



CAVAZOS ARCHITECTS

WEBB COUNTY

RFQ 2025-010

Architectural Services for the Partial Restoration and Remodeling of the Webb County Rock House Property
June 3, 2025, 4:00 p.m.



A: TRANSMITTAL LETTER



TRANSMITTAL LETTER

Dear Webb County:

Attached is our Statement of Qualifications in response to
RFQ 2025-010
Architectural Services for the Partial Restoration and Remodeling of the
Webb County Rock House Property

In response to your Request for Qualifications, I would like to explain why Cavazos Architects would be an excellent choice to perform architectural services for Webb County:

We have extensive experience with public sector renovation projects, with over 20 renovation projects in the last 2 decades. These projects included renovating existing building interiors and exteriors, as well as additions to existing structures.

We are a solution-oriented design team; our philosophy is to approach each project as a collaboration with the County and develop a solution that satisfies your needs and wants, while respecting budget and time constraints. We pride ourselves in designing sustainable, durable facilities that are also aesthetically pleasing and responsive to the local climate. We believe in providing excellent customer service and being available to you throughout the design and construction process; even though we are in the creative field, a very important part of a construction process includes being communicative with all parties involved, and that includes being on-site with the client and contractor as much as possible.

All terms and conditions of the RFQ are understood and acknowledged by the undersigned. We are committed to the County to carry out the scope of work as described in the RFQ. This Statement of Qualifications is valid for a period of ninety (90) days from the deadline of submission.

We look forward to developing a relationship with you and providing you with architectural services that will exceed your highest expectation.

Sincerely,



Guillermo J. Cavazos, Jr., AIA, LEED AP BD+C
Principal
CAVAZOS ARCHITECTS



B: EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Webb County has decided to do a partial restoration and remodeling of the Webb County Rock House Property to include, but not limited to, an office space for the Civil Legal Department. The first step in this process is to hire a design team to provide the County with design and construction administration services for the construction of this project.

With over 50 years of experience in the Laredo and Webb County area, Cavazos Architects brings the qualifications and personnel to ensure that this is a successful project during the design and construction phase and beyond. Our track record with local government entities and complex projects attests to our expertise in architectural design, and we focus on providing the customer with the best possible product that will meet your budget without sacrificing quality.

WHY CAVAZOS ARCHITECTS

In addition to our experience and roster of qualified personnel, there are other reasons why you will benefit from hiring Cavazos Architects:

- **Collaborative Approach.** We are firm believers in the idea that a design project is a team effort, and while we bring our own vision, style, and process to the table, we also believe that the client has a role in the design of a project by participating in the design phase and contributing his own ideas to the project.
- **Sustainable Design.** While the attractiveness and aesthetic appeal of a project is always a key focus, we also believe in providing an energy-efficient building that begins with a well-designed building envelope. We also focus on long-term sustainability and durability of all components of a project from an operations and maintenance standpoint.
- **Customer Service.** We understand that you are looking to us for design expertise and guidance during this project, but we also believe that as the customer you deserve excellence in responsiveness and communication from your consultants. Customer service is a major focus of our company, and as you can see by our history of repeat clients, it has served us well and maintained long-term relationships with public entities in Webb County.

RELEVANT EXPERIENCE

Section D of this proposal contains examples of Public Projects.

- **Experience with Public Sector Projects.** Page 11 of this proposal contains a list of notable local projects, most of which involved public entities such as the 2 local school districts, Laredo College, and the City of Laredo.
- **Experience with Renovation/Restoration Projects.** Refer to Page 11 and to Section F of this proposal to see examples of similar types of renovations projects. We have experience restoring and/or renovating local historic structures.

PERSONNEL AND QUALIFICATIONS

Section E of this qualifications packet will identify our project team and lead personnel that will be involved in this project.

- **Architects.** Our design team for this project will consist of two registered architects and three designers working at our office. We are confident that our team is more than capable of participating in the design of this project. The two registered architects, Guillermo Cavazos and Sergio Vela, have vast experience with many types of complex projects, many with public entities such as Webb County.
- **Sub-Consultants.** We have developed a relationship with our sub-consultant engineers, Synergy Structural

EXECUTIVE SUMMARY

Engineering, KCI Civil Engineering, DBR MEP Engineering, and Acton Partners Engineering. These companies bring years of local experience working with public entities.

PROJECT-SPECIFIC SERVICES

This Statement of Qualifications packet will demonstrate to you that we will be capable of providing consulting services as described in the Scope of Services section in the Request for Qualifications document.

- **Design Services.** We will be providing you with planning and preliminary design services which will focus on the overall concept, spatial organization, siting, and estimated cost of the proposed project. Subsequent to this phase, we will provide you with a set of construction documents, which include drawings and specifications that will allow for you to solicit bids from prospective contractors, and allow a winning bidder to construct the facility as per the approved design. We understand that during the design phase there will be approval milestones which will prompt you to approve or deny the most revised design concept, and we will not proceed further until an approval is granted from the County.

- **Bidding & Contract Negotiation.** We will assist you in obtaining and evaluating bids and executing a contract with the winning bidder, if acceptable to the County.

- **Construction Administration.** As your representative during the construction process, we will regularly visit the job site, meet with the contractor as required, attend scheduled site conferences, respond to submittals, and assist with any other services required during the Construction and closeout phases.

In working with Cavazos Architects, Webb County can rest assured that you will be receiving the highest quality of design and construction oversight services. Our history of successful projects in Webb County speak to our effective approach and processes. We look forward to working with you on this very important project for the County.





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D: ARCH. SERVICES - EXPERIENCE



RELEVANT EXPERIENCE

FIRM HISTORY

IN LAREDO SINCE 1971

Cavazos Architects is a full-service Architectural firm established in Laredo in 1971. Formerly known as Leyendecker & Cavazos, it was one of the few architectural companies in the city of Laredo, Texas. Eventually, Guillermo (Willy) Cavazos became the sole owner of the firm in 1983 and continued to design local projects of many different size and function.

In 2007, Guillermo (Memo) Cavazos, Jr., became a junior partner and in 2015 became the sole owner of Cavazos Architects. Along with his team, Cavazos Architects will strive to continue to a tradition of design excellence in the south Texas region.

PRESENCE IN (SOUTH) TEXAS

Cavazos Architects currently has one office location at 9114 McPherson Rd. Suite 2501 in Laredo, where we have been located since 2006. Our office staff currently consists of 1 Principal Architect, 1 Project Architect, and 3 Designers. Two of our staff members are licensed Architects in the State of Texas.

Each of our staff members are equipped with the latest in Building Information Modeling (BIM) software and applications, with the ability to generate virtual models, design studies, and construction documentation. Our office does not rely on outsourcing any of our design or production work; the entirety of our design work is produced in-house.

PRODUCTS & SERVICES

Cavazos Architects has provided similar services to this RFQ for the duration of its existence, since 1971. The majority of our recent projects are government-funded projects constructed within Webb County, and since 2002 we have completed over 22 renovation projects for public entities. Therefore, we are familiar with the design processes involved with public projects. While there are some common goals between a private and public project, there are also some specific differences as it relates to the relationship between the Architect and Client, since the Clients are technically the taxpayers of Webb County.

We have a wide range of design projects in our portfolio, which include both large and small-scale commercial, educational, institutional, and residential projects. Our clientele consists of both public and private sector entities, as well as residential home-owners and developers.

We have experience in the design of Government Projects, such as the southern fire station that was designed for the Webb County in the year 2023. The services for this and similar projects include design, preparing plans and specifications, construction documents, and construction administration.



RELEVANT EXPERIENCE

LOCAL EXPERIENCE

In our 52 years of operation, we have almost exclusively designed projects in the Laredo/Webb County area, the majority of which are commercial/educational in nature. Every one of these projects must follow all city ordinances, applicable building codes, ADA requirements, fire department requirements, and must follow the typical permitting process as in place. The list below demonstrates our familiarity with this criteria and illustrates our experience with public projects.

RENOVATION PROJECTS - PUBLIC

- Arechiga Hall Renovations - Laredo College
- Courtyard Resource Center - Bethany House of Laredo (using federal grant funds)
- Laredo College Veterans Services Center
- Lamar Bruni Vergara Environmental Science Center Improvements - Laredo College
- Law Enforcement Program Renovations - Laredo College
- Laredo College Billy Hall Building Phase I Renovations
- Laredo College Billy Hall Building Phase 2 Renovations
- Laredo College Billy Hall Reroofing Project
- Carroll Bell Votech Renovations - Harlandale ISD
- Matias De Llano Classroom Renovations - UISD
- Elias Herrera Middle School Renovations - UISD
- UISD New Facilities & Service Center Renovations
- Perez Elementary School Facade Renovations - UISD
- United High School SLC Renovations - UISD
- Amparo Gutierrez Special Education Renovations - UISD
- United Middle School SLC Unit Restroom Renovations - UISD
- Ruiz Elementary School Renovations - UISD
- Ruiz Elementary ADA Renovations - UISD
- Perez Elementary School Safety Improvements - UISD
- UISD Administration Building Renovations
- Kawas Elementary ECC Renovations - LISD
- Fixed Assets Champions Center - LISD
- Milton Elementary School Restroom Renovations - LISD

RENOVATION PROJECTS - PRIVATE

- Mary Help of Christians School Convent Renovations
- Gateway Community Health Center Clinic Dental Clinic Renovations
- Gateway Community Health Center North Clinic expansion

WEBB COUNTY PROJECTS

- Southern Fire Station

CITY OF LAREDO PROJECTS

- Fire Department Fleet Annex Building
- Fire Station No. 10
- Fire Station No. 11
- Federal Courthouse Renovations (in design)

EDUCATIONAL PROJECTS

- J.W. Nixon High School Redesign (LISD)
- J.B. Alexander High School (UISD)
- United South High School (UISD)
- J.B. Alexander High School Campus Improvements (UISD)
- Martin High School Health Science Magnet School (LISD)
- Lamar Middle School (LISD)
- Antonio Gonzalez Middle School (UISD)
- Los Obispos Middle School (UISD)
- Trautmann Middle School (UISD)
- Salvador Garcia Middle School (UISD)
- George Washington Middle School (UISD)
- United South Junior High School (UISD)
- Perales Middle School (UISD)
- Don Jose Gallego Elementary School (LISD)
- D.D. Hachar Elementary School (LISD)
- K. Tarver Elementary School (LISD)
- Santa Maria Elementary School (LISD)
- John Arndt Elementary School (UISD)
- Cuellar Elementary School (UISD)
- Muller Elementary School (UISD)
- Judith B. Zaffirini Elementary School (UISD)
- Los Obispos Elementary School (UISD)
- Kennedy/Zapata Elementary School (UISD)
- Paciano Prada Elementary School (UISD)
- Matias de Llano Elementary School (UISD)
- Juarez/Lincoln Elementary School (UISD)
- Kazen Elementary School (UISD)
- Ruiz Elementary School (UISD)
- Finley Elementary School (UISD)
- Arturo L. Benavides Elementary School

PRIVATE COMMERCIAL PROJECTS

- Texas Community Bank Headquarters Building
- Texas Community Bank Annex Building
- Hal's Landing
- Tuscany Commercial Center
- Pinnacle Industrial Center Site Plans & Site Studies

FIRM INFORMATION

IDENTIFYING INFORMATION

a. Name & Address

Cavazos & Associates Architects, PLLC
dba Cavazos Architects
9114 McPherson Road Suite 2501, Laredo, TX 78045

b. Business Entity Type

Professional Limited Liability Company (PLLC)

c. Place of incorporation

n/a

d. Major Offices

1 Office in Laredo, TX

e. Principal Contact

Guillermo Cavazos, Jr. AIA
Principal/Managing Member
9114 McPherson Road Suite 2501
Laredo, TX 78045
M: 956.337.2266

f. Offeror & Sub Offerers

Cavazos Architects

(Lead Firm/Offerer)
Guillermo Cavazos, Jr., AIA
9114 McPherson Road Suite 2501
Laredo, TX 78045

Synergy Structural Engineering

(Sub-consultant)
Victor De Anda, P.E.
1119 Flores Ave #300
Laredo, TX 78040

DBR MEP Engineering

(Sub-consultant)
Hugo H. Avila, P.E.
901 Victoria Street, Suite A
Laredo, TX 78040

KCI Technologies

(Sub-consultant)
Jeffrey Puig, P.E.
7109 N. Bartlett
Laredo, TX 78041

Acton Partners

(Sub-consultant)
Jeff Acton, P.E.
Austin, TX 78702

g. Financial Stability Statement:

Our financial abilities are demonstrated by the fact that we have been in business in Laredo since 1971 without any major difficulties. We currently are under contract for 15 ongoing projects, and are anticipating at least 5 more projects to be under contract by the end of this year. Between our current bank balance and our anticipated revenues, we have the ability to maintain operations beyond 2025, without considering any other projects being awarded to us at this time.





E. PERSONNEL QUALIFICATIONS



DESIGN TEAM



**Guillermo Cavazos, Jr, AIA,
LEED AP**

Project Lead
Cavazos Architects



Edward Puentes, P.E., CEM

Partner-In-Charge
DBR MEP Engineering



Sergio Vela, RA

**Project Architect/Project
Manager**
Cavazos Architects



Hugo H. Avila, P.E.

Associate/Principal
DBR MEP Engineering



Victor de Anda, P.E.

Structural Engineer
Synergy Structural Engineering



Robert Tijerina, P.E.

Project Manager
DBR MEP Engineering



Jeffrey G. Puig, P.E., R.P.L.S.

Practice Leader/Civil Engineer
KCI Civil Engineering



Erika Bonfanti, P.E.

Historical/Enclosure Consultant
Acton Partners Engineering



**Edward Ochoa, P.E., SIT,
CFM**

Civil Design
KCI Civil Engineering



Arden Etts

Historical/Enclosure Consultant
Acton Partners Engineering

PERSONNEL

CAVAZOS ARCHITECTS



Guillermo Cavazos, Jr.

AIA, LEED AP | Principal-in-Charge

As principal architect, Guillermo Cavazos brings dynamic vision and skills to every Cavazos Architects project. His involvement in projects includes schematic design, design development, drafting of construction documents, management of construction administration, and leads strategy of business development.

EDUCATION:

- Bachelor of Architecture - The University of Texas at Austin - 2002

PROFESSIONAL REGISTRATION:

- Registered Architect in Texas - 2007 No. 20150
- LEED AP - BD+C

AFFILIATIONS:

- American Institute of Architects - President, AIA Laredo 2013
- Kiwanis Club of Laredo - President 2012-13
- Boys and Girls Club of Laredo - Board Member
- Laredo Next Generation Rotary Club - Member

CONTINUING EDUCATION:

- Current with all AIA, LEED, & TBAE Requirements

HISTORY:

- Employed at Cavazos Architects for 15 years

NOTABLE PROJECTS:

Webb County

- Southern Fire Station

The City of Laredo

- Fire Department Fleet Annex Building
- Federal Courthouse Renovations
- Sames Arena Assessment & Renovations

Laredo College

- LBV Environmental Center Renovations Project
- Law Enforcement Renovations Project
- Billy Hall Center Renovations (Phase I & II)
- Arechiga Hall Renovations (Historical Building)
- Veterans Services Center Renovations Project

Laredo ISD

- J.A. Kawas Elementary School ECC Renovations
- J.W. Nixon High School Redesign

United ISD

- New Facilities & Support Center Project (Renovation of existing warehouse)
- Perez Elementary School Renovations
- Elias Herrera Middle School Renovations
- Ruiz Elementary School Renovations
- United High School SLC Renovations

PERSONNEL

CAVAZOS ARCHITECTS



Sergio Vela

RA, NCARB | Architect/Project Manager

As Project Manager and a chief architectural contributor on every project, Sergio brings experience and a keen eye for detail to design development, the drafting of construction documents, and management of construction administration on all Cavazos Architects projects.

EDUCATION:

- Bachelor in Architecture - 2006 ITESM, Monterrey Mexico
- Master of Architecture - 2010 UTSA, San Antonio TX

PROFESSIONAL REGISTRATION:

- Registered Architect in Texas - No. 25124
- National Council of Architectural Registration Boards - No. 81858
- American Institute of Architects - No. 38087587
- Registered Architect in Mexico - No. 5333760

OTHER:

- TDLR Texas Accessibility Academy - 2016

AFFILIATIONS:

- Texas Society of Architects
- Latinos in Architecture - AIA

CONTINUING EDUCATION:

- Current with all NCARB & TBAE Requirements

NOTABLE PROJECTS MANAGED:

- LISD Nixon High School Votech Buildings
- LISD Kawas Elementary School Redesign
- UISD Perez Elementary Renovations

NOTABLE PROJECTS

Laredo College

- LBV Environmental Center Renovations Project

Laredo ISD

- Nixon High School VoTech/JROTC Project
- Kawas Elementary School Redesign

United ISD

- Perez Elementary School Renovations
- Elias Herrera Middle School Renovations
- Ruiz Elementary School Renovations
- United High School SLC Renovations
- UISD Administration Building Restroom Renovations

Commercial/Private Clients

- Mary Help of Christians School Convent Renovations

PERSONNEL

SYNERGY STRUCTURAL ENGINEERING



Victor de Anda

P.E. | Owner/Structural Engineer

Mr. De Anda has over 15 years of experience in structural engineering design and construction administration. He is experienced in the overall development of projects including planning design, detailing, drafting, construction administration, contract administration and quality control supervision.

EDUCATION

- TEXAS A&M UNIVERSITY, Kingsville, (May 96, Magna Cumlaude)

CERTIFICATIONS/AWARDS

- Member and Treasurer of ASCE School Chapter (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
- P.E. License Oklahoma # 23658 10/2008

NOTABLE PROJECTS

- Webb County Fire Station and Administration Building
- Webb ISD New Middle School and High School
- Bruni Fire Station
- Laredo Fire Department Admin. Building and Fire Station No. 8
- City of Laredo Aircraft Rescue and Fire Fighting Station
- USD Prototype Elementary, Prototype 9th Grade Centers and Prototype Middle Schools 2013 Bond.
- USD New Aquatic Center
- USD Lamar Bruni Vergara Middle School Additions
- USD New United High School
- USD LBJ High School Classrooms Additions
- LISD Heights & JC Martin Elementary
- LISD Leyendecker, Farias, Dovalina & Alma Pierce Early Childhood Centers
- LISD Memorial Middle School Athletic Field
- LISD Christen Middle School and Martin High School Improvements
- LISD Cigarroa, Martin and Nixon High School Science Buildings
- LISD Nixon High School & Vidal M. Treviño School of Fine Arts.
- LISD Cigarroa Middle School Classroom Addition.
- LISD Sanchez Ochoa Elementary ECC Building.
- LISD Santo Niño Elementary ECC Building.
- LISD Martin High School Tennis Courts.
- LISD Kawas Elementary ECC Building.
- LISD May Moreno Aquatics Center
- LISD Veterans Field Renovations
- LISD Metal Canopies at various Elementary Schools.
- Hebbbronville ISD High School Additions
- Carrizo Springs ISD Athletic Field Additions
- Zapata Middle School Additions
- Zapata North Elementary
- Zapata HS Dance and Weight Training Building.

PERSONNEL

DBR MEP ENGINEERING



Edward Puentes

P.E., CEM | Partner-In-Charge

Edward has over 28 years of experience and has worked at DBR since 2008. He is responsible for managing projects across the state. He oversees the design of mechanical, electrical, and plumbing work, making sure that the needs of our clients are met. Edward is also responsible for maintaining design standards and providing quality control.

EDUCATION

- BS - Mechanical Engineering, University of Texas - Pan American | 1997

PROFESSIONAL REGISTRATION

- Texas PE License: 102338
- Certified Energy Manager
- LEED Green Associate

AFFILIATIONS

- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
- The Association of Energy Engineers (AEE)
- The American Institute of Architects Affiliate (AIA)
- Texas Energy Managers Association (TEMA)

NOTABLE PROJECTS

- Webb County Meals on Wheels, Renovation | 7,000 sf | Laredo, TX
- Municipal Building, Renovation | 8,000 sf | Kingsville, TX
- City Hall, New Building | 13,500 sf | Horseshoe Bay TX
- City Hall Annex Building, New Building | 4,500 sf | Pearsall, TX
- Public Works Facility, New Building | 10,000 sf | EAGLE PASS, TX
- Public Works Municipal Service Center, New Building | New Braunfels, TX
- McAllen City Hall, Systems Upgrades | McAllen, TX
- Public Safety Building, Addition/Renovation | 15,000 sf | McAllen, TX
- Public Utility Office, Addition/Renovation | McAllen, TX
- Public Works Administration Office, Renovation | McAllen, TX
- Travis County West Service Center, New Building | 44,500 sf | Austin, TX
- Brooks County Dept. of Public Safety Facility, Renovation | Falfurrias, TX

PERSONNEL

DBR MEP ENGINEERING



Hugo H. Avila

P.E. | Associate/Principal

Hugo Avila has over 31 years of experience in structural engineering design and construction administration. He manages the MEP Engineering services for the Laredo office and projects in the Rio Grande Valley. Hugo's experience includes mechanical engineering and project management for a variety of projects including new construction, additions, renovations, and system upgrades for educational facilities, commercial buildings, and government facilities.

EDUCATION

- BS - Mechanical Engineering, University of Texas at San Antonio | 1994

PROFESSIONAL REGISTRATION

- Texas PE License: 90071

AFFILIATIONS

- National Society of Professional Engineers (NSPE)
- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
- The American Institute of Architects Affiliate (AIA)
- City of McAllen Zoning Board of Adjustment and Appeals Member
- South Texas College - HVAC Advisory Committee
- South Texas College - Architectural and Engineering Design Technology Advisory Committee Chair

NOTABLE PROJECTS

- Solid Waste Maintenance Building, New Building | 11,000 sf | Laredo, TX
- City Hall Annex, New Building | 4,500 sf | Pearsall, TX
- Public Works Administration Office Renovation | McAllen, TX
- Public Utility Office, Addition/Renovation | McAllen, TX
- McAllen City Hall, Systems Upgrades | McAllen, TX
- Public Safety Building, Addition/Renovation | 15,000 sf | McAllen, TX
- Service Center, New Building | 17,900 sf | Edinburg, TX
- Multimodal Transit Station, New Building | Harlingen, TX
- Dept. of Public Safety Facility, Renovation | Falfurrias, TX
- Elections Department Building, Renovation | Edinburg, TX
- County Courthouse, Renovation | 56,000 sf | Refugio, TX
- West Water Treatment Plant, Emergency Generator, Systems Upgrades | Edinburg, TX
- Weigh Station Inspection Pit, Addition/Renovation | Falfurrias, TX

PERSONNEL

DBR MEP ENGINEERING



Robert Tijerina

P.E. | Project Manager

Robert Tijerina joined DBR Engineering in 2021. Robert has effectively served as a project engineer and project manager to prepare plans, specifications, and construction administration for various public infrastructure projects. Robert has been involved in complicated chilled water HVAC design, smoke control systems, ductwork design for sound-sensitive spaces, construction management, and project management for municipal, government, educational, and commercial facilities.

EDUCATION

- MS - Mechanical Engineering, University of Texas - Pan American | 2011
- BS - Civil Engineering, University of Texas - Pan American | 2015
- BS - Mechanical Engineering, University of Texas - Pan American | 2009

PROFESSIONAL REGISTRATION

- Texas PE License: 121946

AFFILIATIONS

- National Society of Professional Engineers (NSPE)
- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
- The American Institute of Architects Affiliate (AIA)

NOTABLE PROJECTS

- Service Center, New Building | 17,900 sf | Edinburg, TX
- Public Works Administration Office, Renovation | McAllen, TX
- City Hall, Systems Upgrades | McAllen, TX
- Traffic Operations Facility, Emergency Generator | McAllen, TX
- Operation Transit Facility, New Building | 13,600 sf | McAllen, TX
- Dept. of Public Safety Facility, Renovation | Falfurrias, TX
- County Courthouse, Renovation | 56,000 sf | Refugio, TX
- Elections Department Building, Renovation | Edinburg, TX
- Hidalgo County Courthouse, New Building | 420,800 sf | Edinburg, TX
- Precinct 4 Maintenance Building, New Building | 9,800 sf | Edinburg, TX
- West Water Treatment Plant, Emergency Generator, Systems Upgrades | Edinburg, TX

PERSONNEL

KCI CIVIL ENGINEERING



Jeffrey G. Puig

P.E., R.P.L.S. | Project Manager

Jeffrey G. Puig has over 26 years of experience in civil engineering design and project management related services. As a native of Laredo, he has extensive knowledge of the City of Laredo, including the City's infrastructure, growth, department operations, and management personnel. His design and management experience includes streets, drainage crossings and channels, storm sewer systems, sanitary sewer systems, water distribution systems, master planning, subdivision design, site civil design, infrastructure improvements, and utility-related projects. As the Division Manager for CEC's Laredo operations, he has managed and overseen many education facility projects in and around the Laredo area.

EDUCATION:

- BS - Civil Engineering, Texas A&M University | 1994

PROFESSIONAL REGISTRATION:

- Professional Engineer, Texas No. 86352
- Professional Land Surveyor, Texas No. 5961
- Local Government Project Procedures Certified

NOTABLE PROJECTS:

Laredo College

- LBV Environmental Center Renovations Project
- Law Enforcement Renovations Project
- Billy Hall Center Renovations (Phase I & II)

Laredo ISD

- Early College High School
- Shirley Field Sports Complex
- Macdonell Elementary School
- Sporting Complex Assessment & Development
- J.C. Martin Elementary School
- Kawas Elementary School Replat
- Cigarroa Track Grading Design, Landscape and Irrigation Design
- Ryan and Daiches Elementary Schools Landscape & Irrigation Design
- Daiches Elementary School – Irrigation Construction Services

United ISD

- New School Sites (12)
- Lyndon B. Johnson High School – Science Building
- United South High School – Science Building
- Food Production Center Survey, Master Plan and Design-Parking Lot
- John B. Alexander High School Additions & Renovations (Non-Bond)
- Lyndon B. Johnson High School – Field House
- United South High School – Field House
- Trautmann Elementary – Building Expansion
- John B. Alexander High School – Athletic Track & Field

City of Laredo

- Fasken Recreation Center - Erosion Protection
- Chanel Improvements to Zacate Creek
- Flashing Beacon at FM 1472
- Traffic Signal at Concord Hills
- Traffic Signal at Shiloh
- TIRZ #1 Sidewalk Improvements
- District 8 and Downtown Sidewalk Improvements

Fairgrounds

- San Antonio Livestock and Exposition Equestrian Center
- Brazos County Expo Center, Brazos County, TX

PERSONNEL

KCI CIVIL ENGINEERING



Edward Ochoa

P.E., SIT, CFM | Civil Design

Edward Ochoa has more than 21 years of experience working on various land development, municipal, institutional, and transportation projects. His expertise involves extensive coordination with City and County Staff on platting, roadway design, hydrologic analysis, storm system/detention design, utility coordination/design, and grading. Mr. Ochoa has also worked on the planning and coordinating surveys and easements in urban, rural, highway, and land development settings. His responsibilities include managing technical staff and survey crews for all projects, from planning to construction completion.

EDUCATION:

- BS - Agricultural Engineering, Texas A&M University | 1999

PROFESSIONAL REGISTRATION:

- Professional Engineering, Texas No. 92596
- Surveyor-In-Training, Texas No. 6741
- Certified Floodplain Manager, CFM No. 3133-16N
- TxDOT Pre-Certified, ESN No. 14854
- Local Government Project Procedures Certified

NOTABLE PROJECTS:

Laredo College

- LBV Environmental Center Renovations Project
- Law Enforcement Renovations Project
- Billy Hall Center Renovations (Phase I & II)

Laredo ISD

- Nixon High School Redesign & Athletic Facilities
- Nixon High School VoTech/JROTC Project
- Kawas Elementary School

United ISD

- Aquatic Center
- Municipal and transportation experience on both large and small projects include highway & overpass design, airport runway design, urban roadway design.
- Sidewalk improvement projects, which include driveway design and coordination, acceleration and deceleration lanes, meeting ADA accessibility standards, access management and right-of-way coordination.

City of Laredo

- Fasken Recreation Center - Erosion Protection
- Chanel Improvements to Zacate Creek
- Flashing Beacon at FM 1472
- Traffic Signal at Concord Hills
- Traffic Signal at Shiloh
- TIRZ #1 Sidewalk Improvements
- District 8 and Downtown Sidewalk Improvements

Fairgrounds

- San Antonio Livestock and Exposition Equestrian Center
- Brazos County Expo Center, Brazos County, TX

PERSONNEL

ACTON PARTNERS ENGINEERING, HISTORICAL CONSULTANT



Erika Bonfanti

P.E. | Associate Principal

Erika Bonfanti has over fifteen years of practical experience in building enclosure design and construction, including condition assessments, building forensics, leakage investigations, and evaluation of material distress on new, existing, and historic structures. She applies her background knowledge of failures to her consulting and design peer review work with the intent of improving the hygrothermal and functional performance of enclosure systems. Erika is based in Austin, Texas.

EDUCATION:

- Bachelor and Master of Architectural Engineering, Structural Emphasis - 2010 - The Pennsylvania State University

PROFESSIONAL REGISTRATION:

- Registered Professional Engineer - No. 116824

AFFILIATIONS

- ASHRAE, Technical Committee 1.12 Moisture Management in Buildings, Co-chair - 2019-Present
- Preservation Austin Board Member - 2023-Present

NOTABLE PROJECTS:

- Laredo College Archigra Hall Renovations (Historical Building) | Laredo, TX
- Bethany House of Laredo | Laredo, TX
- Mission San Jose | San Antonio, TX
- San Antonio City Hall | San Antonio, TX
- Grimes County Courthouse | Anderson, TX
- DeWitt County Courthouse | Cuero, TX
- City of Eagle Pass Riskind Building | Eagle Pass, TX
- University of Texas Welch Hall | Austin, TX
- Enclosure Assessments, SAISD | San Antonio, TX
- Hill Country College Preparatory High School, Comal ISD | Spring Branch, TX
- Lamar Middle School, Austin ISD | Austin, TX
- Thomas Jefferson High School, SAISD | San Antonio, TX
- ACC Rio Grande Main Building, Austin Community College | Austin, TX
- Cypress Campus Center and STEM Buildings, Alamo Colleges | San Antonio, TX

PERSONNEL

ACTON PARTNERS ENGINEERING, HISTORICAL CONSULTANT



Arden Etts

Senior Associate

Arden Etts has over eight years of experience in the construction industry. She has acted as the Project Engineer and Quality Manager on construction management teams for new builds in both New York City and Austin, Texas, and has worked with Acton Partners on diagnostics and repair design for a wide range of enclosure issues. She uses her background in construction management and sequencing to assist in identifying and correcting failures on a variety of project types. Arden is based in Austin, Texas.

EDUCATION:

- Bachelor of Science in Economics, Policy Analysis, Minor, General Engineering - 2017 - Binghamton University

AFFILIATIONS

- ASHRAE, Technical Committee 1.12 Attendee - 2022

NOTABLE PROJECTS:

- Laredo College Arechiga Hall Renovations (Historical Building) | Laredo, TX
- Riskind Building | Eagle Pass, TX
- Rosewood Courts, Carleton Companies | Austin, TX
- Polk County Courthouse | Livingston, TX
- University of Texas Blanton Museum of Art Renovations and Additions | Austin, TX
- Green Living Symphony Square Residences | Austin, TX
- The Loren Hotel | Austin, TX
- Fifth and West, Gilbane Building Company | Austin, TX
- San Antonio ISD Enclosure Assessments | San Antonio, TX
- Thomas Jefferson High School, SAISD | San Antonio, TX
- Melissa ISD Elementary School | Dallas, TX
- Sunfield Elementary School, Hays Consolidated Independent School District | Buda, TX
- Compass Rose Destiny Middle School, Compass Rose Public Schools | Manor, TX
- Dahlstrom Middle School, Hays Consolidated Independent School District | Buda, TX

STATEMENT OF QUALIFICATIONS

CAPABILITY OF LEAD PERSONNEL

Between our two lead Architects, Mr. Cavazos & Mr. Vela, we bring 34 years of experience working on architectural projects, mostly in the South Texas Region and surrounding areas. The majority of our recent projects consist of renovation projects.

We encourage you to see our extensive list of local projects on page 11, where you will find a list of 25 selected renovation projects completed within the last 10 years. The list will also demonstrate that we are capable of handling projects of varying size, scope, and budget, for both private and public sector clients. We also encourage you to contact the references listed on the References page.

Below is a summary of projects that we have designed in Laredo within the last 20 years:

- 5 Civic projects
- 25 Renovation projects (commercial & educational)
- 7 Higher Education Projects
- 20+ K-12 Projects
- 5 Commercial Projects
- 3 Multifamily Residential
- 5 Master Plans

The majority of the projects above included both design services and construction administration services. Our processes for both of these components of a project are described in further detail on page 36 of this booklet.

PRESENCE

As your design consultant, we will be in charge of not only the design & production of construction documents, but we must oversee the general contractor and ensure that the design intent is being followed. We achieve this by frequently visiting job sites, providing periodic reports with extensive photographs, providing meeting minutes & sign-in sheets, and documenting any changes to the project as required.

PRESENTATION CAPABILITIES

Cavazos Architects has always placed a great deal of focus on presenting ideas to our clients. As is true with any business relationship, communication is critical to ensuring that all parties are on the same page and have the same level of expectations for the project. We achieve this by being meticulous about our presentation materials and by ensuring that we are comprehensive in our approach to communicating project status to the County.

UNDERSTANDING OF OUR ROLE

One aspect of practicing architecture that we feel is also important is to understand our role in the entire process. This project is not about improving our resume or design portfolio; our goal is to provide you with the project that you envisioned from the beginning. We are merely a guide along the way to help you realize this vision.

TIMELINESS

We encourage you to contact our references and ask not only about the quality of our work, but the timeliness in which we reach project milestones. We believe in adhering to strict timelines, as delays almost always will have financial consequences.

COLLABORATION

Our projects are seen as a group effort, in which all team members, including the County, will engage each other to maximize productivity and creativity. Utilizing technology to collaborate, including cloud-based software, allows the Design Team to develop and balance all aspects of the design.

RESPONSIVENESS

The key to a successful project is for the design team to be responsive to the County's needs, including addressing issues in a timely and efficient manner. Our policy is to provide no later than a 24-hour response to any issue, including providing on-site representation as required.

INTERACTION

During this project, we will be transparent and communicative, and consider the County's feedback during all phases. This ensures that expectations are made clear and are being met. We will proactively address issues that arise and communicate with the Client to achieve a satisfactory resolution.

EXPECTATIONS

Every client has expectations for a project, it is our goal to exceed these expectations upon completion of a project. The key to achieving this is to understand the County's priorities and ultimately leave one feeling satisfied with the outcome.



F. REFERENCES & PROJECTS



REFERENCES

LAREDO I.S.D.

- Angel Velazquez
- Exec. Director for Plant Facilities & Support Services
- 900 Lyon St., Laredo, TX 78040
- (956) 273-1140
- avelazquez@laredoisd.org

UNITED I.S.D.

- Alfonso Pena
- Director of Facilities & Maintenance
- 802 Gale Street, Laredo, TX 78041
- (956) 473-7934
- alfonso.pena@uisd.net

LAREDO COLLEGE

- Homer Paez
- Construction Program Manager
- West End Washington Street, Laredo, TX 78040
- (956) 251-5899
- homer.paez@laredo.edu

CITY OF LAREDO

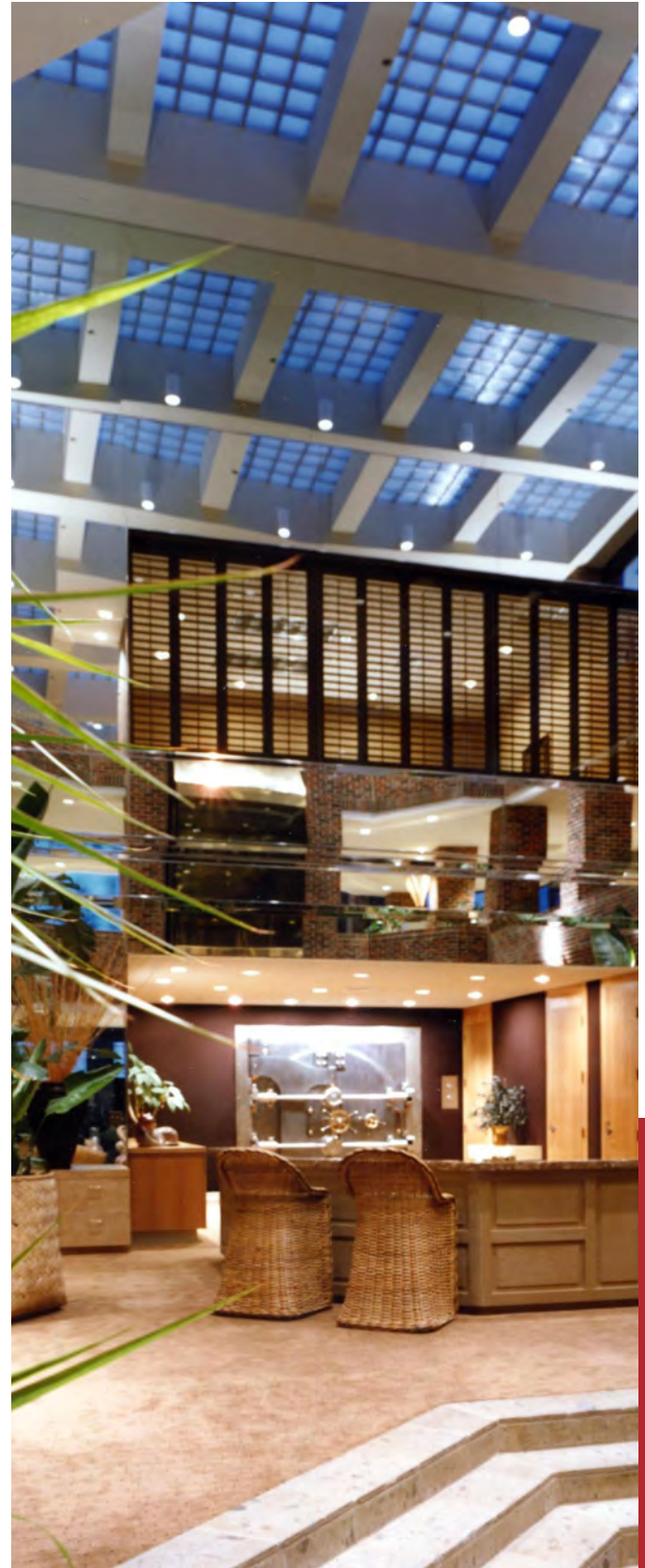
- Ramon E. Chavez, P. E.
- Engineering Department Director
- 1110 Houston St., Laredo, TX 78040
- (956) 791-7346
- rchavez@ci.laredo.tx.us

GATEWAY COMMUNITY HEALTH CENTER

- Elmo Lopez, Jr.
- CEO
- (956) 625-3030
- elmol.gateway@tachc.org

BETHANY HOUSE OF LAREDO

- Carl Barto
- Board President
- (956) 324-9644
- cmblaw@netscorp.net



LC ARECHIGA HALL

LAREDO COLLEGE

DESCRIPTION:

Repairs & renovations to existing Arechiga Hall building, for the purposes of using it for the Student Success & Enrollment department. The facility will contain offices and a waiting area for students.

The original building dates back to the early 20th century; it was originally an army barracks building which was part of Fort McIntosh. The building was renovated various times over the years. This renovation project involves restoring and repairing the historic facades and renovating the interiors to make them inhabitable for the College's Student Success department.



OWNER:

Laredo College

CONTACT:

Homero Paez
P.E. Construction Program Manager
(956) 251-5899 | homer.paez@laredo.edu

AREA:

11,051 SF

TIMELINE:

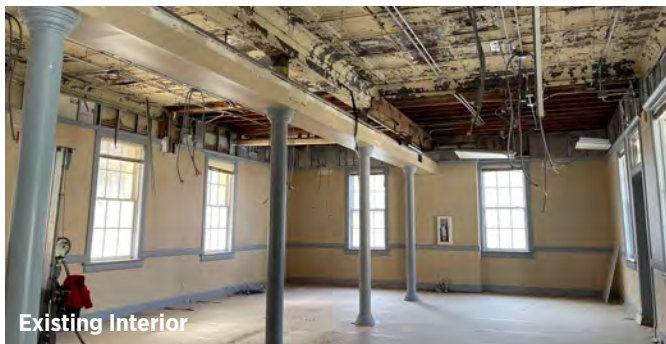
Design: Nov 2022 - June 2023
Construction: 2023 - 2025

COST:

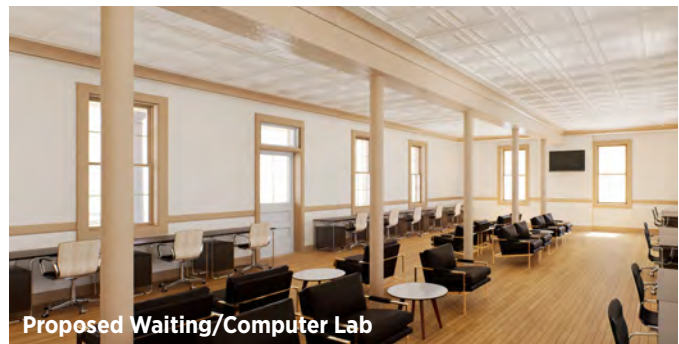
\$ 3,070,400.00

SERVICES PROVIDED:

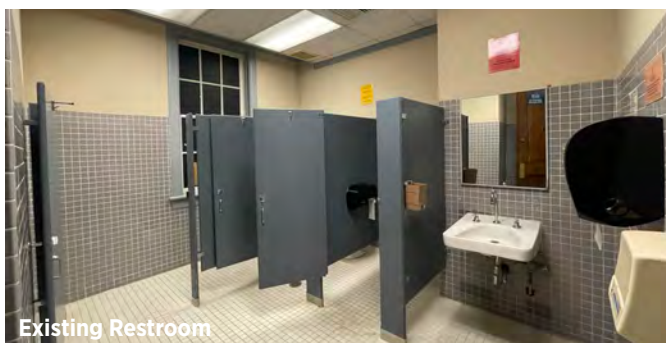
Architectural Design & Construction
Administration, Historical Restoration, MEP Engineering, Structural Engineering, Civil Engineering



Existing Interior



Proposed Waiting/Computer Lab



Existing Restroom



Proposed Restroom

LC VETERANS CENTER

LAREDO COLLEGE

DESCRIPTION:

The project consists of renovating an existing guard house building at the Laredo College Fort McIntosh Campus. The building will be converted to a Veterans Services Center. The project includes demolishing an addition to the rear of the building and reconstructing a similar structure in its place. The new building will contain offices, a multipurpose area and computer lab, a break room, restroom, and associated support spaces.



OWNER:

Laredo College

AREA:

2,064 SF

COST:

\$ 1,900,000.00

CONTACT:

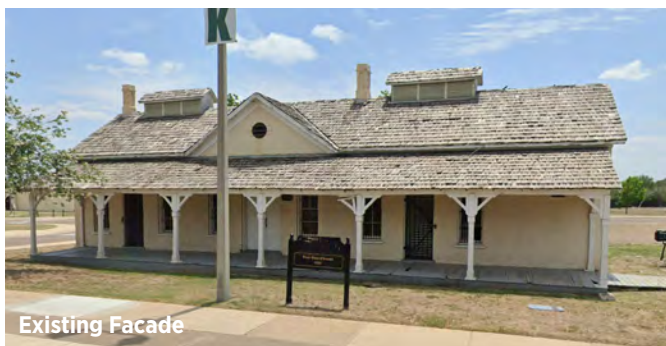
Homero Paez
P.E. Construction Program Manager
(956) 251-5899 | homer.paez@laredo.edu

TIMELINE:

Design: Oct 2023 - Oct 2024
Construction: tbd; dependent on government funding

SERVICES PROVIDED:

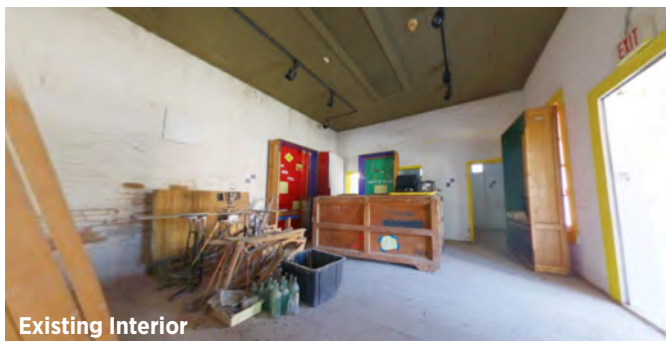
Architectural Design & Construction Admin., Historic Preservation, MEP Engineering, Str. Engineering, Civil Engineering, Tech. & Security inst.



Existing Facade



Proposed Facade



Existing Interior



Proposed Multipurpose Area

COURTYARD RESOURCE CENTER

BETHANY HOUSE OF LAREDO

DESCRIPTION:

Bethany House of Laredo decided to expand its operations to include a “low barrier” men’s shelter and courtyard resource center. The new facility will include a courtyard area for the clients, dining facility, bunk area with 50 beds, restrooms, showers, administrative offices, and other support facilities for both the Bethany House staff and their clients.



OWNER:

Bethany House of Laredo

CONTACT:

Carl Barto
Board President
(956) 324-9644 | cmlaw@netscorp.net

AREA:

17,000 SF

TIMELINE:

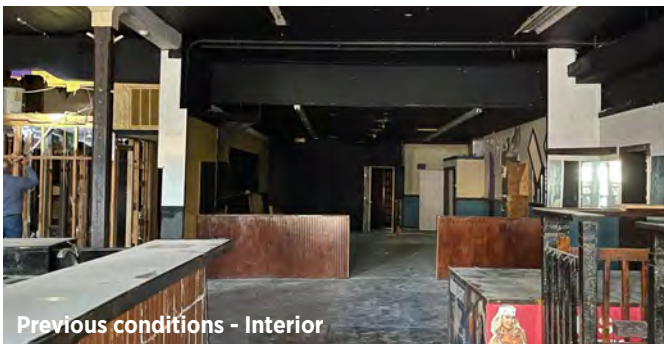
Design: Feb-Aug 2023
Construction: Oct 23 - present

COST:

\$4,282,303.00

SERVICES PROVIDED:

Architectural Design & Construction
Administration, MEP Engineering,
Structural Engineering, Civil Engineering



Previous conditions - Interior



Proposed Design - Interior



Previous conditions - Courtyard



Proposed Design - Courtyard

CONVENT RENOVATIONS PROJECT

MARY HELP OF CHRISTIANS SCHOOL

DESCRIPTION:

This project consisted of repairing and renovating an existing convent building that was in a state of disrepair. The intent of the project was to provide new, modern dormitories for both the salesian sisters and for students attending weekend retreats at the campus. The sisters requested a small adoration chapel to be included as well. Other improvements included enclosing walkways, landscaping improvements, and complete redesign of the mechanical and electrical systems.



Proposed Courtyard Design

OWNER:

Mary Help of Christians School

AREA:

-

COST:

\$2,040,000.00

CONTACT:

Sister Vuong Do
Provincial Treasurer
(956) 326-8455 | suotre@salesiansisterswest.org

TIMELINE:

Design: Oct 2022 - May 2023
Construction: Dec 2023 - present

SERVICES PROVIDED:

Architectural Design & Construction
Administration, MEP Engineering,
Structural Engineering, Civil Engineering



Proposed Patio



Proposed Entry



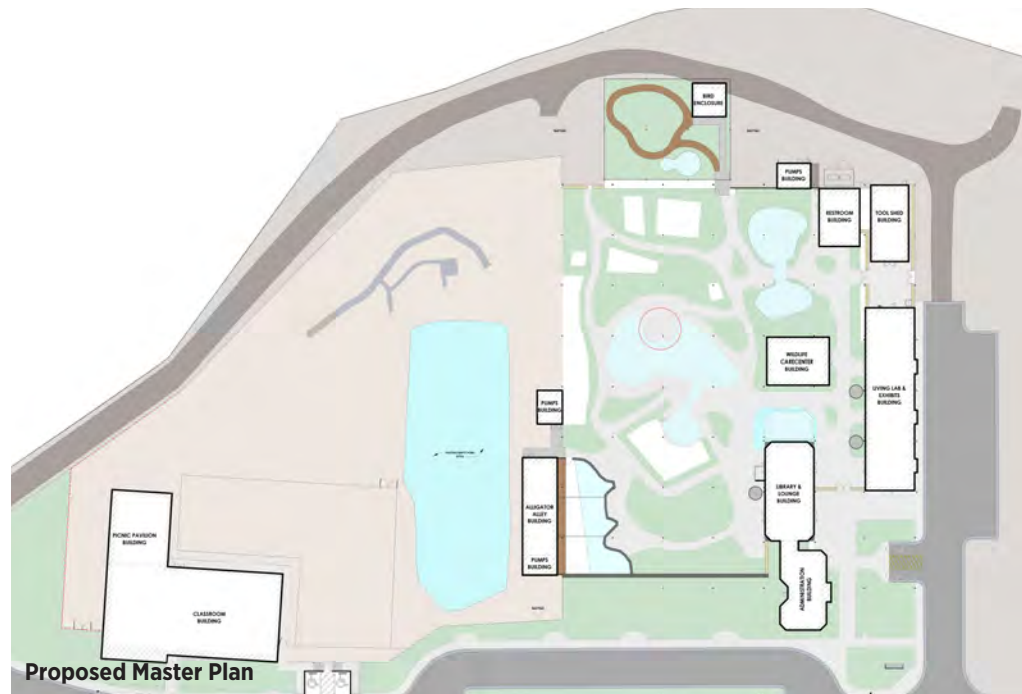
Proposed Chapel Interior

LBV ENVIRONMENTAL CTR. RENOVATIONS

LAREDO COLLEGE

DESCRIPTION:

The College decided in 2022 to allocate some funding to address repairs and renovations to the existing environmental science center located at the Fort MacIntosh Campus. The renovations to the facility included: expansion of alligator ponds, repair of existing pumps & ponds, renovation of interior of living lab facility, renovation of administration building, construction of new multi-purpose building for events, and other various improvements to the site.



OWNER:

Laredo College

CONTACT:

Homero Paez
P.E. Construction Program Manager
(956) 251-5899 | homer.paez@laredo.edu

AREA:

19,300 SF (structures only)

TIMELINE:

Design: Feb 2022 - Nov 2022
Construction: Sept 2023 - present

COST:

\$4,126,000.00

SERVICES PROVIDED:

Architectural Design & Construction
Administration, MEP Engineering,
Structural Engineering, Civil Engineering



Existing Wildlife Care Center



Proposed Wildlife Care Center



Existing Alligator Enclosure



Proposed Alligator Enclosure

BILLY HALL RENOVATIONS

LAREDO COLLEGE

DESCRIPTION:

This project consisted of renovating an existing student center building to accommodate the changing needs of the community college. One of the primary reasons for this renovation was to convert the existing food court into 3 culinary labs for instructional purposes: Advanced Culinary Arts, Beginner Culinary Arts, and a Baking Lab.

Apart from these improvements, the existing registrar & counseling center were converted into a “One-Stop-Shop” registration area for students, and relocating the counseling center to provide for more offices. The existing bookstore was also converted into a computer lab for student use.



OWNER:

Laredo College

CONTACT:

Homero Paez
P.E. Construction Program Manager
(956) 251-5899 | homer.paez@laredo.edu

AREA:

10,007 S.F.

TIMELINE:

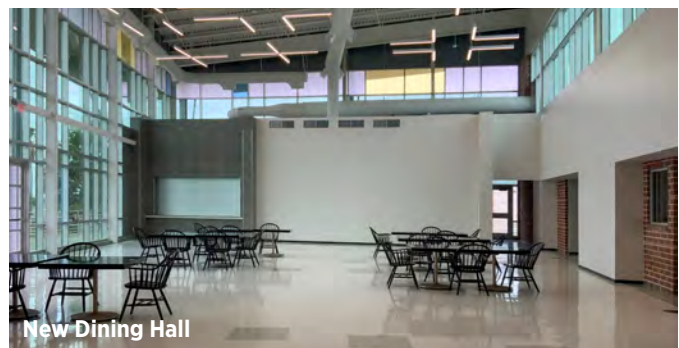
Design: Jan-May 2016
Construction: July-Dec 2016

COST:

\$1,883,790.47

SERVICES PROVIDED:

Full Architectural & Engineering
Food Service Consulting



LC LAW ENFORCEMENT RENO.

LAREDO COLLEGE

DESCRIPTION:

This project consisted of renovations at the existing Protective Services Building located at the Laredo College South Campus. A shooting range in the basement was renovated and converted into a gym and a defensive tactics training facility for the cadets. Other renovations included expanding two classrooms and converting them into one large lecture room, refinishing an existing classroom, adding a new set of mens and womens restrooms, and converting existing offices into a large conference room and a director's office. The project also included extensive changes to the HVAC system in the basement.



Proposed Lecture Room Design

OWNER:

Laredo College

AREA:

12,618 sf

COST:

\$2,134,442.00

CONTACT:

Homero Paez
P.E. Construction Program Manager
(956) 251-5899 | homer.paez@laredo.edu

TIMELINE:

Design: May 2022- Sept 2023
Construction: Sept 2023 - Present.

SERVICES PROVIDED:

Full Architectural & Engineering



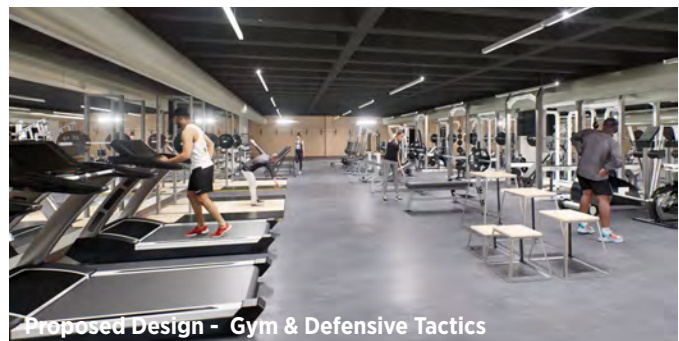
Previous Conditions - Classroom



Proposed Design - Classroom



Previous Conditions - Shooting Range



Proposed Design - Gym & Defensive Tactics



G. OTHER INFORMATION



PERSONNEL ROLES & EXPERIENCE

LEAD PERSONNEL ROLES & EXPERIENCE

The following are typical roles for each lead team member during any given project, including current projects and projects listed on resume pages:

GUILLERMO CAVAZOS, JR., AIA, LEED AP

- Preliminary/Schematic design, planning, assessments, renderings and modeling
- Design Development and opinion of probable cost
- Construction documents, specifications and estimates
- Bid documents and contract award
- Construction administration/oversights
- Project close-out including as-built plans
- Building Code(s) & Fire Code Review
- Design of Interior improvements to existing buildings or facilities less than 20,000 square feet (gross floor area)
- Design of exterior improvements to existing buildings or facilities
- Design renovations, alterations, and/or additions/extensions to existing buildings or facilities
- Site visits, inspections and field observation reports
- Americans with Disabilities Act (ADA) review, requirements and compliance
- Leadership in Energy and Environmental Design (LEED) certification (only if applicable)
- Any permits, reports or documents required
- Other required Architectural services as needed

SERGIO VELA, REGISTERED ARCHITECT

- Preliminary/Schematic design, planning, assessments, renderings and modeling
- Design Development and opinion of probable cost
- Construction documents
- Bid documents and contract award
- Construction administration/oversights & project meetings
- Project close-out including as-built plans
- Building Code(s) & Fire Code Review
- Design of Interior improvements to existing buildings or facilities less than 20,000 square feet (gross floor area)
- Design of exterior improvements to existing buildings or facilities
- Design renovations, alterations, and/or additions/extensions to existing buildings or facilities
- Site visits, inspections and field observation reports
- Americans with Disabilities Act (ADA) review, requirements and compliance
- Any permits, reports or documents required
- Other required Architectural services as needed

CAPABILITY TO MEET DEADLINES

Project	Client	Contact	Drawings Completed by Deadline
Southern Fire Station	Webb County	Guillermo Cuellar 956.523.4055	YES
Arechiga Hall Renovations	Laredo College	Homero Paez 956.251.5899	YES
Lamar Bruni Vergara Environmental Center Renovations	Laredo College	Homero Paez 956.251.5899	YES
Law Enforcement Renovations	Laredo College	Homero Paez 956.251.5899	YES
Courtyard Resource Center	Bethany House of Laredo	Carl Barto 956.324.9644	YES
Fixed Assets Champion Center	Laredo ISD	Angel Velasquez 956.237.1100	YES
Nixon High School Votech Project	Laredo ISD	Angel Velasquez 956.237.1100	YES
Nixon High School Redesign	Laredo ISD	Angel Velasquez 956.237.1100	YES
J.A. Kawas Elementary School Redesign	Laredo ISD	Angel Velasquez 956.237.1100	YES
Billy Hall Center Phase I Renovations	Laredo College	Homero Paez 956.251.5899	YES
Billy Hall Center Phase II Renovations	Laredo College	Homero Paez 956.251.5899	YES
Billy Hall Reroofing Project	Laredo College	Homero Paez 956.251.5899	YES
Perez Elementary School Renovations	United ISD	Enrique Rangel 956.473.7959	YES
New Facilities & Support Center Renovations	United ISD	Enrique Rangel 956.473.7959	YES
Kawas Elementary School ECC Renovations	Laredo ISD	Angel Velasquez 956.237.1100	YES

UNDERSTANDING & APPROACH

DESIGN SERVICES

Cavazos Architects believes in working closely with the Owner during all phases of design. We will gather input necessary from County staff, the end user, and our consultants, in order to ensure that the project meets the needs presented by the County.

The planning phase of a project will usually involve gathering data from the County and the end user in order to formulate a scope of work (unless the County has already provided one). It is during this phase that we must ensure that the solution we provide is going to satisfy the needs of the County. Once a scope of work is finalized, we will present a plan that outlines the parameters of the project and the solutions it provides the County.

The Conceptual Design phase will then begin, which is where we begin to construct possible scenarios that address the scope of work. It is in this phase that we believe in presenting several different (sometimes radically different) options so that the County can choose the one that is most suitable for the scope of work and budget. A preliminary cost estimate can be done to provide a rough idea of what the project might end up costing at the time that it is bid out.

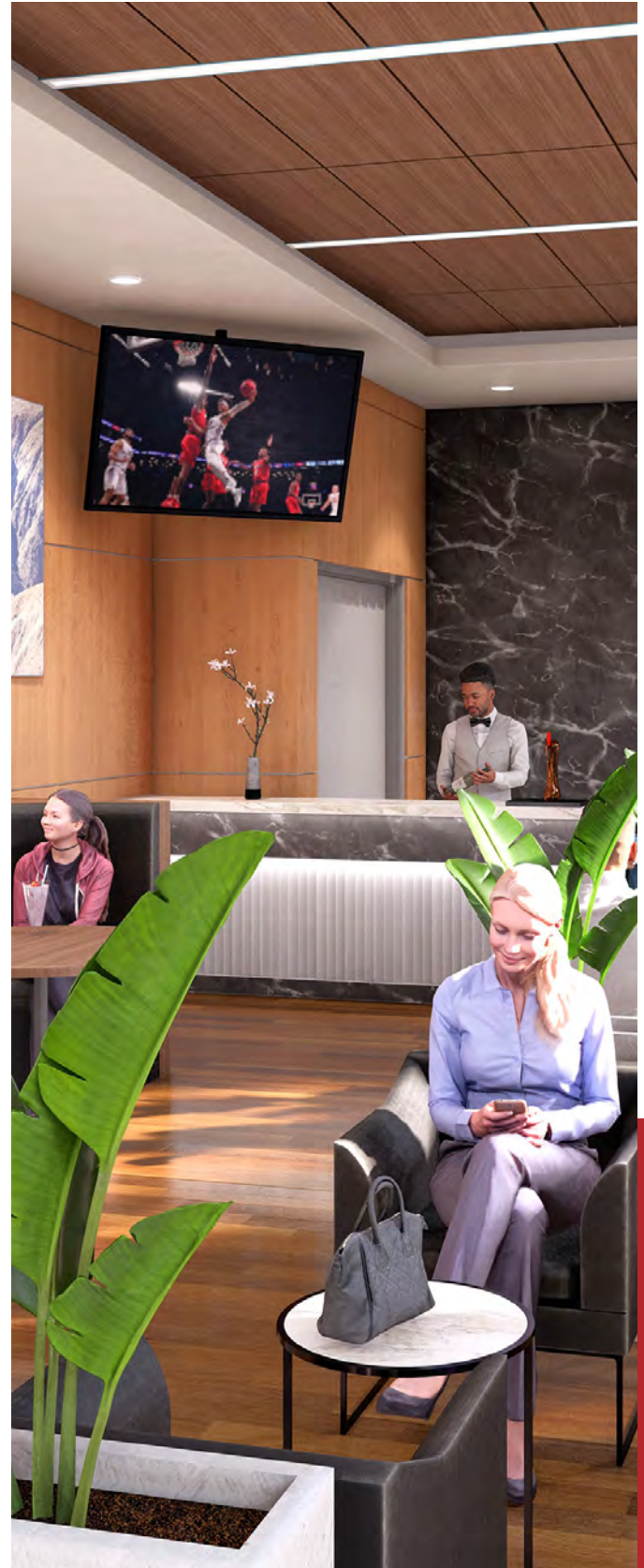
When the Design Development drawings are approved by the County, we will begin work on Construction Documents. This phase mostly involves production and fine tuning of the design by Cavazos Architects and our consultants. The preparation and completion of these documents will provide the County with a complete set of plans and specifications by us and all of our consultants that will provide the bidder with enough information to successfully bid and construct the project.

CONSTRUCTION ADMINISTRATION

The Construction Administration phase of any project is essential to ensuring that the project is built according to the drawings and specifications. An important part of this phase is the coordination between the contractor, sub-contractors, vendors, architect, and the owner. We believe in an intense review of all submittals and shop drawings, and checking them against our drawings for consistency and accuracy. After review of all submittals, we provide a copy to the owner for his record.

It is during this phase that, undoubtedly, problems and conflicts will arise in the field. We will visit the site frequently and work with the contractor and sub-contractors in order to resolve any problems without incurring any additional cost or time lost on the project.

Cavazos Architects will be involved heavily in construction administration in order to ensure that the County will be satisfied with the end product.



QUALITY CONTROL



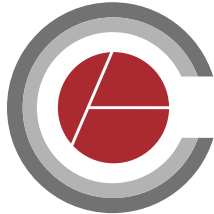
DESIGN PROCESS

- Cavazos Architects will ensure that a Project Architect & Principal Architect will both review any technical drawings at periodic milestones during the Construction Documents & Design Phases.
- Consultant coordination (i.e. engineers) also occurs regularly at periodic review milestones
- Conflict coordination will occur as we share the virtual model between team members to ensure there are no clashes between system elements
- Specifications & Drawings are cross-checked between licensed architects to ensure coordination.
- Cavazos Architects will employ a 3rd party code reviewer to ensure all fire egress codes are complied with.

CONSTRUCTION PHASE

- Cavazos Architects will coordinate and attend periodic on-site meetings to discuss current or pending issues.
- We will keep logs of all documentation, including proposal requests, ASIs, RFIs, submittals, shop drawings, and change orders, and make these available on an online repository for the County to access at any time.
- A licensed architect will visit the site at least once a week to observe progress and discuss any possible RFIs with the general contractor.
- Meeting minutes will be provided to the County for your information and record.

CONTACT INFORMATION



CAVAZOS ARCHITECTS



**Guillermo (Memo) J. Cavazos,
Jr., AIA, LEED AP BD+C**
Principal/Architect



956.724.8123



Mail
memo@cavazosarch.com

Web
www.cavazosarchitects.com



9114 McPherson Rd. Suite 2501
Laredo TX 78045

THIS FORM MUST BE INCLUDED WITH RFQ PACKAGE; PLEASE CHECK OFF EACH ITEM INCLUDED WITH RFQ PACKAGE AND SIGN BELOW TO COMPLETE SUBMITTAL OF EACH REQUIRED ITEM.

"Architectural Services for the Partial Restoration and Remodeling of the Webb County Rock House Property"

☒ Statement of Qualifications

☒ References Form

☒ Conflict of Interest Form (CIQ)

☒ Certification regarding Debarment (Form H2048)

☒ Certification regarding Federal lobbying (Form 2049)

☒ Purchasing Code of Ethics Affidavit

☒ House Bill 89 Form

☒ Senate Bill 252 Form

☒ Proof of No Delinquent Tax Owed to Webb County

Guillermo Chavez, Jr
Print Name and Title of Authorized Respondent


Signature of Authorized Respondent

6-3-25
Date



Proposer Information

Name of Company: Cavazos & Associates Architects, PLLC dba Cavazos Architects

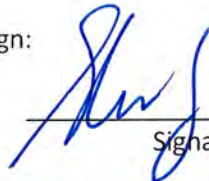
Address: 9114 McPherson Rd. Suite 2501

City and State: Laredo, TX 78045

Phone: 956-724-8123 ext 200

Email Address: memo@cavazosarch.com

Signature of Person Authorized to Sign:



Signature

Guillermo J. Cavazos, Jr.

Print Name

Principal-in-Charge

Title

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

PLLC

6/2/2025

(Date)

Note:

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

If any further information is required, please call the Webb County Contract Administrator, Juan Guerrero, at (956)523-4125.

References Form

Please list at minimum five (5) local governmental entities where similar scope of services were provided.

THIS FORM MUST BE RETURNED WITH YOUR OFFER.

REFERENCE ONE

Government/Company Name: United Independent School District

Address: 802 Gale Street, Laredo, TX 78041

Contact Person and Title: Alfonso Pena, Director of Facilities & Maintenance

Phone: (956) 473-7934 Fax: _____

Email Address: alfonso.pena@uisd.net Contract Period: 2014-Present

Description of Goods / Services Provided: Assessments of existing facilities (including warehouses)
for the purposes of renovating said facilities for district use. Renovation of existing campuses and
administrative office areas, varying from classroom/lab renovations, restrooms, administrative spaces
band halls, gymnasiums, and other educational facilities. All projects included budget projections.

REFERENCE TWO

Government/Company Name: Laredo College

Address: West End Washington Street, Laredo, TX 78040

Contact Person and Title: Homer Paez, Construction Program Manager

Phone: (956) 251-5899 Fax: _____

Email Address: homer.paez@laredo.edu Contract Period: 2015-Present (Various Projects)

Description of Goods / Services Provided: Renovation of existing Law Enforcement training building
to accommodate changes to program requirements. Renovation of existing Arechiga Hall building, which
is an historical landmark, to bring the building up to code and allow it to be used for administrative offices
Renovation of an existing historical guard shack to be used at a Veterans Services Center.

Renovation of the existing Environmental Sciences Center which includes interior administrative and exhibit spaces
and exterior animal enclosures & ponds. Renovation of existing Billy Hall Building to accommodate
changes in academic programs and modify administrative spaces, along with reroofing the facility.

REFERENCE THREE

Government/Company Name: Laredo Independent School District

Address: 900 Lyon St., Laredo, TX 78040

Contact Person and Title: Angel Velazquez, Exec. Director for Plant Facilities & Support Services

Phone: (956) 273-1140 Fax: _____

Email Address: avelazquez@laredoisd.org Contract Period: 2011-Present

Description of Goods / Services Provided: Renovation/Redesign of existing Nixon High School Campus
which amounted to over \$45 million in construction costs. Renovation of existing Kawas Early Childhood
Wing to increase classroom size and bring building up to code. Construction of new Kawas Elementary
School (\$16m project). Renovations to Fixed Assets Services Center and Milton Elementary School.

REFERENCE Four

Government/Company Name: Bethany House of Laredo

Address: 817 Hidalgo, Laredo, TX 78040

Contact Person and Title: Carl Barto, Board President

Phone: (956) 324-9644 Fax: _____

Email Address: cmblaw@netscorp.net Contract Period: 2021-2024

Description of Goods / Services Provided: Condition assessments of 3 existing buildings in
downtown Laredo; 2 of which were purchased by Bethany House and are currently being
converted into a Courtyard Resource Center; allowing Bethany House to expand its operations
and include 56 additional beds, outdoor space for clients, additional administrative offices,
and additional dining areas.

REFERENCE Five

Government/Company Name: City of Laredo

Address: 1110 Houston St., Laredo, TX 78040

Contact Person and Title: Ramon E. Chavez, P.E., Engineering Department Director

Phone: (956) 791-7346

Fax: _____

Email Address: rchavez@ci.laredo.tx.us

Contract Period: _____

Description of Goods / Services Provided: Architectural and Engineering assessment of
Sames Auto Arena to include all aspects of the facility. The City has since decided to renovate
the facility over a 5 year period of time; the estimated renovation cost is between \$40-60 million.
We also performed an assessment report on the Federal Courthouse Building in downtown
Laredo (which is designated as a national historical landmark), and are working with City to
determine how the building will be adapted to be reused in the future.

- ****Additional pages are permitted if more space is required****

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REFERENCE SIX

Government/Company Name: Gateway Community Health Center

Address: 1515 Pappas St. Laredo, TX 78041

Contact Person and Title: Elmo Lopez, CEO

Phone: 956-645-6206 Fax: _____

Email Address: elmol@gatewaychc.com Contract Period: 2018; 2024-present

Description of Goods / Services Provided: We finished out of an existing shell space at the Gateway Central Clinic; we converted existing storage areas into a new medical clinic with 3 exam rooms, a procedure room, office spaces, a nurse station, and other support areas. We also provided the design for a finish out an existing shell space at the north clinic, converting it into additional exam room space, offices, work areas, a laboratory, and support spaces.

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor 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 vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Cavazos & Associates Architects, PLLC dba Cavazos Architects

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

none exists N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

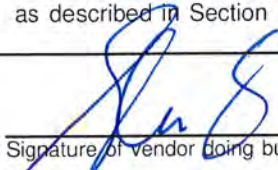
☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

None Exists

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

6/2/25

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CERTIFICATION
REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY
EXCLUSION FOR COVERED CONTRACTS

PART A.

Federal Executive Orders 12549 and 12689 require the Texas Department of Agriculture (TDA) to screen each covered potential contractor to determine whether each has a right to obtain a contract in accordance with federal regulations on debarment, suspension, ineligibility, and voluntary exclusion. Each covered contractor must also screen each of its covered subcontractors.

In this certification "contractor" refers to both contractor and subcontractor; "contract" refers to both contract and subcontract.

By signing and submitting this certification the potential contractor accepts the following terms:

1. The certification herein below is a material representation of fact upon which reliance was placed when this contract was entered into. If it is later determined that the potential contractor knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, or the TDA may pursue available remedies, including suspension and/or debarment.
2. The potential contractor will provide immediate written notice to the person to which this certification is submitted if at any time the potential contractor learns that the certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
3. The words "covered contract", "debarred", "suspended", "ineligible", "participant", "person", "principal", "proposal", and "voluntarily excluded", as used in this certification have meanings based upon materials in the Definitions and Coverage sections of federal rules implementing Executive Order 12549. Usage is as defined in the attachment.
4. The potential contractor agrees by submitting this certification that, should the proposed covered contract be entered into, it will not knowingly enter into any subcontract with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, and/or the TDA, as applicable.

Do you have or do you anticipate having subcontractors under this proposed contract?

☒ Yes

☐ No

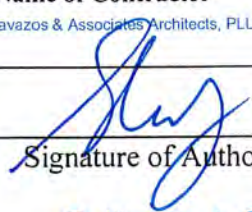
5. The potential contractor further agrees by submitting this certification that it will include this certification titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion for Covered Contracts" without modification, in all covered subcontracts and in solicitations for all covered subcontracts.
6. A contractor may rely upon a certification of a potential subcontractor that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered contract, unless it knows that the certification is erroneous. A contractor must, at a minimum, obtain certifications from its covered subcontractors upon each subcontract's initiation and upon each renewal.
7. Nothing contained in all the foregoing will be construed to require establishment of a system of records in order to render in good faith the certification required by this certification document. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
8. Except for contracts authorized under paragraph 4 of these terms, if a contractor in a covered contract knowingly enters into a covered subcontract with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the federal government, Department of Health and Human Services, United States Department of Agriculture, or other federal department or agency, as applicable, and/or the TDA may pursue available remedies, including suspension and/or debarment.

**PART B. CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY AND VOLUNTARY EXCLUSION FOR COVERED CONTRACTS**

Indicate in the appropriate box which statement applies to the covered potential contractor:

- ☒ The potential contractor certifies, by submission of this certification, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this contract by any federal department or agency or by the State of Texas.
- ☐ The potential contractor is unable to certify to one or more of the terms in this certification. In this instance, the potential contractor must attach an explanation for each of the above terms to which he is unable to make certification. Attach the explanation(s) to this certification.

Name of Contractor Cavazos & Associates Architects, PLLC	Vendor ID No. or Social Security No. 81-1367832	Program No. RFQ 2025-010
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Signature of Authorized Representative

6/2/2025

Date

Guillermo J. Cavazos, Jr.

Printed/Typed Name and Title of
Authorized Representative

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

PART A. PREAMBLE

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

PART B. CERTIFICATION

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

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

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

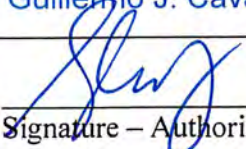
3. The undersigned shall require that the language of this certification be included in the award documents for all covered subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all covered subrecipients will certify and disclose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

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

☒ Yes
☐ No

Name of Contractor/Potential Contractor Cavazos & Associates Architects, PLLC	Vendor ID No. or Social Security No. 81-1367832	Program No. RFQ 2025-010
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Name of Authorized Representative Guillermo J. Cavazos, Jr.	Title Principal-in-Charge
---	-------------------------------------



Signature – Authorized Representative

6/2/2025

Date

**WEBB COUNTY PURCHASING DEPT.
QUALIFIED PARTICIPATING VENDOR CODE OF ETHICS
AFFIDAVIT FORM**

STATE OF TEXAS *

KNOW ALL MEN BY THESE PRESENTS:

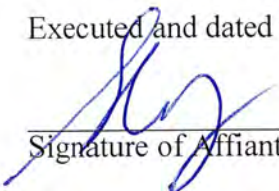
COUNTY OF WEBB *

BEFORE ME the undersigned Notary Public, appeared GUILLERMO CARRASCO, Jr., the herein-named "Affiant", who is a resident of WEBB County, State of TEXAS, and upon his/her respective oath, either individually and/or behalf of their respective company/entity, do hereby state that I have personal knowledge of the following facts, statements, matters, and/or other matters set forth herein are true and correct to the best of my knowledge.

I personally, and/or in my respective authority/capacity on behalf of my company/entity do hereby confirm that I have reviewed and agree to fully comply with all the terms, duties, ethical policy obligations and/or conditions as required to be a qualified participating vendor with Webb County, Texas as set forth in the Webb County Purchasing Code of Ethics Policy posted at the following address: <http://www.webbcountytx.gov/PurchasingAgent/PurchasingEthicsPolicy.pdf>

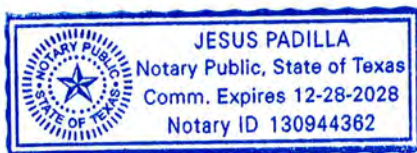
I personally, and/or in my respective authority/capacity on behalf of my company/entity do hereby further acknowledge, agree and understand that as a participating vendor with Webb County, Texas on any active solicitation/proposal/qualification that I and/or my company/entity failure to comply with the Code of Ethics policy may result in my and/or my company/entity disqualification, debarment or make void my contract awarded to me, my company/entity by Webb County. I agree to communicate with the Purchasing Agent or his designees should I have questions or concerns regarding this policy to ensure full compliance by contacting the Webb County Purchasing Dept. via telephone at (956) 523-4125 or e-mail to the Webb County Purchasing Agent to joel@webbcountytx.gov.

Executed and dated this 3rd day of JUNE, 2025.


Signature of Affiant

GUILLERMO CARRASCO, Jr.
Printed Name of Affiant/Company/Entity

SWORN to and subscribed before me, this 03 day June, 2025




NOTARY PUBLIC, STATE OF TEXAS

Offeror: Complete & Return this Form with Response Submission.

House Bill 89 Verification

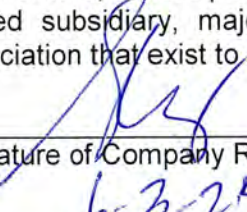
I, Guillermo J. Cavazos, Jr., the undersigned representative of (company or business name) Cavazos & Associates Architects, PLLC dba Cavazos Architects (heretofore referred to as company) being an adult over the age of eighteen (18) years of age, after being duly sworn by the undersigned notary, do hereby depose and verify under oath that the company named above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract.

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or an limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business association that exist to make a profit.


Signature of Company Representative

6-3-25
Date

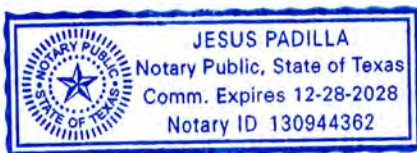
On this 03 day of June, 2025, personally appeared

Guillermo J. Cavazos, the above named person, who after by me being duly sworn, did swear and confirm that the above is true and correct.

Notary Seal


Notary Signature

06/03/2025
Date

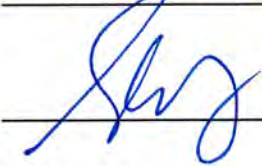


Offeror: Complete & Return this Form with Response Submission.
Senate Bill 252 Certification

SB 252 CHAPTER 2252 CERTIFICATION I, Guillermo J. Cavazos, Jr., the undersigned representative of Cavazos & Associates Architects, PLLC (Company or business name) being an adult over the age of eighteen (18) years of age, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, certify that the company named above is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153. I further certify that should the above-named company enter into a contract that is on said listing of companies on the website of the Comptroller of the State of Texas which do business with Iran, Sudan or any Foreign Terrorist Organization, I will immediately notify Mr. Jose Angel Lopez III, Webb County Purchasing Agent at (956) 523-4125 or via email at joel@webbcountytx.gov

Guillermo J. Cavazos, Jr.

Name of Company Representative (Print)



Signature of Company Representative

6-2-2025

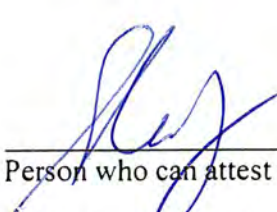
Date

PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

Name Guillermo J. Cavazos, Jr. owes no delinquent property taxes to Webb County.

Cavazos & Associates Architects, PLLC owes no property taxes as a business in Webb County.
(Business Name)

Guillermo J. Cavazos, Jr. owes no property taxes as a resident of Webb County.
(Business Owner)


Person who can attest to the above information

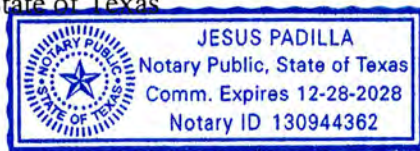
*** SIGNED NOTORIZED DOCUMENT AND PROOF OF NO DELINQUENT TAXES TO WEBB COUNTY.**

The State of Texas
County of Webb

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

Given under my hand and seal of office this 03 day of June 2025.

Notary Public, State of Texas




Jesus Padilla
(Print name of Notary Public here)

My commission expires the 26 day of December 2028.