension P/Ret.Ben.	\$3,000.00
9300	Land Purchase	\$0.00
9330	Building Construction	\$0.00
9351	Furn. & Equip(Cap. Exp)	\$600.00
	EXPENSES TOTAL	\$90,850.00
09/07/2005		