HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

NOTICE OF AND AGENDA FOR A WORKSHOP AND REGULAR MEETING TO BE HELD BY THE BOARD OF DIRECTORS

DATE: TUESDAY, FEBRUARY 26, 2019
TIME: 5:30 PM
PLACE: PHARR CITY HALL
2nd FLOOR CITY COMMISSION CHAMBERS
118 SOUTH CAGE, BLVD.
PHARR, TEXAS 78577

PRESIDING: S. DAVID DEANDA, JR, CHAIRMAN

PLEDGE OF ALLEGIANCE

INVOCATION

CALL TO ORDER OF A WORKSHOP

1. Presentation by the City of Mission on the Madero Bridge Project.

ADJOURNMENT OF WORKSHOP

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM FOR A REGULAR MEETING

1. REPORTS

A. Report on Program Manager Activity for 365 Tollway Project and IBTC Environmental Clearance Document – Eric Davila, HCRMA.

2. CONSENT AGENDA (*All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately. The Governing Body may also elect to go into Executive Session on any item on this agenda, whether or not such item(s) are posted as an Executive Session Item, at any time during the meeting when authorized by provisions of the Open Public Meeting Act.)*

A. Approval of Minutes for the Regular Meeting held January 22, 2019.
B. Approval of Project & General Expense Report for the period from January 9, 2019 to February 8, 2019.
C. Approval of Financial Reports for January 2019.
D. Resolution 2019-12 – Approval of Award of Contract with single respondent, Escobedo & Cardenas, LLP, and Bracewell, LLP, to the Request for Proposals for legal services for the Hidalgo County Regional Mobility Authority.
E. Resolution 2019-13 – Approval of Award of Contract with single respondent, PlainsCapital Bank, to the Request for Proposals for Banking Depository Services for the Hidalgo County Regional Mobility Authority.
F. Resolution 2019-14 – Approval of Deduct Change Order Number 3 to construction contract with Golden Key Construction for the Hidalgo County Regional Mobility Authority Office Remodel Project.

3. REGULAR AGENDA

A. Resolution 2019-01 – Approval of a Professional Service Agreement with HDR Engineering to provide General Engineering Consultant Services for the Hidalgo County Loop System of the Hidalgo County Regional Mobility Authority.
B. Resolution 2019-02 – Approval of Work Authorization 1 to the Professional Service Agreement with HDR for General Engineering Consultant Service for the 365 Tollway Projects.
C. Resolution 2019-10 – Approval of Award of Contract for Appraisal Services to Leonel Garza & Associates, LLP, as the primary appraiser and Professional Appraisal Services, Inc., as the secondary appraiser for the 365 Tollway and International Bridge Trade Corridor Projects.
D. Resolution 2019-11 – Approval of Award of Contract for Review Appraisal Services to HLH Appraisals Services for the 365 Tollway and International Bridge Trade Corridor Projects.

4. CHAIRMAN'S REPORT

A. The Hidalgo County Regional Mobility Authority awarded a Transparency Star in Debt Obligations from Texas Comptroller Glenn Hegar.

5. TABLED ITEMS

B. None.

6. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION OF REAL PROPERTY), AND SECTION 551.074 (PERSONNEL MATTERS)

A. Consultation with Attorney on legal issues pertaining to the Texas Department of Transportation State Infrastructure Bank Loan for the 365 Tollway Project (Section 551.071 T.G.C.)
B. Consultation with Attorney on legal issues pertaining to Professional Service Agreements for Engineering, Surveying and Environmental Services (Section 551.071 T.G.C.).
C. Consultation with Attorney on legal issues pertaining to the voluntary acquisition of real property for various parcels for the 365 Tollway Project and International Bridge Trade Corridor Project (Sections 551.071 and 551.072 T.G.C.).
D. Consultation with Attorney on legal issues pertaining to the acquisition, including the use of Eminent Domain, for property required to complete the project alignments of the 365 Tollway Project (Sections 551.071 and 551.072 T.G.C.).
E. Consultation with Attorney on legal issues pertaining to the Environmental Clearance Document for the International Bridge Trade Corridor Project (Section 551.071 T.G.C.).
F. Consultation with Attorney on legal issues pertaining to the issuance of one or more Series of Hidalgo County Regional Mobility Authority bonds and related agreements and provisions relating to the subject (Section 551.071 T.G.C.).
G. Consultation with Attorney on legal issues pertaining to the Toll System Installation, Integration and Maintenance Contract for the 365 Tollway Project (Section 551.071 T.G.C.).
H. Consultation with Attorney on legal issues pertaining to Change Order Numbers 1, 2 & 3 to the construction contract with Johnson Bros. Corporation for construction of the 365 Tollway Project from US 281/Military Highway to FM 396 (Anzalduas Highway) (Section 551.071 T.G.C.).

PUBLIC COMMENT

ADJOURNMENT OF REGULAR MEETING

C E R T I F I C A T I O N

I, the Undersigned Authority, do hereby certify that the attached agenda of the Hidalgo County Regional Mobility Authority Board of Directors is a true and correct copy and that I posted a true and correct copy of said notice on the Hidalgo County Regional Mobility Authority Web Page (www.hcrma.net) and the bulletin board in the Hidalgo County Court House (100 North Closner, Edinburg, Texas 78539), a place convenient and readily accessible to the general public at all times, and said Notice was posted on the **20th** day of **February 2019** at **12:00 pm** and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Maria E. Alaniz
Administrative Assistant

Note: If you require special accommodations under the Americans with Disabilities Act, please contact Maria E. Alaniz at 956-402-4762 at least 24 hours before the meeting.

PUBLIC COMMENT POLICY

Public Comment Policy: "At the beginning of each HCRMA meeting, the HCRMA will allow for an open public forum/comment period. This comment period shall not exceed one-half (1/2) hour in length and each speaker will be allowed a maximum of three (3) minutes to speak. All individuals desiring to address the HCRMA must be signed up to do so, prior to the open comment period. The purpose of this comment period is to provide the public an opportunity to address issues or topics that are under the jurisdiction of the HCRMA. For issues or topics which are not otherwise part of the posted agenda for the meeting, HCRMA members may direct staff to investigate the issue or topic further. No action or discussion shall be taken on issues or topics which are not part of the posted agenda for the meeting. Members of the public may be recognized on posted agenda items deemed appropriate by the Chairman as these items are considered, and the same time limitations (3 minutes) applies."

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Workshop Item 1

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**1**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/19/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **WORKSHOP ITEM 1 – PRESENTATION BY THE CITY OF MISSION ON THE MADERO BRIDGE PROJECT**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___ No

   Presentation by City of Mission on the Madero Bridge Project

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: ___ Yes ___ No X N/A

5. Staff Recommendation**: Presentation only.**

6. Planning Committee's Recommendation: ___ Approved ___ Disapproved X None

7. Finance Committee's Recommendation: ___ Approved ___ Disapproved **X** None

8. Board Attorney's Recommendation: ___ Approved ___ Disapproved **X** None

9. Chief Auditor's Recommendation: ___ Approved ___ Disapproved **X** None

10. Chief Financial Officer's Recommendation: ___ Approved ___ Disapproved X None

11. Chief Development Engineer's Recommendation: ___ Approved ___ Disapproved X None

12. Chief Construction Engineer's Recommendation: ___ Approved ___ Disapproved X None

13. Executive Director's Recommendation: ___ Approved ___ Disapproved X None

Item 1A

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**1A**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/05/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **REPORT ON PROGRAM MANAGER ACTIVITY FOR 365 TOLLWAY PROJECT AND IBTC ENVIROMENTAL CLEARANCE DOCUMENT**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___ No

   Report on Program Management Activity for 365 Tollway and IBTC Projects.

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: ___ Yes ___ No X N/A

5. Staff Recommendation**: Report only**

6. Program Manager's Recommendation: ___ Approved ___ Disapproved **X** None

7. Planning Committee's Recommendation: ___ Approved ___ Disapproved **X** None

8. Board Attorney's Recommendation: ___ Approved ___ Disapproved **X** None

9. Chief Auditor's Recommendation: ___ Approved ___ Disapproved **X** None

10. Chief Financial Officer's Recommendation: ___ Approved ___ Disapproved **X** None

11. Chief Development Engineer's Recommendation: ___ Approved ___ Disapproved **X** None

12. Chief Construction Engineer's Recommendation: ___ Approved ___ Disapproved **X** None

13. Executive Director's Recommendation: ___ Approved ___ Disapproved **X** None

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

BOARD OF DIRECTORS MEETING FOR FEB 2019

HCRMA Board of Directors

S. David Deanda, Jr., Chairman
Forrest Runnels, Vice-Chairman
Ricardo Perez, Secretary/Treasurer
Francisco "Frank" Pardo, Director
Paul S. Moxley, Director
Alonzo Cantu, Director
Ezequiel Reyna, Jr., Director

HCRMA Staff

Pilar Rodriguez, PE, Executive Director
Eric Davila, PE, PMP, CFM, Chief Development Eng.
Ramon Navarro IV, PE, CFM, Chief Constr. Eng.
Celia Gaona, CIA, Chief Auditor/Compliance Ofcr.
Jose Castillo, Chief Financial Ofcr.
Sergio Mandujano, Constr. Records Keeper
Maria Alaniz, Admin. Assistant
Flor E. Koll, Admin. Assistant III (Constr.)

General Engineering Consultant

HDR ENGINEERING, INC.

Report on HCRMA Program Management Activity
Chief Development Engineer – Eric Davila, PE, PMP, CFM

Overview

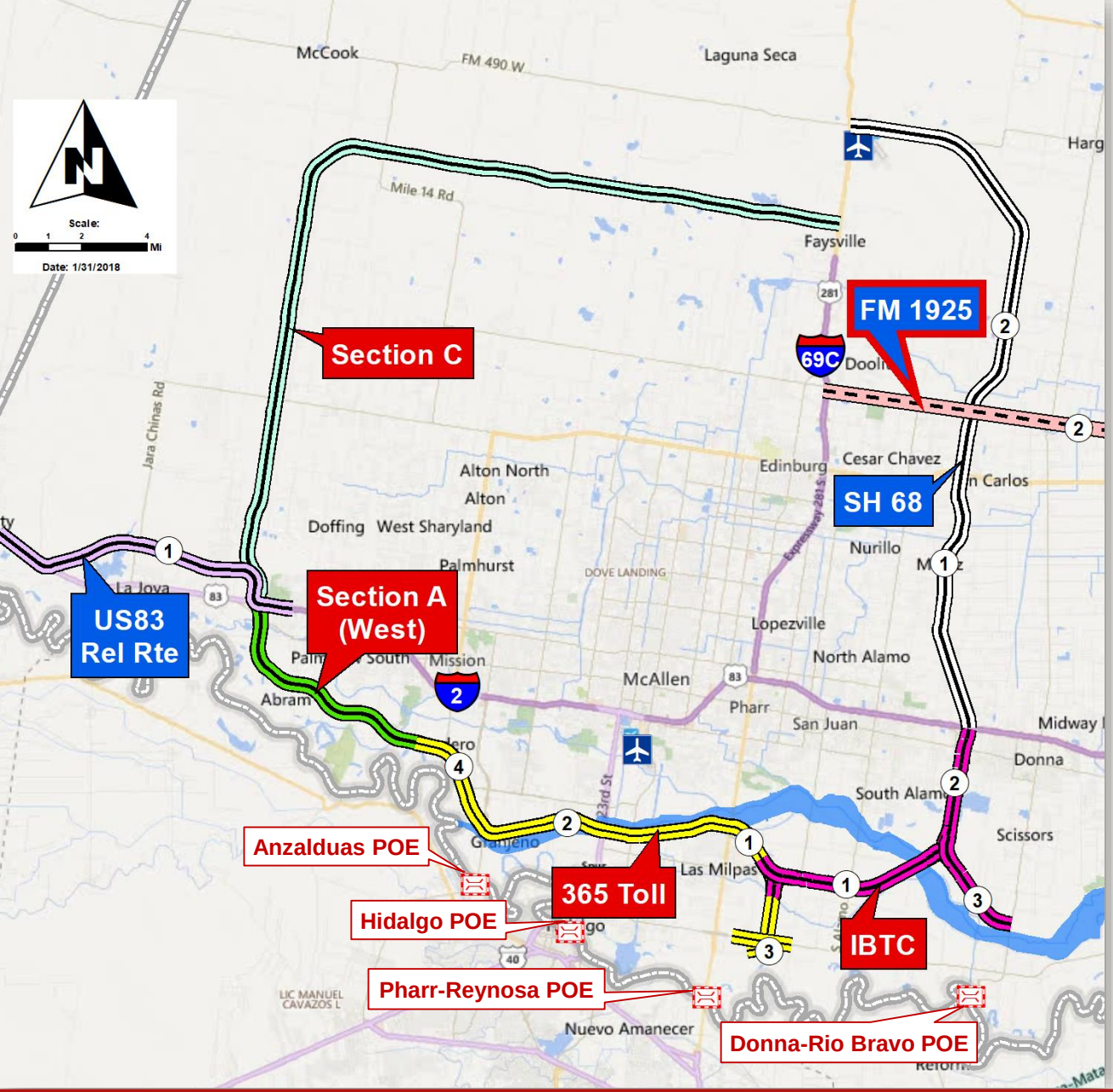
- 365 TOLL Project Overview
- IBTC Project Overview
- Overweight Permit Summary
- Construction Economics Update

MISSION STATEMENT:
"To provide our customers with a rapid and reliable alternative for the safe and efficient movement of people, goods and services"

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

HCRMA
STRATEGIC PLAN

DEVELOP THE INFRASTRUCTURE TO SERVE A POPULATION OF APPROXIMATELY 800,000 RESIDENTS AND 5 INTERNATIONAL PORTS OF ENTRY



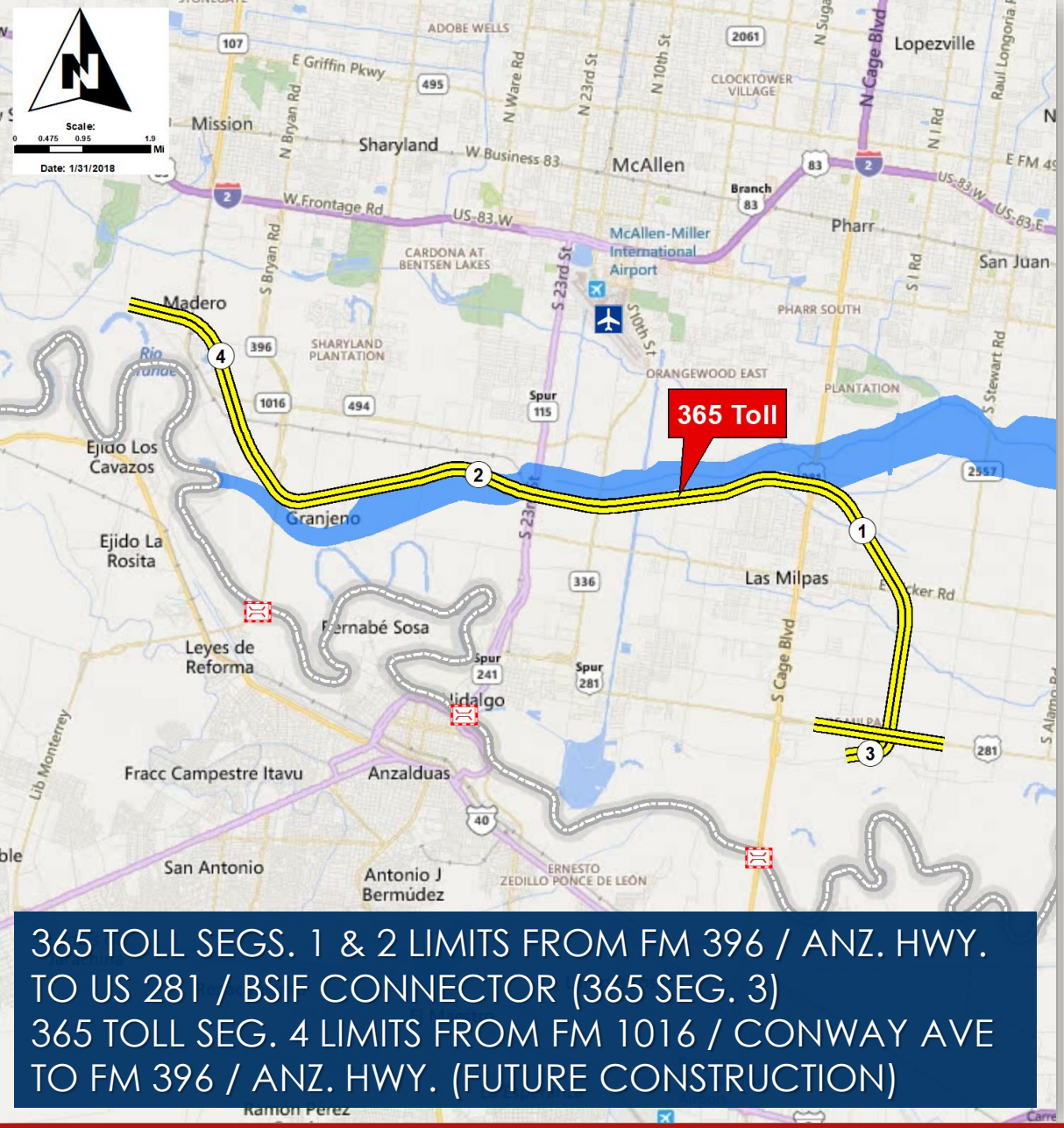
HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

SYSTEMWIDE TASKS

SYSTEM WIDE

- Continued Management of HCRMA ProjectWise System
  - Used for our all electronic core DESIGN and CONSTR related filing and coordination.
  - Being used for 365 Toll Redesign / Coordination of the IBTC Project; in addition to serving as project archive for all Loop Projects.
- Finalized Microsoft Office 365 Migration
  - Transferred domain/webhosting to HCRMA hosted solution.
- Overweight permit white paper drafted
  - HCRMA worked with TxDOT PHR to delineate the maintenance burden by weight classification of truck, and has informed the permit users how the proposed fee increase will help sustain the network.

HCRMA HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY



365 TOLL SEGS. 1 & 2 LIMITS FROM FM 396 / ANZ. HWY. TO US 281 / BSIF CONNECTOR (365 SEG. 3)
365 TOLL SEG. 4 LIMITS FROM FM 1016 / CONWAY AVE TO FM 396 / ANZ. HWY. (FUTURE CONSTRUCTION)

365 TOLL

HCRMA

MAJOR MILESTONES:

NEPA CLEARANCE
07/03/2015

98% ROW AS OF
09/30/2018

PH 1: 365 SEG. 3 –
LET: 08/2015
STARTED: 02/2016

PH 2: 365 TOLL SEGS. 1 & 2 –
RE-LET: 08/2019
START: TBD

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365 TOLL

Proposed Bid Plan for 2019

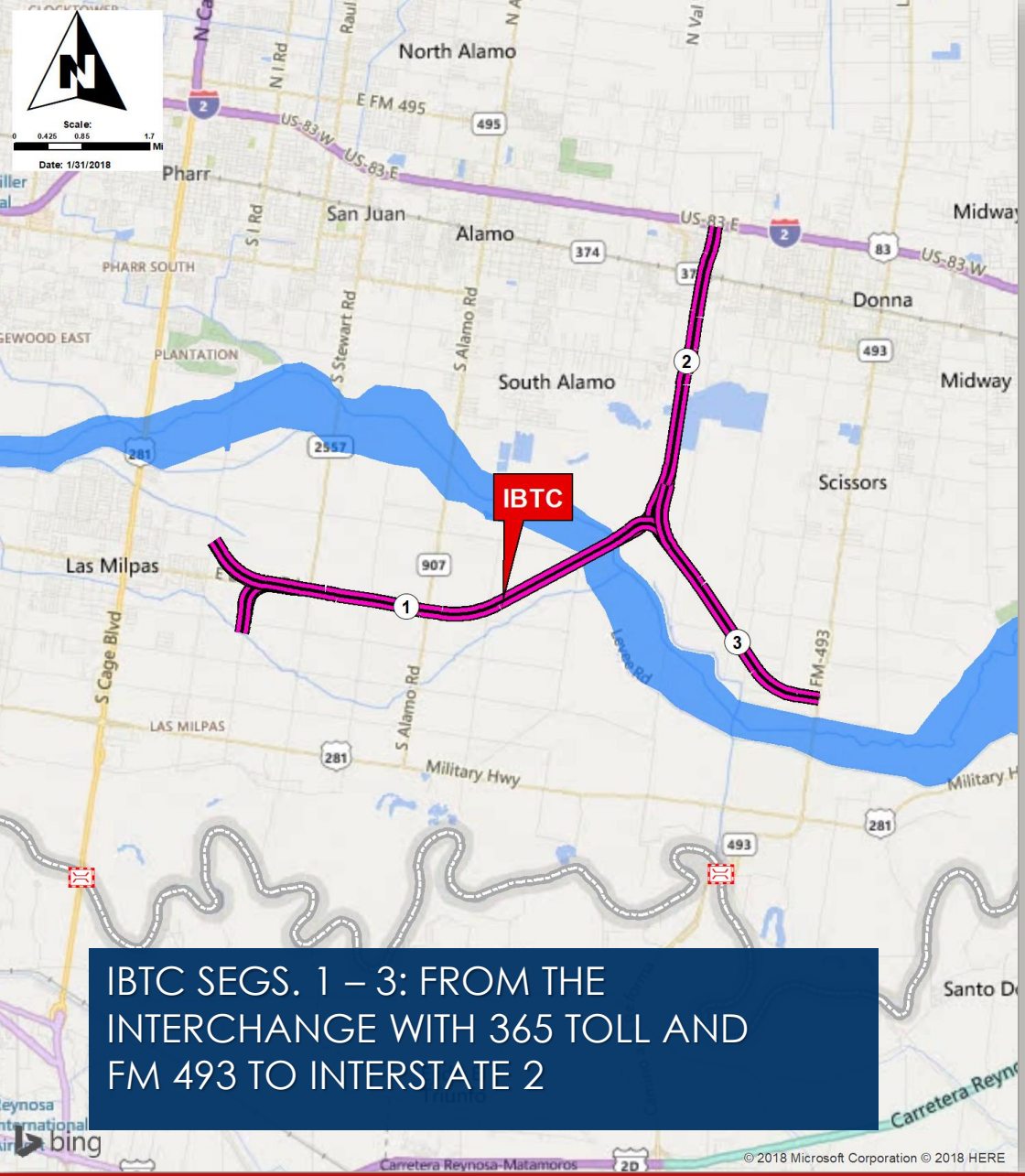
- Base Bid from FM 396 / Anzalduas Hwy to US 281 / Cage Blvd for the 4-lane (2+2) configuration;
- Bid Alternate #1 from US 281 / Cage Blvd to US 281 / Mil Hwy for a 2-lane (1+1) connector road;
- Bid Alternate #2 from US 281 / Cage Blvd to US 281 / Mil Hwy for a 4-lane (2+2) configuration; and
- Utilizes TxDOT Specification Item 2L Instructions to Bidders to signal the use of additive alternates.

Schedule:

- **04/2019**, Submit 100% 365 Toll rebid project plans / specs / estimate / bid proposal
- **05/2019**, Obtain permission to let the project
- **06/2019 - 07/2019**, Advertise the 365 Toll (60 days) & Hold prebid last week in July
- **08/2019**, 2nd week Open Bids 4th week and conditionally award contract to responsive and responsible low bidder
- **10/2019**, TxDOT / FHWA concurrence with award of contract / HCRMA provides NTP to contractor
- **06/2023**, After 42-months, open to traffic

365 TOLL

- **ENV.:**
  - Final USIBWC No Objection Letter acquired.
- **SURVEYS:**
  - SUE complete, "gap" parcels ongoing for public Row that needs to eventually get incorporated into HCRMA ROW Map.
- **ROW ACQUISITION:**
  - 22 parcels remaining
    (20 final resolution with irrigation districts), representing 5% of the remaining area.
- **UTILITY RELO.:**
  - Ongoing
- **DRAINAGE OUTFALLS:**
  - HCDD1 has finalized schematics on Outfalls 1 - 8 as well as PS&E for Outfalls 1*, 2, 3, 4. PS&E for Outfalls 1 Extension, 3a (Ware Rd Addition), and Outfalls 5 - 8 are pending release by HCRMA.
- **DESIGN (PS&E):**
  - Notice of a re-scope and rebid submitted to TxDOT 01/07/2019.
- **POST-NEPA ACTIVITY:**
  - USIBWC Coordination during Construction
  - USACE 404 Site Grading Improvements
- **GEC ACTIVITY (HDR ENGINEERING, INC.):**
  - Conducted due diligence on construction costs and operational modeling.
  - GEC Report completed, but will require update for the rescope.



IBTC SEGS. 1 – 3: FROM THE INTERCHANGE WITH 365 TOLL AND FM 493 TO INTERSTATE 2

IBTC

MAJOR MILESTONES:

OBTAINED EA ENV CLASSIF.: 11/2017

EST. NEPA CLEARANCE: 03/2020

EST. LETTING: 01/2021

EST. OPEN: 06/2024

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HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

IBTC SCHEDULE

IBTC

International Bridge Trade Corridor (IBTC) (CSJ: 0921-02-142)

(From the Interchange with 365 Toll and FM 493 to Interstate 2)

Project Milestones	2019												2020												2021											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Environmental (Ongoing)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
Surveys (65%)	■	■	■	■	■	■																														
ROW Title Research / Appraisals			■	■	■	■	■	■	■	■	■	■	■	■	■																					
ROW Acquisition (5% Adv. Acq.)																■	■	■	■	■	■	■	■	■	■	■	■									
Plans, Specs., & Estimates (50%)			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■															
Utility Coordination (SUE 100%)							■	■	■	■	■	■	■	■	■																						
Utility Relocation																■	■	■	■	■	■	■	■	■	■	■	■									
Constr. Contract Letting Phase																									■	■	■									
Constr. Award / Commence																												◆		■	■	■	■	■	■	■

CONSTRUCTION FROM 06/2021 TO 06/2024

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

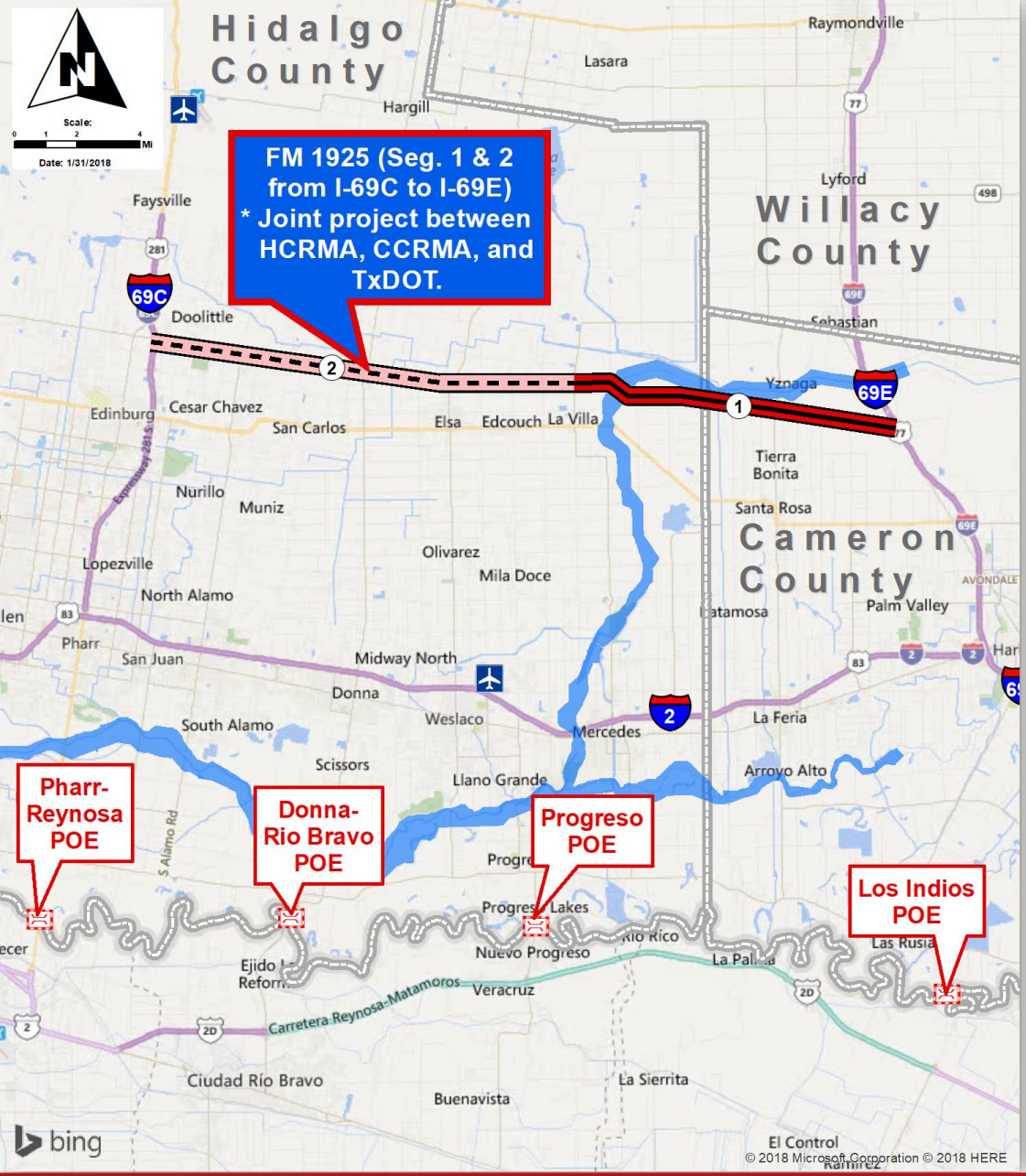
IBTC

Advance Planning

- Env.: Classification Letter and Scoping Toolkit Submitted Aug 2017
- Held IBTC Environmental Kick off with TxDOT PHR / ENV April 6, 2018.
- VRF UTP Matching Funds request processed at the HCMPO—pending adoption by TxDOT at State Level.
- Major 2nd Draft Reports submitted include: Project Description, Noise analysis, Hazmat ISA, Historic Resources,
- All env. fieldwork complete: waters of the US and Archeological trenching—Internal ROE efforts were instrumental to accelerating this work.
- Meeting held with EPA/TCEQ/TxDOT to discuss Donna Reservoir site for the Hazmat portion of the NEPA Document Oct 2018.
- Held meeting with potentially affected landowners in the Val Verde Community on January 10, 2018 with ~80 participants.
- Scheduling a Public Meeting in the Donna area March 2019.

Other:

- Surveys (65% complete)
- ROW Acquisition (5% complete)
- Utility Relo. (SUE 100%, coordination initiated, Overall 20%)
- Design (PS&E, 50% complete): On Hold



FM 1925

(COLLABORATION W/ TXDOT, CCRMA, AND HCRMA)

DESCRIPTION:

- PROJECT LENGTH ~27 MILES
- FROM I-69C IN HIDALGO COUNTY TO I69-E IN CAMERON COUNTY
- KEY PARALLEL CORRIDOR TO I-2 WITH IMPORTANCE TO MOBILITY PROJECTS BY TXDOT, CCRMA AND HCRMA
- TXDOT COMMITTED SUPPLEMENTAL DEVELOPMENT AUTHORITY FUNDS FOR THE ENTIRE 27 MILE CORRIDOR AS AN EXPRESSWAY FACILITY.
- TXDOT HAS COMMITTED TO FUNDING THE DEVELOPMENT OF THE SCHEMATIC DESIGN AND ENVIRONMENTAL DOCUMENTS.

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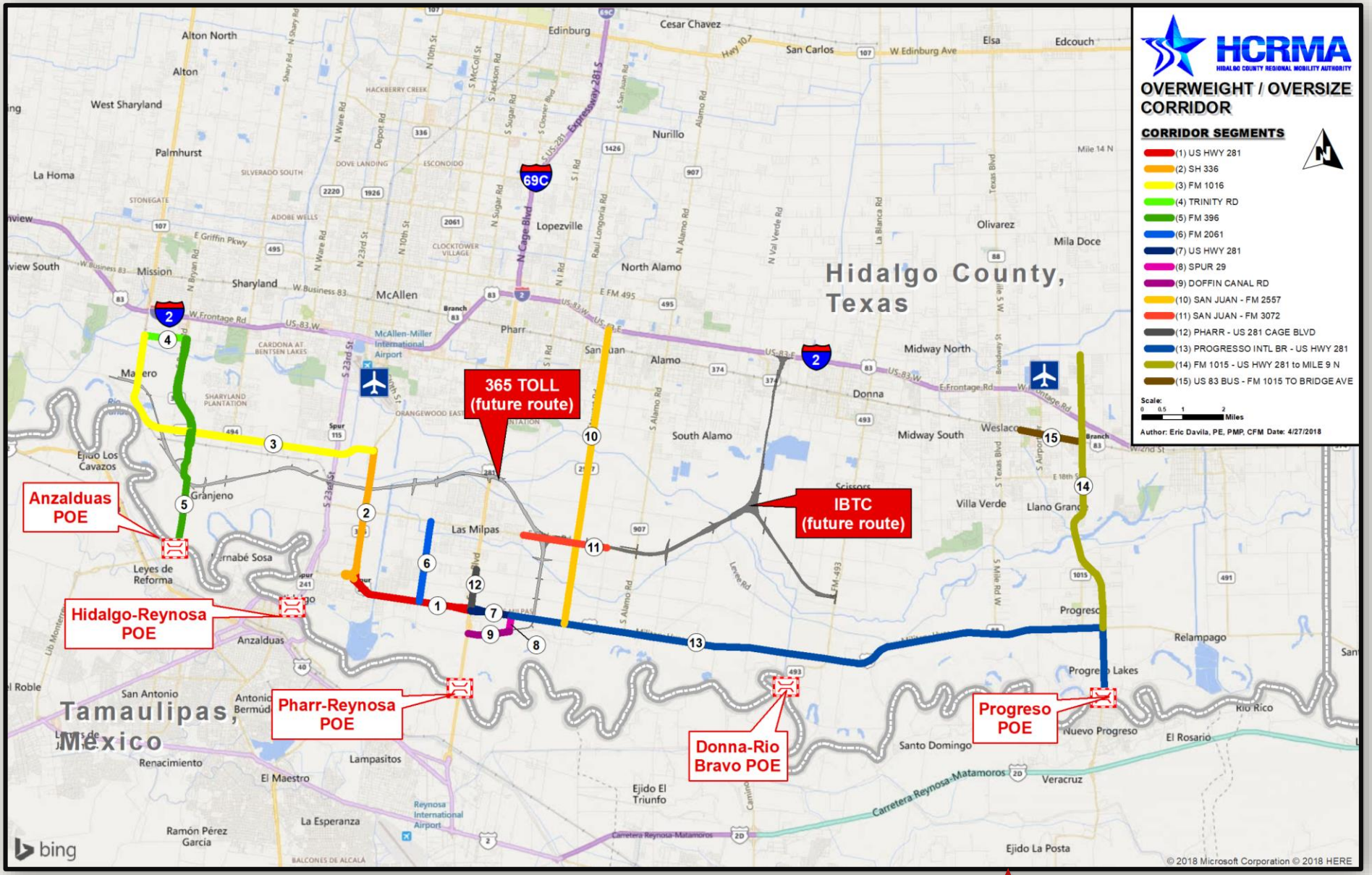

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2019 Overweight Permits
Jan 1, 2019 – Feb 1, 2019

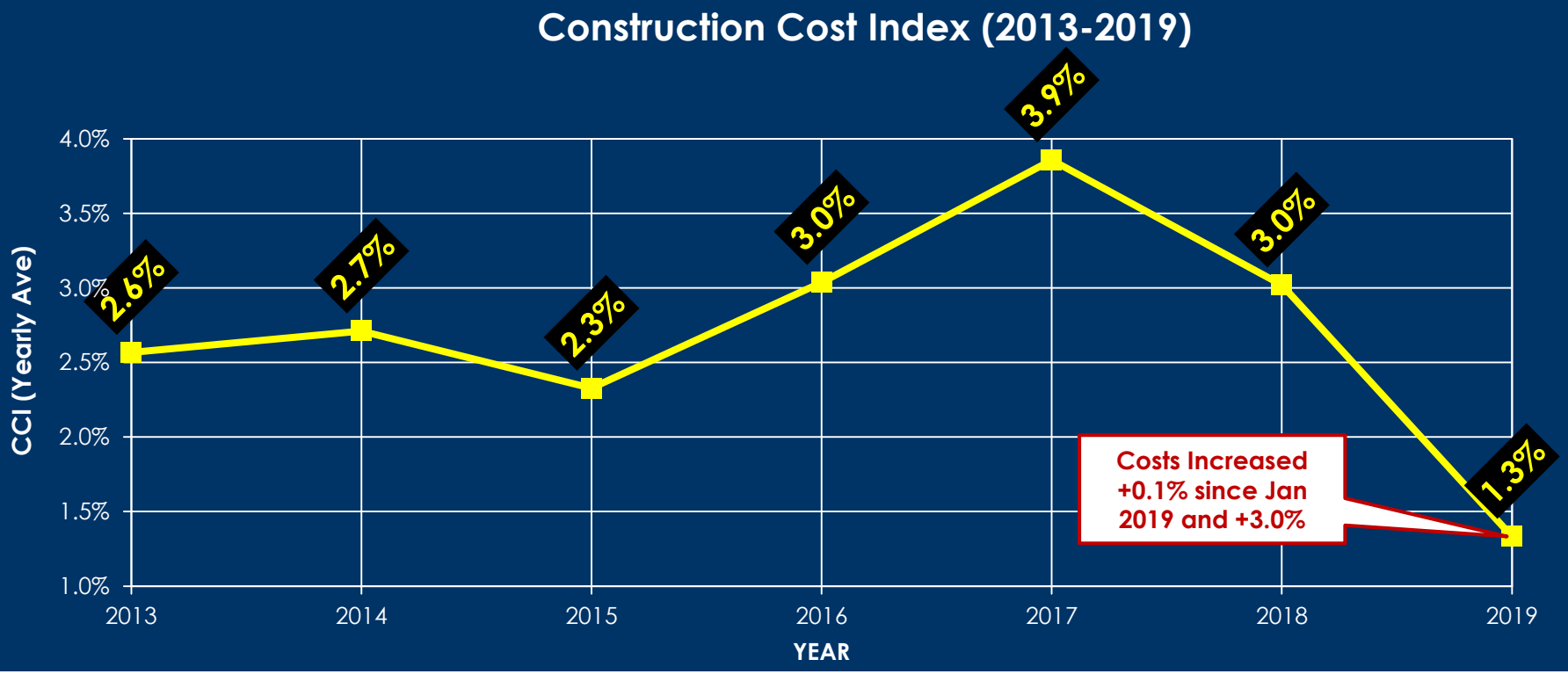
OW

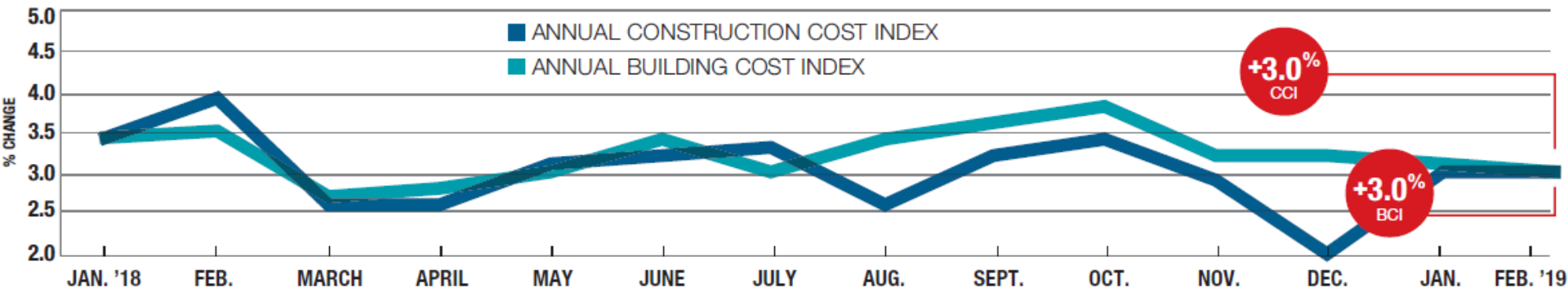
Total Permits Issued:		**2,666**
Total Amount Collected:	**$**	**547,258**
■ **Convenience Fees:**	**$**	**14,058**
■ **Total Permit Fees:**	**$**	**533,200**
– Pro Miles:	$	7,998
– TxDOT:	$	453,220
– HCRMA:	$	71,982

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

CONSTR. ECONOMICS FEB 2019

CE

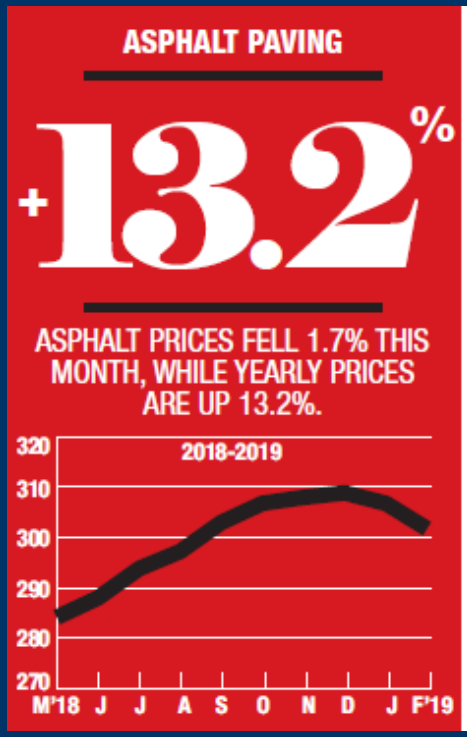


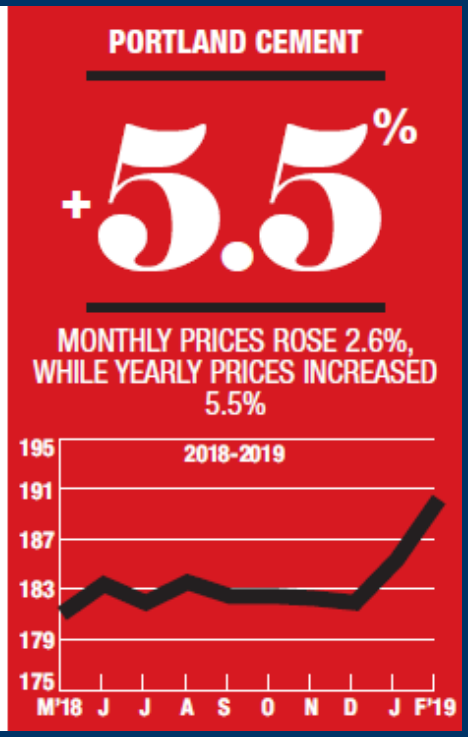


Source: McGraw Hill Construction ENR

Constr. Economics Feb 2019

- The 20-city average price for liquid asphalt has changed as follows:
  - Monthly price decreased 1.7% in Feb 2019
  - Yearly price increased 13.2% since Feb 2018





20-CITY AVERAGE

ITEM	UNIT	$PRICE	%MONTH	%YEAR
ASPHALT PAVING				
PG 58	TON	431.43	–1.7	+13.2
Cutback, MC800	TON	390.62	–0.1	+0.9
Emulsion, RAPID SET	TON	360.25	0.0	+0.3
Emulsion, SLOW SET	TON	370.62	–0.1	+1.0
PORTLAND CEMENT				
Type one	TON	119.85	+2.6	+5.5
MASONRY CEMENT				
70-lb bag	TON	9.99	+0.2	+6.2
CRUSHED STONE				
Base course	TON	10.27	–0.1	+0.5
Concrete course	TON	10.86	+0.1	–1.2
Asphalt course	TON	11.23	–0.1	+0.1
SAND				
Concrete	TON	9.24	–0.2	+0.8
Masonry	TON	11.20	+0.2	+0.2
READY-MIX CONCRETE				
3,000 psi	CY	115.28	0.0	+1.0
4,000 psi	CY	134.52	–1.2	+0.8
5,000 psi	CY	174.81	+2.3	+17.2
CONCRETE BLOCK				
Normal weight: 8" x 8" x 16"	C	144.21	0.0	+5.7
Lightweight: 8" x 8" x 16"	C	169.77	0.0	+2.2
12" x 8" x 16"	C	179.59	0.0	+0.7

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Item 2A

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**2A**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/14/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **APPROVAL OF MINUTES FOR REGULAR MEETING HELD JANUARY 22, 2019.**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___No

   Consideration and Approval of Minutes for the Hidalgo County Regional Mobility Authority Board of Directors Regular Meeting held January 22, 2019.

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: ___Yes ___No X N/A

5. Staff Recommendation**: Motion to approve the minutes for the Board of Director's Regular Meeting held January 22, 2019, as presented.**

6. Planning Committee's Recommendation: ___Approved ___Disapproved **X** None

7. Finance Committee's Recommendation: ___Approved ___Disapproved **X** None

8. Board Attorney's Recommendation: X Approved ___Disapproved ___None

9. Chief Auditor's Recommendation: ___Approved ___Disapproved **X** None

10. Chief Financial Officer's Recommendation: ___Approved ___Disapproved **X** None

11. Chief Development Engineer's Recommendation: ___Approved ___Disapproved **X** None

12. Chief Construction Engineer's Recommendation: ___Approved ___Disapproved **X** None

13. Executive Director's Recommendation: X Approved ___Disapproved ___None

STATE OF TEXAS
COUNTY OF HIDALGO
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

The Hidalgo County Regional Mobility Authority Board of Directors convened for a Workshop and Regular Meeting on **Tuesday, January 22, 2019**, at 5:30 pm at the Pharr City Hall, 2nd Floor City Commission Chambers, 118 S. Cage Blvd, Pharr, Texas, with the following present:

Board Members:	S. David Deanda, Jr., Chairman Forrest Runnels, Vice-Chairman Ricardo Perez, Secretary/Treasurer Paul S. Moxley Director Ezequiel Reyna, Jr., Director
Absent:	Alonzo Cantu, Director David Guerra, Director
Staff:	Pilar Rodriguez, Executive Director Ramon Navarro, IV, Chief Construction Engineer Eric Davila, Chief Development Engineer Jose Castillo, Chief Financial Officer Maria Alaniz, Administrative Assistant II Luis Cardenas, Legal Counsel, Escobedo & Cardenas, LLP

PLEDGE OF ALLEGIANCE

Chairman Deanda led the Pledge of Allegiance.

INVOCATION

Mr. Navarro led the Invocation.

CALL TO ORDER FOR WORKSHOP

Chairman Deanda called the Workshop to order at 5:30 pm.

1. Review of Quarterly Investment Report for the period ending December 31, 2018.
Mr. Pilar Rodriguez reviewed the Quarterly Investment Report for the period ending December 31, 2018.

2. Review of the Investment Policy for the Hidalgo County Regional Mobility Authority.
Mr. Pilar Rodriguez reviewed the Investment Policy for the Hidalgo County Regional Mobility Authority.

ADJOURNMENT OF WORKSHOP

CALL TO ORDER FOR REGULAR MEETING AND ESTABLISH A QUORUM

Chairman Deanda called the Regular Meeting to order at 5:32 pm.

1. REPORTS

A. Report on Program Manager Activity for 365 Tollway Project and IBTC Environmental Clearance Document – Eric Davila, HCRMA.
Mr. Eric Davila reported on Program Manager Activity for 365 Tollway Project and IBTC Environmental Clearance Document. No action taken

B. Report on Overweight/Oversized Vehicle Permits Issued in 2018 – Pilar Rodriguez, HCRMA.
Mr. Pilar Rodriguez reported on Overweight/Oversized Vehicle Permits Issued in 2018. No action taken

2. CONSENT AGENDA.

Motion by Ezequiel Reyna, with a second by Rick Perez, to approve the Consent Agenda. Motion carried unanimously.

A. Approval of Minutes for the Regular Meeting held December 11, 2018.
Approved the Minutes for the Regular Meeting held December 11, 2018.

B. Approval of Project & General Expense Report for the period from November 6, 2018 to December 4, 2018 and December 5, 2018 to January 8, 2019.
Approved the Project & General Expense Report for the period from November 6, 2018 to December 4, 2018 and December 5, 2018 to January 8, 2019.

C. Approval of Financial Reports for November 2018 and December 2018.
Approved the Financial Reports for November 2018 and December 2018.

D. Approval of the Quarterly Investment Report for the period ending December 31, 2018.
Approved the Quarterly Investment Report for the period ending December 31, 2018.

E. Resolution 2019- 03 – Annual approval of the Investment Policy for the Hidalgo County Regional Mobility Authority.
Approved Resolution 2019 – 03 – Annual approval of the Investment Policy for the Hidalgo County Regional Mobility Authority.

F. Resolution 2019-04 – Approval of Work Authorization 18 to the Professional Services Agreement with SAMES Inc. for additional parcels for the 365 Toll/ I-Road Interchange Redesign.
Approved Resolution 2019 – 04 – Approval of Work Authorization 18 to the Professional Services Agreement with SAMES Inc. for additional parcels for the 365 Toll/ I-Road Interchange Redesign in the amount of $6,350.00.

G. Resolution 2019-05 – Approval of Contract Amendment 15 to the Professional Service Agreement with SAMES, Inc. to increase the maximum payable amount for Work Authorization Number 18.
Approved Resolution 2019 – 05 – Approval of Contract Amendment 15 to the Professional Service Agreement with SAMES, Inc. to increase the maximum payable amount by $6,350.00 for Work Authorization Number 18 for a revised maximum payable amount of $283,481.50.

H. Resolution 2019-06 – Approval of Work Authorization 3 to the Professional Services Agreement with Blanton & Associates, Inc. for NEPA re-evaluation checklist support for the 365 Toll/ I-Road Interchange redesign.
Approved Resolution 2019 – 06 – Approval of Work Authorization 3 to the Professional Services Agreement with Blanton & Associates, Inc. for NEPA re-evaluation checklist support for the 365 Toll/ I-Road Interchange redesign in the amount of $8,660.00.

I. Resolution 2019-07 – Approval of Contract Amendment 2 to the Professional Service Agreement with Blanton & Associates, Inc. to increase the maximum payable amount for Work Authorization Number 3.
Approved Resolution 2019 – 07 – Approval of Contract Amendment 2 to the Professional Service Agreement with Blanton & Associates, Inc. to increase the maximum payable amount by $8,660 for Work Authorization Number 3 for a revised maximum payable amount of $735,725.94.

J. Resolution 2019-08 – Approval of Work Authorization 6 to the Professional Services Agreement with C&M Associates, Inc. for sketch level traffic for Scenario J and Scenario K for 365 Toll re-scoping.
Approved Resolution 2019 – 08 – Approval of Work Authorization 6 to the Professional Services Agreement with C&M Associates, Inc. for sketch level traffic for Scenario J and Scenario K for 365 Toll re-scoping in the amount of $17,250.00.

K. Resolution 2019-09 – Approval of Contract Amendment 7 to the Professional Service Agreement with C&M Associates, Inc. to increase the maximum payable amount for Work Authorization Number 6.
Approved Resolution 2019 – 08 – Approval of Contract Amendment 7 to the Professional Service Agreement with C&M Associates, Inc. to increase the maximum payable amount by $17,250.00 for Work Authorization Number 6 for a revised maximum payable amount of $184,886.55.

3. REGULAR AGENDA

A. None.

4. CHAIRMAN'S REPORT

B. None.

5. TABLED ITEMS

A. None.

6. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION OF REAL PROPERTY) AND SECTION 551.074 (PERSONNEL MATTERS)

Motion by Forrest Runnels, with a second by Rick Perez, to enter into Executive Session to consult with the Board Attorney on legal issues pertaining to Items 6H under Section 551.071 of the Texas Government Code at 5:42 pm. Motion carried unanimously.

Motion by Paul Moxley, with a second by Forrest Runnels, to reconvene the regular board meeting at 6:09 pm. Motion carried unanimously.

A. Consultation with Attorney on legal issues pertaining to the Texas Department of Transportation State Infrastructure Bank Loan for the 365 Tollway Project (Section 551.071 T.G.C.).
No action taken.

B. Consultation with Attorney on legal issues pertaining to Professional Service Agreements for Engineering, Surveying and Environmental Services (Section 551.071 T.G.C.).
No action taken.

C. Consultation with Attorney on legal issues pertaining to the acquisition of real property for various parcels for the 365 Tollway Project and International Bridge Trade Corridor Project (Sections 551.071 and 551.072 T.G.C.).
No action taken.

D. Consultation with Attorney on legal issues pertaining to the acquisition, including the use of Eminent Domain, for property required to complete the project alignments of the 365 Tollway Project (Sections 551.071 and 551.072 T.G.C.).
No action taken.

E. Consultation with Attorney on legal issues pertaining to the Environmental Clearance Document for the International Bridge Trade Corridor Project (Section 551.071 T.G.C.).
No action taken.

F. Consultation with Attorney on legal issues pertaining to the issuance of one or more Series of Hidalgo County Regional Mobility Authority bonds and related agreements and provisions relating to the subject (Section 551.071 T.G.C.).
No action taken.

G. Consultation with Attorney on legal issues pertaining to the Toll System Installation, Integration and Maintenance Contract for the 365 Tollway Project (Section 551.071 T.G.C.).
No action taken.

H. Consultation with Attorney on legal issues pertaining to the construction contract with Johnson Bros. Corporation for construction of the 365 Tollway Project from US 281/Military Highway to FM 396 (Anzalduas Highway) (Section 551.071 T.G.C.).
No action taken.

PUBLIC COMMENT

No Comments.

ADJOURNMENT

There being no other business to come before the Board of Directors, motion by Forrest Runnels, with a second by Rick Perez, to adjourn the meeting at 6:10 pm.

_____
S. David Deanda, Jr, Chairman

Attest:

_____
Ricardo Perez, Secretary/Treasurer

Item 2B

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**2B**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/19/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **APPROVAL OF PROJECT AND GENERAL EXPENSE REPORT FROM JANUARY 9, 2019 THROUGH FEBRUARY 8, 2019**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___No

   Consideration and approval of project and general expense report for the period from January 9, 2019 through February 8, 2019

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: X Yes ___No ___N/A Funding Source: VRF Bond

General Account	$ 112,676.44
Disbursement Account	$ 81,498.96
R.O.W Services	$ 20,824.85
Total Project Expenses for Reporting Period	**$ 215,000.25**
Fund Balance after Expenses	$ 2,061,622.76

5. Staff Recommendation**: Motion to approve the project and general expense report for the January 9, 2019 to February 8, 2019 as presented.**

6. Planning Committee's Recommendation: ___Approved ___Disapproved **X** None

7. Finance Committee's Recommendation: ___Approved ___Disapproved **X** None

8. Board Attorney's Recommendation: ___Approved ___Disapproved **X** None

9 Chief Auditor's Recommendation: ___Approved ___Disapproved X None

10. Chief Financial Officer's Recommendation: **X** Approved ___Disapproved ___None

11. Chief Development Engineer's Recommendation: **X** Approved ___Disapproved ___None

12. Chief Construction Engineer's Recommendation: **X** Approved ___Disapproved ___None

13. Executive Director's Recommendation: **X** Approved ___Disapproved ___None

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Memorandum

To: S. David Deanda Jr., Chairman

From: Pilar Rodriguez, PE, Executive Director

Date: February 19, 2019

Re: **Expense Report for the Period from January 9, 2019 to February 8, 2019**

Attached is the expense report for the period commencing on January 9, 2019 and ending on February 8, 2019.

Expenses for the General Account total $112,676.44, the Disbursement Account total $81,498.96, and ROW Services total $20,824.85. The aggregate expense for the reporting period is $215,000.25.

Based on review by this office, **approval of expenses for the reporting period is recommended in the aggregate amount of $215,000.25**.

This leaves a fund balance (all funds) after expenses of $2,061,622.76.

If you should have any questions or require additional information, please advise.

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Jan 8 - Feb 9

February 2019

Plains Capital 41

	Make Check Payable to	Date Work Performed	Amount	
Wages & Benefits	City of Pharr	January 2019	$	68,795.23
	Office Depot	January 2019	$	241.13
	A-Fast Delivery, LLC	January 2019	$	101.50
	Copy Zone	January 2019	$	622.51
Telephone	Verizon Wireless	January 2019	$	152.02
	Spectrum	February 2019	$	201.65
	Pathfinder Public Affairs	January 2019	$	10,000.00
	Bracewell, LLP	January 2019	$	525.00
	Law Office of Richard A. Cantu, P.C.	January 2019	$	120.00
	FirstSouthwest Asset Management, LLC	10/31/2017-12/10/2018	$	1,130.00
Accounting Fees	City of Pharr	January 2019	$	205.00
Rent	City of Pharr	February 2019	$	4,480.00
	City of Pharr	January 2019	$	3,203.14
	City of Pharr	2/01/19-2/28/19	$	1,075.00
	Dahill	02/08/19-03/07/19	$	683.21
	Dahill	02/14/19-03/13/19	$	224.46
Professional Services	Pena Designs	January 2019	$	200.00
	Burton McCumber & Longoria, LLP	1/15/2019-2/14/2019	$	4,000.00
	Advance Publishing Co.	01/30/19 & 02/06/19	$	263.25
	Credit Card Services	01/4/19-02/03/19	$	2,569.67
	Credit Card Services	01/4/19-02/03/19	$	8,378.22
	Credit Card Services	01/4/19-02/03/19	$	5,245.45
Janitorial Services	ABC Janitorial & Floor Care, Inc.	January 2019	$	260.00
			$	**112,676.44**

Wilmington Trust 45/Capital Projects

Legal Fees	Bracewell, LLP	January 2019	$	2,905.00
Engineering Services	Blanton & Associates, Inc.	01/01/19-01/31/19	$	52,655.70
	Blanton & Associates, Inc.	12/14/18-12/31/18	$	2,896.77
	Blanton & Associates, Inc.	01/01/19-01/31/19	$	866.00
	C&M Associates, Inc.	01/25/19-01/31/19	$	17,250.00
	HDR Engineering, Inc.	11/25/18-12/29/18	$	521.22
	HDR Engineering, Inc.	11/25/18-12/29/18	$	443.96
	Brightview Landscape Svc DBA Greater Texas Landscape Services	February 2019	$	823.31
	Top Cut Lawn Care	February 2019	$	1,080.00
	Top Cut Lawn Care	February 2019	$	1,409.00
	Top Cut Lawn Care	February 2019	$	648.00
			$	**81,498.96**

	Make Check Payable to	Date Work Performed	Amount
R.O.W. Services			
	Barron, Adler, Clough & Oddo, LLP	365 Tollway	$ 20,624.85
			$ 20,624.85
SIB Construction Account 45			
Legal Fees	Law Office of Richard A. Cantu	Jan-19	$ 200.00
			$ 200.00

Sub Total - General	$	112,676.44
Sub Total - Projects	$	81,498.96
Sub Total - SIB Acquisition 4	$	200.00
Sub Total - SIB R.O.W.	$	20,624.85
Total	**$**	**215,000.25**

Approved: _____ **Recommend Approval:** _____

S. David Deanda, Jr., Chairman — Pilar Rodriguez, Executive Director

Approved: _____ **Date:** **2/26/2019**

Ricardo Perez, Secretary/Treasurer

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Item 2C

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**2C**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/14/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **APPROVAL OF THE FINANCIAL REPORT FOR THE MONTHS OF JANUARY 2019.**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___No

   Consideration and approval of financial report for the months of January 2019.

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: ___Yes ___No X N/A

   Funding Source:

5. Staff Recommendation**: Motion to approve the Financial Report for the month of January 2019, as presented.**

6. Planning Committee's Recommendation: ___Approved ___Disapproved **X** None

7. Finance Committee's Recommendation: ___Approved ___Disapproved **X** None

8. Board Attorney's Recommendation: ___Approved ___Disapproved **X** None

9. Chief Auditor's Recommendation: ___Approved ___Disapproved **X** None

10. Chief Financial Officer's Recommendation: **X** Approved ___Disapproved ___None

11. Chief Development Engineer's Recommendation: ___Approved ___Disapproved **X** None

12. Chief Construction Engineer's Recommendation: ___Approved ___Disapproved **X** None

13. Executive Director's Recommendation: **X** Approved ___Disapproved ___None

HIDALGO CO. REGIONAL MOBILITY AUTHORITY
STATEMENT OF NET POSITION JANUARY 31, 2019

ASSETS

CURRENT ASSETS		
Cash	$	50,630
Investment-Cap. Projects nonrestricted		460,047
Pool Investments		1,446,619
Promiles-Prepaid/Escrow Overweight Permit Fees		19,750
Accounts Receivable - VR Fees		553,890
Prepaid expense		7,552
Total Current Assets		2,538,488
RESTRICTED ASSETS		
Investment-debt service		680,408
Investment-debt service jr. lien		4,297,710
Total Restricted Assets		4,978,118
CAPITAL ASSETS		
Land-enviornmental		441,105
Computer equip/software		8,607
Construction in progress		126,912,576
Total Capital Assets		127,362,288
TOTAL ASSETS	$	134,878,894

LIABILITIES AND NET POSITION

CURRENT LIABILITIES		
Accounts payable-City of Pharr	$	71,998
Accounts payable-capital projects		965
Accrued interest payable		229,576
Unearned Revenue - Overweight Permit Escrow		19,750
Current Portion of Bond Premium		76,452
Total Current Liabilities		399,706
RESTRICTED LIABILITIES		
Current accrued Interest - Bonds		229,576
Current Portion of Long-Term Debt		1,220,000
Total Restricted Liabilities		1,449,576
LONG-TERM LIABILITIES		
2013 VRF Bonds Payable		54,740,000
Jr. Lien Bonds		21,435,132
Bond premium		1,834,837
Other Payables		5,377,193
Advance on Construction		63,000
Total Long-Term Liabilities		83,450,162
Total Liabilities		85,299,444
NET POSITION		
Investment in Capital Assets, Net of Related Debt		42,615,674
Restricted for:		
Debt Service		4,748,542
Unrestricted		2,215,234
Total Net Position		49,579,450
TOTAL LIABILITIES AND NET POSITION	$	134,878,894

BALANCE SHEET

AS OF: JANUARY 31ST, 2019

41 -HCRMA-GENERAL

ACCOUNT#	TITLE			
ASSETS				
41-1-1100	GENERAL OPERATING	50,630.96		
41-1-1102	POOL INVESTMENTS	1,446,618.96		
41-1-1113	ACCOUNTS RECIEVABLES-VR FEES	553,890.00		
41-1-1113-1	PROMILES-PREPAID/ESCROW OVERWE	19,750.00		
41-1-1118	CONSTRUCTION IN PROGRESS	126,912,576.32		
41-1-1119-1	LAND-ENVIRONMENTAL	441,105.00		
41-1-1122	COMPUTER EQUIP/SOFTWARE	8,606.51		
41-1-1601	PREPAID EXPENSE	7,551.62		
			129,440,729.37	
	TOTAL ASSETS			129,440,729.37
LIABILITIES				
41-2-1212-1	A/P CITY OF PHARR	71,998.37		
41-2-1212-9	OTHER PAYABLES	5,377,193.33		
41-2-1213-1	UNEARNED REV.-OVERWEIGHT	19,750.00		
41-2-1213-9	CURRENT-UNAMORTIZED PREMIUM	76,451.51		
41-2-1214-1	BONDS PAYABLE-CURRENT	1,220,000.00		
41-2-1214-10	LONG TERM BONDS- JR LIEN	21,435,132.30		
41-2-1214-2	BONDS PAYABLE-LONG TERM PORTIO	54,740,000.00		
41-2-1214-3	UNAMORTIZED PREMIUM ON BOND	1,834,837.18		
41-2-1214-9	ADVANCE ON CONSTRUCTION	63,000.00		
	TOTAL LIABILITIES		84,838,362.69	
EQUITY				
41-3-3400	FUND BALANCE	45,478,734.96		
	TOTAL BEGINNING EQUITY	45,478,734.96		
	TOTAL REVENUE	630,180.65		
	TOTAL EXPENSES	1,506,548.93		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(876,368.28)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		44,602,366.68	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			129,440,729.37

CITY OF PHARR

REVENUE REPORT FOR PERIOD ENDING:

JANUARY 31ST, 2019

FUND: 41 -HCRMA-GENERAL

% OF YEAR COMPLETED: 08.33

ACCOUNT NO#	TITLE	CURRENT MONTH REVENUES	YEAR TO DATE REVENUES	AMOUNT BUDGETED	BUDGET BALANCE	PERCENT USED
	HCRMA					
4-1504	VEHICLE REGISTRATION FEES	553,890.00	553,890.00	6,700,000.00	6,146,110.00	8.27
4-1505-5	PROMILES-OW/OS PERMIT FEES	72,333.00	72,333.00	1,200,000.00	1,127,667.00	6.03
4-1506	INTEREST REVENUE	3,957.65	3,957.65	25,000.00	21,042.35	15.83
	TOTAL HCRMA	630,180.65	630,180.65	7,925,000.00	7,294,819.35	7.95
	46-CHARGES FOR CURRENT SE					
	48-INTERFUND TRANSFERS					
	** TOTAL FUND REVENUES **	630,180.65	630,180.65	7,925,000.00	7,294,819.35	7.95

FUND: 41 -HCRMA-GENERAL

% OF YEAR COMPLETED: 08.33

ACCOUNT NO#	TITLE	CURRENT MONTH EXPENSES	YEAR TO DATE EXPENSES	YEAR TO DATE ENCUMBRANCES	AMOUNT BUDGET	BUDGET BALANCE	PERCENT USED
HCRMA ADMINISTRATION							
GENERAL							
10-							
11-PERSONNEL SERVICES							
52900-1100	SALARIES	27,510.24	27,510.24	0.00	551,100.00	523,589.76	4.99
52900-1104	OVERTIME	0.00	0.00	0.00	500.00	500.00	0.00
52900-1105	FICA	2,141.26	2,141.26	0.00	49,300.00	47,158.74	4.34
52900-1106	HEALTH INSURANCE	1,321.97	1,321.97	0.00	32,000.00	30,678.03	4.13
52900-1115	EMPLOYEES RETIREMENT	2,153.89	2,153.89	0.00	51,600.00	49,446.11	4.17
52900-1116	PHONE ALLOWANCE	300.00	300.00	0.00	6,300.00	6,000.00	4.76
52900-1117	CAR ALLOWANCE	1,200.00	1,200.00	0.00	30,000.00	28,800.00	4.00
52900-1122	EAP- ASSISTANCE PROGRAM	3.00	3.00	0.00	0.00	(3.00)	0.00
52900-1178	ADMIN FEE	600.00	600.00	0.00	9,750.00	9,150.00	6.15
52900-1179	CONTINGENCY	0.00	0.00	0.00	17,600.00	17,600.00	0.00
	TOTAL 11-PERSONNEL SERVICES	35,230.36	35,230.36	0.00	748,150.00	712,919.64	4.71
12-							
52900-1200	OFFICE SUPPLIES	0.00	0.00	0.00	10,000.00	10,000.00	0.00
	TOTAL 12-	0.00	0.00	0.00	10,000.00	10,000.00	0.00
16-							
52900-1603	BUILDING REMODEL	0.00	0.00	0.00	65,000.00	65,000.00	0.00
52900-1604	MAINTENANCE & REPAIR	0.00	0.00	0.00	5,000.00	5,000.00	0.00
52900-1605	JANITORIAL	0.00	0.00	0.00	1,000.00	1,000.00	0.00
52900-1606	UTILITIES	0.00	0.00	0.00	2,400.00	2,400.00	0.00
52900-1607	CONTRACTUAL ADM/IT SERVICES	0.00	0.00	0.00	13,000.00	13,000.00	0.00
52900-1610	DUES & SUBSCRIPTIONS	2,350.00	2,350.00	0.00	30,000.00	27,650.00	7.83
52900-1610-1	SUBSCRIPTIONS-SOFTWARE	0.00	0.00	0.00	3,500.00	3,500.00	0.00
52900-1611	POSTAGE/FEDEX/COURTIER	0.00	0.00	0.00	3,000.00	3,000.00	0.00
52900-1620	GENERAL LIABILITY	307.72	307.72	0.00	5,000.00	4,692.28	6.15
52900-1621	INSURANCE-E&O	0.00	0.00	0.00	1,500.00	1,500.00	0.00
52900-1622	INSURANCE-SURETY	0.00	0.00	0.00	800.00	800.00	0.00
52900-1623	INSURANCE-LETTER OF CREDIT	0.00	0.00	0.00	550.00	550.00	0.00
52900-1623-1	INSURANCE-OTHER	0.00	0.00	0.00	2,500.00	2,500.00	0.00
52900-1630	BUSINESS MEALS	0.00	0.00	0.00	1,000.00	1,000.00	0.00
52900-1640	ADVERTISING	0.00	0.00	0.00	4,000.00	4,000.00	0.00
52900-1650	TRAINING	0.00	0.00	0.00	8,000.00	8,000.00	0.00
52900-1660	TRAVEL	472.30	472.30	0.00	15,000.00	14,527.70	3.15

FUND: 41 -HCRMA-GENERAL

% OF YEAR COMPLETED: 08.33

ACCOUNT NO#	TITLE	CURRENT MONTH EXPENSES	YEAR TO DATE EXPENSES	YEAR TO DATE ENCUMBRANCES	AMOUNT BUDGET	BUDGET BALANCE	PERCENT USED
52900-1662	PRINTING & PUBLICATIONS	0.00	0.00	0.00	10,000.00	10,000.00	0.00
TOTAL 16-		3,130.02	3,130.02	0.00	171,250.00	168,119.98	1.83
17-							
52900-1703	BANK SERVICE CHARGES	5,750.00	5,750.00	0.00	0.00	(5,750.00)	0.00
52900-1705	ACCOUNTING FEES	0.00	0.00	0.00	25,000.00	25,000.00	0.00
52900-1710	LEGAL FEES	0.00	0.00	0.00	50,000.00	50,000.00	0.00
52900-1710-1	LEGAL FEES-GOV.AFFAIRS	0.00	0.00	0.00	120,000.00	120,000.00	0.00
52900-1712	FINANCIAL CONSULTING FEES	0.00	0.00	0.00	2,000.00	2,000.00	0.00
52900-1712-1	INSURANCE CONSULTANT	0.00	0.00	0.00	7,000.00	7,000.00	0.00
52900-1715	RENT-OFFICE	4,480.00	4,480.00	0.00	54,000.00	49,520.00	8.30
52900-1715-1	RENT-OFFICE EQUIPTMENT	683.21	683.21	0.00	8,500.00	7,816.79	8.04
52900-1715-2	RENT-OTHER	0.00	0.00	0.00	1,000.00	1,000.00	0.00
52900-1716	CONTRACTUAL WEBSITE SERVICES	0.00	0.00	0.00	2,400.00	2,400.00	0.00
52900-1731	MISCELLANEOUS	0.00	0.00	0.00	500.00	500.00	0.00
52900-1732	PENALTIES & INTEREST	21.04	21.04	0.00	500.00	478.96	4.21
TOTAL 17-		10,934.25	10,934.25	0.00	270,900.00	259,965.75	4.04
18-							
52900-1850	CAPITAL OUTLAY	0.00	0.00	0.00	5,000.00	5,000.00	0.00
52900-1899	NON-CAPITAL	0.00	0.00	0.00	6,400.00	6,400.00	0.00
TOTAL 18-		0.00	0.00	0.00	11,400.00	11,400.00	0.00
19-							
52900-1999-3	TRANSFER OUT TO DEBT	329,517.46	329,517.46	0.00	3,974,912.00	3,645,394.54	8.29
52900-1999-5	TRANS OUT DEB-JR LIEN	1,082,432.00	1,082,432.00	0.00	1,082,432.00	0.00	100.00
TOTAL 19-		1,411,949.46	1,411,949.46	0.00	5,057,344.00	3,645,394.54	27.92
88-CAPITAL EXPENDITURES							
TOTAL GENERAL		1,461,244.09	1,461,244.09	0.00	6,269,044.00	4,807,799.91	23.31
TOTAL HCRMA ADMINISTRATION		1,461,244.09	1,461,244.09	0.00	6,269,044.00	4,807,799.91	23.31

FUND: 41 -HCRMA-GENERAL

% OF YEAR COMPLETED: 08.33

ACCOUNT NO#	TITLE	CURRENT MONTH EXPENSES	YEAR TO DATE EXPENSES	YEAR TO DATE ENCUMBRANCES	AMOUNT BUDGET	BUDGET BALANCE	PERCENT USED
HCRMA CONSTRUCTION MGMT							
GENERAL							
11-PERSONNEL SERVICES							
53000-1100	SALARIES	18,400.49	18,400.49	0.00	506,267.00	487,866.51	3.63
53000-1104	OVERTIME	0.00	0.00	0.00	25,000.00	25,000.00	0.00
53000-1105	FICA	1,400.06	1,400.06	0.00	42,800.00	41,399.94	3.27
53000-1106	HEALTH INSURANCE	1,175.73	1,175.73	0.00	27,000.00	25,824.27	4.35
53000-1115	EMPLOYEES RETIREMENT	1,542.34	1,542.34	0.00	44,900.00	43,357.66	3.44
53000-1116	PHONE ALLOWANCE	276.90	276.90	0.00	9,600.00	9,323.10	2.88
53000-1117	CAR ALLOWANCE	553.84	553.84	0.00	43,200.00	42,646.16	1.28
53000-1122	EAP- ASSISTANCE PROGRAM	3.00	3.00	0.00	0.00	(3.00)	0.00
53000-1178	ADMN FEE	450.00	450.00	0.00	15,600.00	15,150.00	2.88
53000-1179	CONTINGENCY	0.00	0.00	0.00	16,700.00	16,700.00	0.00
TOTAL 11-PERSONNEL SERVICES		23,802.36	23,802.36	0.00	731,067.00	707,264.64	3.26
12-							
53000-1200	OFFICE SUPPLIES	0.00	0.00	0.00	5,000.00	5,000.00	0.00
53000-1201	SMALL TOOLS	0.00	0.00	0.00	10,000.00	10,000.00	0.00
TOTAL 12-		0.00	0.00	0.00	15,000.00	15,000.00	0.00
16-							
53000-1605	JANITORIAL	0.00	0.00	0.00	600.00	600.00	0.00
53000-1606-1	UTILITIES	0.00	0.00	0.00	600.00	600.00	0.00
53000-1608	UNIFORMS	0.00	0.00	0.00	6,000.00	6,000.00	0.00
53000-1610	DUES & SUBSCRIPTIONS	0.00	0.00	0.00	2,000.00	2,000.00	0.00
53000-1610-1	SUBSCRIPTIONS - SOFTWARE	6,000.00	6,000.00	0.00	27,000.00	21,000.00	22.22
53000-1640	ADVERTISING	0.00	0.00	0.00	2,500.00	2,500.00	0.00
53000-1650	TRAINING	0.00	0.00	0.00	5,000.00	5,000.00	0.00
53000-1660	TRAVEL	61.00	61.00	0.00	8,000.00	7,939.00	0.76
TOTAL 16-		6,061.00	6,061.00	0.00	51,700.00	45,639.00	11.72

FUND: 41 -HCRMA-GENERAL

% OF YEAR COMPLETED: 08.33

ACCOUNT NO#	TITLE	CURRENT MONTH EXPENSES	YEAR TO DATE EXPENSES	YEAR TO DATE ENCUMBRANCES	AMOUNT BUDGET	BUDGET BALANCE	PERCENT USED
17-							
53000-1715	RENT CONSTRUCTION OFFICE	1,800.00	1,800.00	0.00	2,800.00	1,000.00	64.29
53000-1715-1	RENTAL - OFFICE EQUIPMENT	224.46	224.46	0.00	3,200.00	2,975.54	7.01
53000-1715-2	RENT-OTHER	0.00	0.00	0.00	1,500.00	1,500.00	0.00
	TOTAL 17-	2,024.46	2,024.46	0.00	7,500.00	5,475.54	26.99
18-							
53000-1850	CAPITAL OUTLAY	0.00	0.00	0.00	54,000.00	54,000.00	0.00
53000-1899	NON-CAPITALIZED	0.00	0.00	0.00	27,200.00	27,200.00	0.00
	TOTAL 18-	0.00	0.00	0.00	81,200.00	81,200.00	0.00
	TOTAL GENERAL	31,887.82	31,887.82	0.00	886,467.00	854,579.18	3.60
	TOTAL HCRMA CONSTRUCTION MGMT	31,887.82	31,887.82	0.00	886,467.00	854,579.18	3.60

HCRMA PROGRAM MGMT

==========

GENERAL

11-PERSONNEL SERVICES							
54000-1100	SALARIES	9,837.60	9,837.60	0.00	377,000.00	367,162.40	2.61
54000-1104	OVERTIME	0.00	0.00	0.00	500.00	500.00	0.00
54000-1105	FICA	761.86	761.86	0.00	30,300.00	29,538.14	2.51
54000-1106	HEALTH INSURANCE	728.26	728.26	0.00	20,500.00	19,771.74	3.55
54000-1115	EMPLOYEES RETIREMENT	840.79	840.79	0.00	32,000.00	31,159.21	2.63
54000-1116	PHONE ALLOWANCE	92.30	92.30	0.00	4,800.00	4,707.70	1.92
54000-1117	CAR ALLOWANCE	553.84	553.84	0.00	14,400.00	13,846.16	3.85
54000-1122	EAP- ASSISTANCE PROGRAM	1.00	1.00	0.00	0.00	(1.00)	0.00
54000-1178	ADMN FEE	150.00	150.00	0.00	7,800.00	7,650.00	1.92
54000-1179	CONTINGENCY	0.00	0.00	0.00	11,900.00	11,900.00	0.00
	TOTAL 11-PERSONNEL SERVICES	12,965.65	12,965.65	0.00	499,200.00	486,234.35	2.60

FUND: 41 -HCRMA-GENERAL

% OF YEAR COMPLETED: 08.33

ACCOUNT NO#	TITLE	CURRENT MONTH EXPENSES	YEAR TO DATE EXPENSES	YEAR TO DATE ENCUMBRANCES	AMOUNT BUDGET	BUDGET BALANCE	PERCENT USED
12-							
54000-1200	OFFICE SUPPLIES	0.00	0.00	0.00	2,000.00	2,000.00	0.00
TOTAL 12-		0.00	0.00	0.00	2,000.00	2,000.00	0.00
16-							
54000-1610	DUES & SUBSCRIPTIONS	0.00	0.00	0.00	2,500.00	2,500.00	0.00
54000-1610-1	SUBSCRIPTIONS-SOFTWARE	0.00	0.00	0.00	54,000.00	54,000.00	0.00
54000-1650	TRAINING	0.00	0.00	0.00	3,000.00	3,000.00	0.00
54000-1660	TRAVEL	451.37	451.37	0.00	5,000.00	4,548.63	9.03
TOTAL 16-		451.37	451.37	0.00	64,500.00	64,048.63	0.70
18-							
54000-1850	CAPITAL OUTLAY	0.00	0.00	0.00	45,000.00	45,000.00	0.00
54000-1899	NON-CAPITALIZED	0.00	0.00	0.00	19,600.00	19,600.00	0.00
TOTAL 18-		0.00	0.00	0.00	64,600.00	64,600.00	0.00
TOTAL GENERAL		13,417.02	13,417.02	0.00	630,300.00	616,882.98	2.13
TOTAL HCRMA PROGRAM MGMT		13,417.02	13,417.02	0.00	630,300.00	616,882.98	2.13
** TOTAL FUND EXPENSES **		1,506,548.93	1,506,548.93	0.00	7,785,811.00	6,279,262.07	19.35

PERIOD: 1/01/2019 - 1/31/2019

:COUNT: 41-1-1100 GENERAL OPERATING

:CONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:		103,799.03	GL ACCOUNT BALANCE:		50,630.96
DEPOSITS:	+	149,366.12	OUTSTANDING DEPOSITS:	-	0.00
WITHDRAWALS:	+	192,855.43CR	OUTSTANDING CHECKS:	-	9,678.76CR
ADJUSTMENTS:	+	0.00	ADJUSTMENTS:	+	0.00
ENDING STATEMENT BALANCE:		60,309.72	ADJUSTED GL ACCOUNT BALANCE:		60,309.72

12/14/19

'ATEMENT BALANCE: 60,309.72
NK DIFFERENCE: 0.00
L DIFFERENCE: 0.00

EARED DEPOSITS:

1/31/2019	013119	TO RECORD PROMILES & INT	72,343.58
TOTAL CLEARED DEPOSITS:			72,343.58

EARED CHECKS:

12/27/2018	002253	A FAST DELIVERY	101.50CR
12/27/2018	002254	COPYZONE	1,803.85CR
12/27/2018	002255	DAHILL	907.67CR
12/27/2018	002256	OFFICE DEPOT	104.19CR
12/27/2018	002257	TML INTERGOVERNMENTAL RISK POO	5,751.62CR
1/23/2019	002558	A FAST DELIVERY	110.75CR
1/23/2019	002563	TML INTERGOVERNMENTAL RISK POO	307.72CR
TOTAL CLEARED CHECKS:			9,087.30CR

EARED OTHER:

1/31/2019	013119	TO RECORD ACH DEBIT	6,000.00CR
1/31/2019	013119	TO RECORD FUND 41 ENTRIES	77,022.54
1/31/2019	000462	CITY OF PHARR	86,224.70CR
1/31/2019	000463	BRACEWELL LLP ATTORNEYS AT LAW	1,286.29CR
1/31/2019	000464	PENA DESIGNS	200.00CR
1/31/2019	000465	PATHFINDER PUBLIC AFFAIRS	10,000.00CR
1/31/2019	000466	ABC JANITORIAL & FLOOR CARE, I	260.00CR
1/31/2019	000467	VERIZON WIRELESS	152.00CR
1/31/2019	000468	PLAINS CAPITAL-CREDIT CARD SER	2,012.93CR
1/31/2019	000469	PILAR RODRIGUEZ	472.30CR
1/31/2019	000470	RAMON NAVARRO	61.00CR
1/31/2019	000471	Eric Davila	451.37CR
1/31/2019	000472	PHARR BRIDGE BUSINESS PARK, LL	1,800.00CR
1/31/2019	000473	GOLDEN KEY CONSTRUCTION	74,847.54CR
TOTAL CLEARED OTHER:			106,745.59CR

PERIOD: 1/01/2019 - 1/31/2019

CCOUNT: 41-1-1100 GENERAL OPERATING

JTSTANDING DEPOSITS:

No Items.

JTSTANDING CHECKS:

1/23/2019	002559	COPYZONE	487.06CR
1/23/2019	002560	DAHILL	907.67CR
1/23/2019	002561	IBTTA	2,350.00CR
1/23/2019	002562	OFFICE DEPOT	162.99CR
1/23/2019	002564	WILMINGTON TRUST FEE COLLECTIO	5,750.00CR
1/30/2019	002265	CITY OF MCALLEN TAX OFFICE	21.04CR
TOTAL OUTSTANDING CHECKS:			9,678.76CR

JTSTANDING OTHER:

No Items.

PERIOD: 1/01/2019 - 1/31/2019

CCOUNT: 41-1-1102 POOL INVESTMENTS

ECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:		2,525,103.89	GL ACCOUNT BALANCE:		1,446,618.96
DEPOSITS:	+	3,947.07	OUTSTANDING DEPOSITS:	-	0.00
WITHDRAWALS:	+	1,082,432.00CR	OUTSTANDING CHECKS:	-	0.00
ADJUSTMENTS:	+	0.00	ADJUSTMENTS:	+	0.00
ENDING STATEMENT BALANCE:		1,446,618.96	ADJUSTED GL ACCOUNT BALANCE:		1,446,618.96

2/19/19

TATEMENT BALANCE: 1,446,618.96
ANK DIFFERENCE: 0.00
'L DIFFERENCE: 0.00

LEARED DEPOSITS:

No Items.

LEARED CHECKS:

No Items.

LEARED OTHER:

1/31/2019	013119	TO RECORD W/DRAWAL	1,082,432.00CR
1/31/2019	013119	TO RECORD INTEREST EARNED	3,947.07
TOTAL CLEARED OTHER:			1,078,484.93CR

BALANCE SHEET

AS OF: JANUARY 31ST, 2019

42 -HCRMA-DEBT SERVICE

ACCOUNT#	TITLE			
ASSETS				
42-1-4105	WILMINGTON-DEBT SERVICE	680,407.97		
42-1-4105-1	DEBT SVC - JR LIEN	4,297,710.28		
			4,978,118.25	
	TOTAL ASSETS			4,978,118.25
LIABILITIES				
42-2-4214-6	ACCRUED INTEREST PAY-2013	229,576.04		
	TOTAL LIABILITIES		229,576.04	
EQUITY				
42-3-4400	FUND BALANCE	3,327,466.47		
	TOTAL BEGINNING EQUITY	3,327,466.47		
	TOTAL REVENUE	1,421,075.74		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	1,421,075.74		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		4,748,542.21	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			4,978,118.25

CITY OF PHARR

REVENUE REPORT FOR PERIOD ENDING:

JANUARY 31ST, 2019

FUND: 42 -HCRMA-DEBT SERVICE

% OF YEAR COMPLETED: 08.33

ACCOUNT NO#	TITLE	CURRENT MONTH REVENUES	YEAR TO DATE REVENUES	AMOUNT BUDGETED	BUDGET BALANCE	PERCENT USED
	HCRMA					
4-1506	INTEREST INCOME	669.99	669.99	10,000.00	9,330.01	6.70
4-1506-1	INTEREST INCOME-JR LIEN	8,456.29	8,456.29	55,000.00	46,543.71	15.38
	TOTAL HCRMA	9,126.28	9,126.28	65,000.00	55,873.72	14.04
	HCRMA-FUND 42					
4-1999	TRANSFERS IN-FROM GENERAL FUND	1,411,949.46	1,411,949.46	5,057,344.00	3,645,394.54	27.92
	TOTAL HCRMA-FUND 42	1,411,949.46	1,411,949.46	5,057,344.00	3,645,394.54	27.92
	** TOTAL FUND REVENUES **	1,421,075.74	1,421,075.74	5,122,344.00	3,701,268.26	27.74

FUND: 42 -HCRMA-DEBT SERVICE

% OF YEAR COMPLETED: 08.33

ACCOUNT NO#	TITLE	CURRENT MONTH EXPENSES	YEAR TO DATE EXPENSES	YEAR TO DATE ENCUMBRANCES	AMOUNT BUDGET	BUDGET BALANCE	PERCENT USED
HRMA-DEBT SERVICE							
GENERAL							
46-							
52900-4603-1	PRIN PMTS-VRF 13 BOND	0.00	0.00	0.00	1,220,000.00	1,220,000.00	0.00
TOTAL 46-		0.00	0.00	0.00	1,220,000.00	1,220,000.00	0.00
47-							
52900-4703-1	INTEREST EXPENSE-VRF 13 BOND	0.00	0.00	0.00	2,754,912.00	2,754,912.00	0.00
TOTAL 47-		0.00	0.00	0.00	2,754,912.00	2,754,912.00	0.00
49-							
TOTAL GENERAL		0.00	0.00	0.00	3,974,912.00	3,974,912.00	0.00
TOTAL HRMA-DEBT SERVICE		0.00	0.00	0.00	3,974,912.00	3,974,912.00	0.00
** TOTAL FUND EXPENSES **		0.00	0.00	0.00	3,974,912.00	3,974,912.00	0.00

PERIOD: 1/01/2019 - 1/31/2019

CCOUNT: 42-1-4105 WILMINGTON-DEBT SERVICE

ECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:		350,220.52	GL ACCOUNT BALANCE:		680,407.97
DEPOSITS:	+	330,187.45	OUTSTANDING DEPOSITS:	-	0.00
WITHDRAWALS:	+	0.00	OUTSTANDING CHECKS:	-	0.00
ADJUSTMENTS:	+	0.00	ADJUSTMENTS:	+	0.00
ENDING STATEMENT BALANCE:		680,407.97	ADJUSTED GL ACCOUNT BALANCE:		680,407.97

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TATEMENT BALANCE: 680,407.97
ANK DIFFERENCE: 0.00
/L DIFFERENCE: 0.00

LEARED DEPOSITS:

1/31/2019	013119	RMA-FUND 412 ENTRIES-JAN19		330,187.45
TOTAL CLEARED DEPOSITS:				330,187.45

LEARED CHECKS:

No Items.

LEARED OTHER:

No Items.

PERIOD: 1/01/2019 - 1/31/2019

ACCOUNT: 42-1-4105-1 DEBT SVC - JR LIEN

RECONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:		3,206,821.99	GL ACCOUNT BALANCE:		4,297,710.28
DEPOSITS:	+	1,090,888.29	OUTSTANDING DEPOSITS:	-	0.00
WITHDRAWALS:	+	0.00	OUTSTANDING CHECKS:	-	0.00
ADJUSTMENTS:	+	0.00	ADJUSTMENTS:	+	0.00
ENDING STATEMENT BALANCE:		4,297,710.28	ADJUSTED GL ACCOUNT BALANCE:		4,297,710.28

✓ 2/19/19

STATEMENT BALANCE: 4,297,710.28
BANK DIFFERENCE: 0.00
GL DIFFERENCE: 0.00

CLEARED DEPOSITS:

1/31/2019	013119	RMA-FUND 42 ENTRIES-JAN19	1,082,432.00
TOTAL CLEARED DEPOSITS:			1,082,432.00

CLEARED CHECKS:

No Items.

CLEARED OTHER:

1/31/2019	013119	RMA-FUND 42 ENTRIES-JAN19	8,456.29
TOTAL CLEARED OTHER:			8,456.29

BALANCE SHEET

AS OF: JANUARY 31ST, 2019

-HCRMA - CAP.PROJECTS FUND

ACCOUNT#	TITLE			
ETS				
===				
-1-1102	Pool Investment	460,047.37		
			460,047.37	
	TOTAL ASSETS			460,047.37
				==========
BILITIES				
========				
-2-1212	Accounts Payable	965.18		
	TOTAL LIABILITIES		965.18	
ITY				
===				
-3-1400	Fund Balance	481,033.05		
	TOTAL BEGINNING EQUITY	481,033.05		
TOTAL REVENUE		883.80		
TOTAL EXPENSES		22,834.66		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(21,950.86)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		459,082.19	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			460,047.37
				==========

CITY OF PHARR

REVENUE REPORT FOR PERIOD ENDING:

JANUARY 31ST, 2019

FUND: 45 -HCRMA - CAP.PROJECTS FUND

% OF YEAR COMPLETED: 08.33

ACCOUNT NO#	TITLE	CURRENT MONTH REVENUES	YEAR TO DATE REVENUES	AMOUNT BUDGETED	BUDGET BALANCE	PERCENT USED
	HCRMA					
4-1506	Interest Revenue	883.80	883.80	0.00	(883.80)	0.00
	TOTAL HCRMA	883.80	883.80	0.00	(883.80)	0.00
	47-GRANTS					
	48-INTERFUND TRANSFERS					
	** TOTAL FUND REVENUES **	883.80	883.80	0.00	(883.80)	0.00

D: 45 -HCRMA - CAP.PROJECTS FUND

% OF YEAR COMPLETED: 08.33

OUNT NO#	TITLE	CURRENT MONTH EXPENSES	YEAR TO DATE EXPENSES	YEAR TO DATE ENCUMBRANCES	AMOUNT BUDGET	BUDGET BALANCE	PERCENT USED
MA							
==							
MA- CAP. PROJECTS							

	88-CAPITAL EXPENDITURES						
00-8810-3	365 RIGHT OF WAY	22,834.66	22,834.66	0.00	0.00	(22,834.66)	0.00
	TOTAL 88-CAPITAL EXPENDITURES	22,834.66	22,834.66	0.00	0.00	(22,834.66)	0.00
	TOTAL HCRMA- CAP. PROJECTS	22,834.66	22,834.66	0.00	0.00	(22,834.66)	0.00
	TOTAL HCRMA	22,834.66	22,834.66	0.00	0.00	(22,834.66)	0.00
	** TOTAL FUND EXPENSES **	22,834.66	22,834.66	0.00	0.00	(22,834.66)	0.00

PERIOD: 1/01/2019 - 1/31/2019

:COUNT: 45-1-1102 Pool Investment

:CONCILIATION SUMMARY

BEGINNING STATEMENT BALANCE:		489,519.92	GL ACCOUNT BALANCE:		460,047.37
DEPOSITS:	+	27,973.80	OUTSTANDING DEPOSITS:	-	0.00
WITHDRAWALS:	+	57,446.35CR	OUTSTANDING CHECKS:	-	0.00
ADJUSTMENTS:	+	0.00	ADJUSTMENTS:	+	0.00
ENDING STATEMENT BALANCE:		460,047.37	ADJUSTED GL ACCOUNT BALANCE:		460,047.37

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'ATEMENT BALANCE: 460,047.37
NK DIFFERENCE: 0.00
'L DIFFERENCE: 0.00

:EARED DEPOSITS:

1/31/2019	013119	RMA-FUND 45 ENTRIES-JAN19	27,090.00
1/31/2019	013120	TO RECORD INTEREST EARNED	883.80
TOTAL CLEARED DEPOSITS:			27,973.80

:EARED CHECKS:

No Items.

EARED OTHER:

1/31/2019	000474	BRACEWELL LLP ATTORNEYS AT LAW	2,135.00CR
1/31/2019	000475	LAW OFFICE OF RICHARD A. CANTU	564.56CR
1/31/2019	000476	C&M ASSOCIATES, INV.	1,690.38CR
1/31/2019	000477	HDR	279.82CR
1/31/2019	000478	BLANTON & ASSOCIATES, INC.	27,942.62CR
1/31/2019	000479	SAENZ OIL & GAS SERVICES	1,176.00CR
1/31/2019	000480	GREATER TEXAS LANDSCAPE SERVIC	823.31CR
1/31/2019	000481	BARRON, ADLER, CLOUGH & ODDO,	22,834.66CR
TOTAL CLEARED OTHER:			57,446.35CR

Item 2D

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**2D**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/14/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **RESOLUTION 2019-12 – APPROVAL OF AWARD OF CONTRACT WITH THE SINGLE RESPONDENT, ESCOBEDO & CARDENAS, LLP, AND BRACEWELL, LLP TO THE REQUEST FOR PROPOSALS FOR LEGAL SERVICES FOR THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY.**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___No

   Consideration and Approval of award of contract with the single respondent, Escobedo & Cardenas, LLP, and Bracewell, LLP, to the Request for Proposals for Legal Services for the Hidalgo Cunty Regional Mobility Authority.

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: ___Yes ___No X N/A

5. Staff Recommendation**: Motion to approve Resolution 2019-12 – Award of Contract with the single respondent, Escobedo & Cardenas, LLP, and Bracewell, LLP, to the Request for Proposals for Legal Services for the Hidalgo County Regional Mobility Authority, as presented.**

6. Program Manager's Recommendation: ___Approved ___Disapproved **X** None

7. Planning Committee's Recommendation: ___Approved ___Disapproved **X** None

8. Board Attorney's Recommendation: ___Approved ___Disapproved X None

9. Chief Auditor's Recommendation: ___Approved ___Disapproved X None

10. Chief Financial Officer's Recommendation: ___Approved ___Disapproved X None

11. Chief Development Engineer's Recommendation: ___Approved ___Disapproved **X** None

12. Chief Construction Engineer's Recommendation: ___Approved ___Disapproved **X** None

13. Executive Director's Recommendation: **X** Approved ___Disapproved ___None

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Memorandum

To: S. David Deanda, Chairman

From: Pilar Rodriguez, PE, Executive Director

Date: February 14, 2019

Re: **Resolution 2019-12 – Award of Contract with Single Respondent, Escobedo & Cardenas, LLP, and Bracewell, LLP to RFP for Legal Services for the HCRMA**

Background
On February 11, 2019, the Hidalgo County Regional Mobility Authority (HCRMA) received a single response to the formal solicitation for Request for Proposals for Legal Services.

Goal
In order for the Authority to conduct business, general counsel legal services are required from time to time. Counsel services may be provided in the areas of administrative law, public law, transportation law, real estate law, eminent domain, contract law, employment law, and litigation.

Staff is requesting award of contract with the single respondent to the Request for Proposal for Legal Services, which is Escobedo & Cardenas, LLP, and Bracewell, LLP.

Options
The Board of Directors may opt to not authorize staff to negotiate and request re-solicitation of the Request for Proposals.

Recommendation
Based on review by this office, **approval of Resolution 2019-12 – Award of Contract with the Single Respondent, Escobedo & Cardenas, LLP, and Bracewell, LLP, to the Request for Proposals for Legal Services for the Hidalgo County Regional Mobility Authority is recommended.**

If you should have any questions or require additional information, please advise.

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY
BOARD RESOLUTION NO. 2019-12

AWARD OF CONTRACT WITH SINGLE RESPONDENT, ESCOBEDO & CARDENAS, LLP, AND BRACEWELL, LLP, TO THE REQUEST FOR PROPOSALS FOR LEGAL SERVICES FOR THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

THIS RESOLUTION is adopted this 26th day of February, 2019 by the Board of Director of the Hidalgo County Regional Mobility Authority.

WHEREAS, the Hidalgo County Regional Mobility Authority (the "Authority"), acting through its Board of Directors (the "Board"); is a regional mobility authority created pursuant to Chapter 370, Texas Transportation Code, as amended (the "Act"); and

WHEREAS, the Authority was created by Order of Hidalgo County (the "County") dated October 26, 2004; Petition of the County dated April 21, 2005; and a Minute Order of the Texas Transportation Commission (the "Commission") dated November 17, 2005, pursuant to provisions under the Act the Authority; and

WHEREAS, the Board of Directors of the Authority has been constituted in accordance with the Act to address mobility issues in and around Hidalgo County; and

WHEREAS, the Authority requires general legal counsel services to conduct day to day business and provide legal advice to the Board of Directors and staff; and

WHEREAS, the Authority solicited Request for Proposals for Legal Services; and

WHEREAS, on February 11, 2019, the Authority received a single response to the Request for Proposals for Legal Services; and

WHEREAS, the Authority has determined it is necessary to award a Professional Service Agreement with the single respondent, Escobedo & Cardenas, LLP, and Bracewell, LLP, for Legal Services for the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTOR OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY THAT:

Section 1. The recital clauses are incorporated in the text of this Resolution as if fully restated.

Section 2. The Board hereby awards a Professional Service Agreement for Legal Services with Escobedo & Cardenas, LLP, and Bracewell, LLP and authorizes the Executive Director to negotiate the terms of the agreement.

Section 3. The Board hereby authorizes the Executive Director to execute the Professional Service Agreement for Legal Services with Escobedo & Cardenas, LLP, and Bracewell, LLP.

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PASSED AND APPROVED AS TO BE EFFECTIVE IMMEDIATELY BY THE BOARD OF DIRECTORS OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY AT A REGULAR MEETING, duly posted and noticed, on the 26th day of February, 2019, at which meeting a quorum was present.

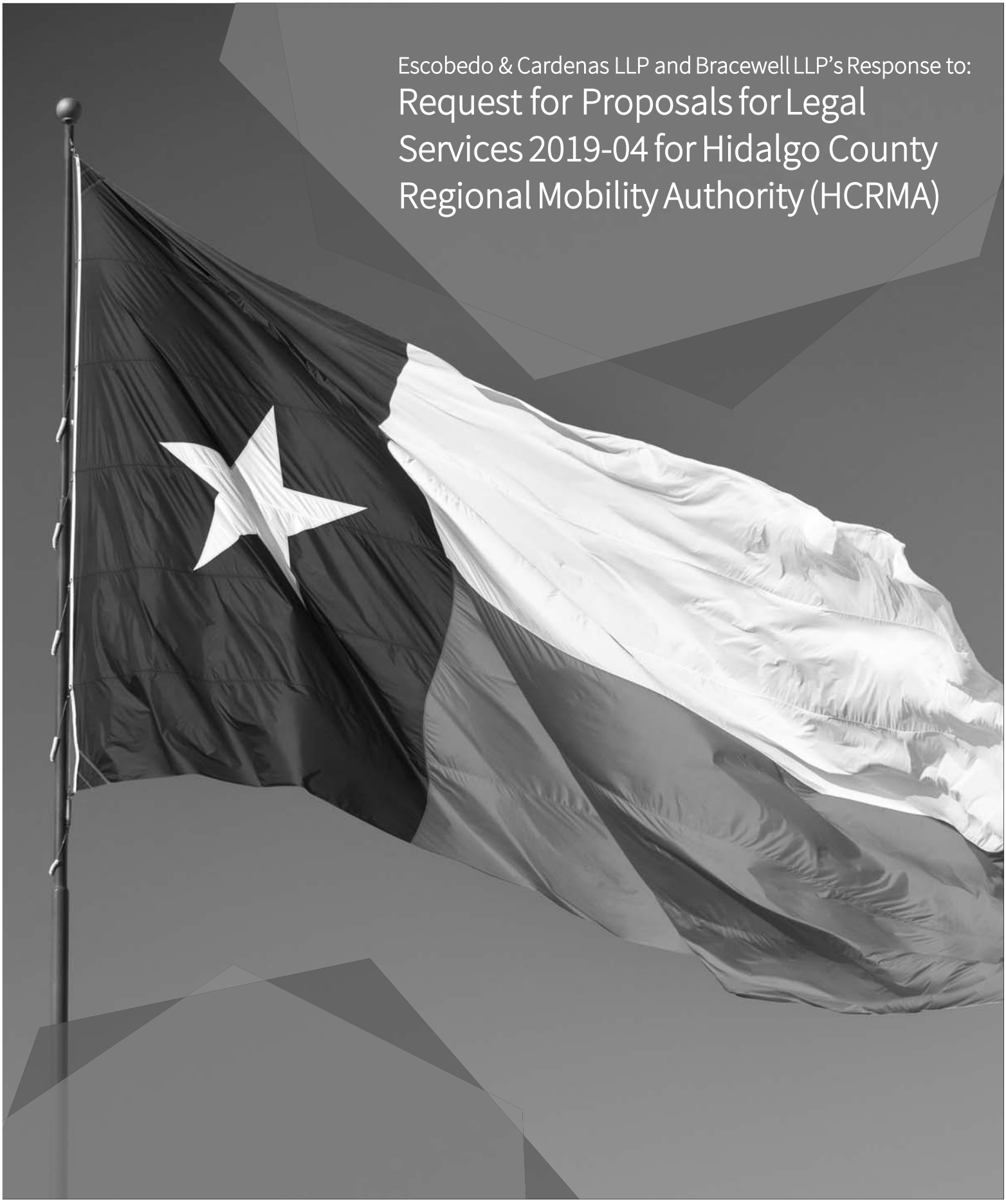
_____

S. David Deanda, Chairman

Attest:

_____

Ricardo Perez, Secretary/Treasurer



Escobedo & Cardenas LLP and Bracewell LLP's Response to:

Request for Proposals for Legal Services 2019-04 for Hidalgo County Regional Mobility Authority (HCRMA)

ESCOBEDO & CARDENAS
ATTORNEYS AT LAW

BRACEWELL

ESCOBEDO & CARDENAS ATTORNEYS AT LAW

BRACEWELL

REQUEST FOR PROPOSAL FOR LEGAL SERVICES - 2019-04 PREPARED FOR

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A. Statement of Qualifications

Escobedo & Cardenas, LLP ("E & C") and Bracewell LLP ("Bracewell") propose to continue serving the Hidalgo County Regional Mobility Authority (the "Authority") as co-general counsel. For the past two years, Luis Cardenas and Blakely Fernandez have shared the role of general counsel, providing the Authority with a hands-on, local counsel with expertise in public law, along with the benefits of the resources of a larger firm with a broad network and expertise in transportation law and the transportation industry. E & C and Bracewell are confident that their firms can continue to provide superior legal services to the Authority in each of the areas described in the RFP's scope of services.

1. Firm Overviews

a. Escobedo & Cardenas, LLP

1602 Dulcinea Street
Edinburg, Texas 78539
T: 956.825.1408

At E & C, with over 40 years of combined experience, you can trust that you will receive the highest level of attention and efficiency for your case. Whether you are involved in commercial or tort litigation or are in the middle of a business dispute, our firm can help you in developing a solid legal strategy and seeing it through from start to finish. Our firm is comprised of experienced trial lawyers with expertise in commercial and tort litigation including, but not limited to, shareholder disputes, breach of contract, construction litigation, banking litigation, government law, real estate litigation, employment and labor law, and tort law.

We are focused on providing results to our clients. Our firm understands the impact that a single legal proceeding can have on a business or individual client, and we always work hard to make sure that we only represent our clients in the way they want to be represented. We will take the time to learn about our client so that we can make smart decisions in strategizing your best steps moving forward.

Our firm is headquartered out of McAllen, Texas but our clients extend beyond the Rio Grande Valley, across Texas and the United States.

b. Bracewell LLP

300 Convent Street, Suite 2700
San Antonio, Texas 78205
T: 210.299.3410

Founded in 1945, Bracewell is a Texas-headquartered, international law firm. As the firm has grown across the United States and abroad, our headquarters have remained in Texas — the vibrant, commercial center of the Southwest. We serve governmental entities, educational and not-for-profit institutions, major financial institutions, and local, national and multinational corporations, providing full-service counsel in virtually every area of law, including particularly public law, transportation law (federal and state), public finance, project development, litigation, labor and employment, environmental and real estate law.

Bracewell began its work in public law over 45 years ago. Bracewell has four offices located in Texas — San Antonio, Austin, Dallas and Houston, each of which have active practices in all of the areas identified above. The San Antonio, Texas, office was formed in 1999 as a result of the firm acquiring attorneys who formerly operated as Wells, Pinckney & McHugh, a well-established firm with a strong South Texas and national client base.

In 2013, the office expanded with the addition of five partners, including Blakely Fernandez, who has represented the Authority since 2007. These partners have established practices in the areas of public law, transportation law, public finance, economic development, employment law, real estate, and litigation. Building on the firm's combined strengths, the San Antonio office provides clients with full-service legal counsel, with particular emphasis on transportation law, public law, public finance, real estate, labor and employment law, litigation, immigration and water law matters.

2. Lists of Principals and Partners

a. Escobedo & Cardenas, LLP

E & C consists of two partners, Luis M. Cardenas and Joe Escobedo, Jr.

Luis M. Cardenas

Partner
T: +956.540.2472 **F**: +956.630.2223
E: Luis@escobedocardenas.com

As part of the *AV rated firm in handling complex litigation matters for the firm's clients of Escobedo & Cardenas LLP, Luis Cardenas applies his experience and knowledge to make our from as effective as it is. Selected to **Super Lawyers as a Rising Star from 2004-2011 and becoming a Super Lawyer in 2012, Mr Cardenas serves businesses and individuals across the state of Texas.

After receiving his Bachelor of Arts from the University of Texas in 1993, he received his J.D. from the University of Houston in 1997. Mr. Cardenas is AV rated by Martindale Hubbell and board certified in personal injury trial law by the Texas Board of Legal Specialization. Luis Cardenas is a member of the Texas Pattern Jury Charge Committee for the Malpractice, Premises and Products Texas Pattern Jury Charge edition. Mr. Cardenas is also a member of the American Board of Trial Advocates (ABOTA). He has been a past board member of the Hidalgo County Bar Association and Hidalgo County Young Lawyer's Association, and has given multiple presentations and seminars on a large range of legal issues. Mr. Cardenas has represented banks, oil and gas corporations, insurance companies, transportation companies, construction companies and individual clients. Mr. Cardenas is fluent in Spanish.

Joe Escobedo, Jr.

Partner
T: +956.540.2472 **F**: +956.630.2223
E: Joe@escobedocardenas.com

Joe Escobedo Jr. is an *AV-rated attorney who has represented clients in complex commercial and tort-based litigation (in both state and federal courts) for over 25 years.

Mr. Escobedo was born in Mission, Texas. Since receiving his law degree from the University of Texas School of Law in 1989, Mr. Escobedo has devoted his practice to the representation of individuals and corporations in Texas courtrooms and has tried numerous cases on both sides of the docket. He was selected to **Super Lawyers from 2006-2015, an honor which is bestowed on less than 5 percent of lawyers in the state. Mr. Escobedo has been certified as a mediator by The Center for Public Policy Dispute Resolution at the University of Texas School of Law and is Board Certified in Personal Injury Trial Law by the Texas Board of Legal Specialization. He is a member of the American Board of Trial Advocates (ABOTA). Mr. Escobedo has authored and presented numerous Continuing Legal Education (CLE) articles across the country and is fluent in Spanish.

b. Bracewell LLP

Bracewell has nearly 400 lawyers located in ten offices, and 180 of those are partners/principals in the firm. A complete list, including biographical information of all of Bracewell's lawyers can be found at www.bracewell.com. For purposes of this solicitation, we are including information on the partners in the San Antonio Office and the Public Law / Public Entities Practice Group.

San Antonio Office Partners

The San Antonio office has 12 lawyers, nine of which are partners. Partners in San Antonio include:

Blakely Fernandez
Partner | San Antonio
T: +1.210.299.3410 **F**: +1.800.404.3970
E: blakely.fernandez@bracewell.com

Blakely Latham Fernandez focuses her practice in the space where business and government intersect, recognizing that complex business issues and solutions often exist in a political environment, just as complex public issues and solutions often benefit from private partnerships.

She represents both governmental entities and private sector clients in structuring projects that include public benefit and, often, incentives. As a former elected official, she recognizes the stewardship and political considerations that are an important part of project development.

Blakely's representation of public entities includes acting as general counsel, traditional bond counsel, public law and administrative law counsel, and special counsel on economic development. Her representation of private sector clients includes acting as developer's counsel, corporate counsel, and special counsel on public contracting and procurements.

William T. Avila
Partner | San Antonio
T: +1.210.299.3415 **F**: +1.800.404.3970
E: william.avila@bracewell.com

Bill Avila's practice focuses on public finance law, specifically providing legal counsel, negotiating, drafting documents and securing governmental approvals. He has closed approximately 1,000 transactions, totaling more than $50 billion in aggregate principal amount of municipal bond transactions as bond counsel, underwriters' counsel, issuer's counsel, user's counsel and trustee's counsel for a variety of public infrastructure and improvement projects.

Bill is a frequent speaker at conferences for the State Bar of Texas, National Association of Bond Lawyers, Texas City Attorneys Association, Mexican American School Board Association and *The Bond Buyer*.

Leslie Selig Byrd

Partner | San Antonio

T: +1.210.299.3460 **F**: +1.210.299.0105

E: leslie.byrd@bracewell.com

Leslie Selig Byrd has 35 years of experience exclusively representing employers in labor and employment issues and controversies. She has been involved in hundreds of administrative investigations, as well as administrative proceedings before the National Labor Relations Board (NLRB) and the United States Department of Labor, Wage & Hour Division, Office of Federal Contract Compliance Programs and Occupational Safety and Health Administration (OSHA). Leslie defends employers in federal and state employment law motion practice and litigation, and is also a qualified mediator, limiting her work as a mediator to labor and employment litigation.

In addition to her office and administrative practice before the USDOL, Leslie represents employers in the growing number of complex national FLSA collective actions involving issues such as white collar and other exemptions, misclassification, independent contractor status, salaried status, hours of work issues, regular rate and overtime calculation, and issues unique to the service, manufacturing, energy and maritime industries in federal court as well as in arbitration. Leslie and Bracewell's FLSA collective action group are knowledgeable on the highly technical issues involving FLSA regulatory compliance and procedural and substantive issues involving jurisdiction, offers of judgment, conditional certification and decertification and summary judgment. Leslie's experience includes affirmative action plan preparation and compliance with Executive Order 11246 and related affirmative action federal statutes. In her national practice, she has handled complex jurisdictional, hiring, compensation and other issues before the Office of Administrative Law Judges and the Appeal Review Board. Leslie and Bracewell's compliance and audit team also guide affirmative action employers through OFCCP compliance reviews and provide federal contractors with innovative compliance and risk adverse strategies. In NLRB related matters, Leslie represents employers in collective bargaining agreement negotiations and administration, unfair labor practices and arbitrations. She frequently advises and trains on legal issues involving the employment relationship, always with a focus on the importance of respect and dignity of the individual.

Richard C. Danysh

Partner | San Antonio

T: +1.210.299.3475 **F**: +1.210.299.0106

E: richard.danysh@bracewell.com

During his career, Richard Danysh has tried approximately 40 civil jury trials to verdict and has been recognized for his skill by his peers with election as a fellow in the American College of Trial Lawyers. He has also initiated, prepared and participated in numerous "mock trials" in cases involving claims for substantial damages. His work has encompassed all aspects of state and federal trials, arbitration and forms of alternative dispute resolution.

His cases have run a wide spectrum including breach of contract, fraud, tortious interference, personal injury defense, wrongful death, premises liability, property damage, lender liability and related disputes. In addition, he has experience in environmental tort litigation. Richard's clients come from a variety of industries including brewing, sports, energy, financial services and manufacturing.

Victoria M. Garcia

Managing Partner, San Antonio | San Antonio
T: +1.210.299.3546 **F**: +1.210.299.0108
E: victoria.garcia@bracewell.com

Focusing on immigration, labor and employment law, Victoria Garcia represents U.S. and international companies in all aspects of labor and employment, and immigration. She also serves as the managing partner of Bracewell's San Antonio office.

Victoria provides clients with comprehensive legal guidance regarding business immigration matters, including (i) obtaining non-immigrant and immigrant visas for foreign employees, (ii) responding to inquiries and audits from the Department of Homeland Security, and (iii) complying with U.S. immigration laws in the hiring, retention and management of domestic workforces. Victoria also represents clients in a wide range of labor and employment matters, including employment discrimination litigation, administrative proceedings, labor/management relations, and the formulation of policies and procedures relating to every aspect of the employment relationship. Additionally, Victoria provides clients with advice and counsel on international employment issues, including the application of United States legislation abroad, the transfer, assignment and separation of employees on foreign assignment, the transfer of employees between subsidiaries and related entities, and on conflicts between U.S. and foreign legislation.

Jane H. Macon

Partner | San Antonio
T: +1.210.299.3517 **F**: +1.800.404.3970
E: jane.macon@bracewell.com

Jane Macon focuses her practice on public finance and administrative law, public and private partnerships, real estate, civil litigation, zoning, platting, condemnation and municipal bonds. Jane made history in the City of San Antonio when she became the first woman to serve as city attorney from 1977 to 1983. In 2000, she was appointed by President Bill Clinton to serve on the Selective Service Appeal Board. Jane currently serves as chair of Siebert Financial Corporation (Nasdaq: SIEB).

James P. Plummer

Partner | San Antonio
T: +1.210.299.3530 **F**: +1.800.404.3970
E: james.plummer@bracewell.com

Jim Plummer concentrates his practice on tax-exempt financings, tax credits and governmental contracts at the federal, state and local levels. His practice includes a substantial amount of work related to affordable housing and housing bonds, as well as state and local taxation. Jim also has extensive experience in public private partnerships (P3), particularly negotiating development, management and operating contracts involving governmental entities and contracts with tax-exempt financing.

Carey R. Troell

Partner | San Antonio
T: +1.210.299.3538 **F**: +1.800.404.3970
E: carey.troell@bracewell.com

For more than 18 years, Carey Troell has represented state and local governmental entities, non-profits and for profit entities, and other public and quasi-public institutions within the State of Texas in the area of public finance law. Carey primarily serves as bond counsel for state and local governmental entities, including counties, school districts, cities, electric and water utility systems, regional mobility authorities, housing finance corporations, housing authorities, tollway authorities, public and private colleges and universities, community college districts, hospital districts, water districts, water authorities, municipal utility districts, state agencies, non-profit corporations acting on behalf of a city, county, or school district and other specially created district and authorities. In addition to serving as bond counsel to state and local governmental entities, Carey serves as underwriters counsel, trustees counsel and bank counsel to financial institutions, and disclosure counsel, issuers counsel and general counsel to local government entities and non-profit corporation in public finance transactions.

Prior to entering private practice, Carey served as an assistant attorney general for the Public Finance Division of the Office of the Attorney General for the State of Texas and has unique insights into the Texas attorney general review process and its rules and procedures for approval of debt by the State of Texas.

Public Law & Public Entities Practice Group Partners

Bracewell has a practice group specifically dedicated to public law and public entities. This group includes the following partners from various Texas offices:

Blakely Fernandez

Partner | San Antonio

See resume above.

Jane H. Macon

Partner | San Antonio

See resume above.

Thomas O. Moore III

Of Counsel | Houston
T: +1.713.221.1409 **F**: +1.713.221.2100
E: thomas.moore@bracewell.com

Tom Moore's practice focuses on project development, finance and mergers and acquisitions. He serves clients in the infrastructure and energy sectors and has experience leading transactions that involve public entities. This includes representing United States, European and other international companies on the sponsor side in public private partnerships. Tom's work and experience has been recognized by *Chambers USA* and *Chambers Global*, where he has been ranked in the Projects category (2010-2015).

Sara M. Burgin

Partner | Austin
T: +1.512.494.3654 **F**: +1.800.404.3970
E: sara.burgin@bracewell.com

Sara Burgin uses her scientific background and more than 30 years of legal experience to assist clients with environmental issues. She advises on permitting, compliance and enforcement matters in association with onshore and offshore wastewater and storm water discharges; issues relating to surface water and ground water rights; water contracts; Spill Prevention, Control and Countermeasures (SPCC) plan requirements and applicability issues; Clean Water Act (CWA) jurisdiction; issues associated with public water systems at industrial facilities; and dredge and fill permit requirements. In addition to her water experience, Sara has also counseled clients on industrial solid waste matters related to wastewater treatment facilities and recycling/reuse of treated wastewater and/or solids resulting from treatment.

W. Stephen Benesh

Partner | Austin
T: +1.512.494.3680 **F**: +1.800.404.3970
E: steve.benesh@bracewell.com

A seasoned business litigator in his 31st year of practice at Bracewell, Steve Benesh brings his experience and judgment to bear in helping his clients reach the best resolution of their issues, whether that means vigorously protecting those interests in the courtroom or working collaboratively to reach a common-sense resolution outside the courtroom. He has represented clients in diverse matters, including securities, class action, business torts, fraud, breach of fiduciary duty, deceptive trade practices, breach of contract, and products liability. Steve has first chair jury and non-jury trial experience representing plaintiffs and defendants in state and federal courts, as well as arbitration and mediation experience. A former president of the Austin Bar Association and State Bar of Texas director, Steve has built a reputation as a competent and effective trial lawyer. He is recognized (2009-2019) by Woodward White, Inc., *Best Lawyers* in the areas of bet-the-company litigation, commercial litigation, banking and finance litigation and construction litigation. He has twice been honored by the same publication, in 2014 and again in 2016, as the Austin Lawyer of the Year in the area of banking and finance litigation. He is a frequent author and lecturer on legal topics, and he has been quoted in numerous publications.

Jarvis V. Hollingsworth

Partner | Houston
T: +1.713.221.1460 **F**: +1.713.437.5312
E: jarvis.hollingsworth@bracewell.com

Jarvis V. Hollingsworth, chair of the firm's public/education law practice group and a former member of the firm's six-member management committee, counsels boards of government and educational entities on their duties, corporate governance and director liability, as well as regulatory and finance matters. He advises schools, colleges, universities and government entities on public and education law, including public finance. Jarvis also advises clients on government strategies, employment contracts, grievances, employee terminations, school and college governance, coalition building, strategic communications and policy development. He provides counsel on open meetings, public information, bidding and

contract matters, municipal bonds and public finance, and internal investigations. Jarvis also represents private companies in their dealings with public bodies. His practice encompasses lobbying and public policy advocacy, coalition building and strategic communications for business interests before federal, state and local agencies. He maintains an active election-law practice, advising clients on compliance with state and federal campaign finance, ethics and lobby laws, regulations and reporting requirements. In his practice, Jarvis also advises boards of trustees of pension systems and retirement funds in formulating investment policies for traditional and alternative assets, determining asset allocations and the hiring of investment advisors.

He has first and second chair jury and non-jury trial experience representing clients in state and federal courts and before administrative agencies. Jarvis has also represented clients regarding Title VII and Section 183 employment claims, general negligence, wrongful death, premises liability, business torts, fraud, misrepresentation, and professional negligence. Jarvis is currently a trustee and chairman of the board of the Teacher Retirement System of Texas (TRS), a Texas state agency which manages a $150 billion-plus pension trust fund. He formerly served as a TRS Trustee from 2002 to 2008 and as Chairman of the board from 2005 to 2008. Jarvis serves on the Board of Directors of Frost Bank and its holding company, Cullen/Frost Bankers Inc. (NYSE: CFR), based in San Antonio, Texas. He is a former regent on the board of the University of Houston System where he served as chairman of the board as well as chairman of the finance, endowment, executive, and compensation committees. Jarvis is also a member of the firm's finance, diversity and inclusion, and political action committees.

Leslie Selig Byrd

Partner | San Antonio

See resume above.

Jonathan K. Frels

Partner | Houston
T: +1.713.221.1599 **F**: +1.800.404.3970
E: jonathan.frels@bracewell.com

Jonathan Frels has spent his entire legal career focused on public law, public finance and state legislative matters, both in private practice and through government service in Texas. He serves as bond counsel, underwriter's counsel and disclosure counsel in public finance transactions for school districts, cities, counties, state agencies, navigation districts, port authorities, economic development corporations, water districts and water authorities. He also represents political subdivisions as general counsel with respect to public law issues. In addition to helping governmental entities and developers meet their infrastructure and financing needs, Jonathan assists governmental bodies, nonprofit corporations and entities that contract with governmental bodies with respect to Public Information Act issues.

In addition to his experience in private practice, Jonathan served as deputy attorney general for legal counsel at the Texas Office of the Attorney General, 2008 - 2010. In this role, he acted as counsel to the attorney general and supervised the Office of the Attorney General's non-litigation civil legal divisions, including the agency's Public Finance Division, Opinion Committee, General Counsel Division and Open Records Division. While with the Office of the Attorney General, Jonathan frequently testified before and served as a resource to members and committees of the Texas Legislature on a variety of subjects, including public finance and open government matters. He also served as chief of the Office of the Attorney General's Public Finance Division, where he oversaw the division's review and approval of all bonds and similar financial obligations issued by state agencies, political subdivisions and institutions of higher education, as well as certain nonprofit corporations created to act on behalf of political subdivisions.

Amber K. Dodds

Associate | San Antonio
T: +1.210.299.3569 **F**: +1.800.404.3970
E: amber.dodds@bracewell.com

Amber Dodds counsels employers in all areas of employment law. Her advice includes analysis and direction on employment and benefits issues, such as leave administration, employee investigations, use of background checks and consumer reports, employee discipline and preventing harassment and retaliation claims. She drafts employment policies and employee handbooks specific to client industry and management needs. Amber also routinely advises on employee pay practices, such as compliance with overtime, per diem, pay deduction, and exemption classification requirements. She has experience advising clients on compliance with Occupational Safety and Health Act (OSHA) regulations, including the General Duty Clause, Process Safety Management, and a variety of industry or hazard-specific regulations.

In addition to regulatory and employment-law compliance, Amber represents employers in pre-litigation administrative investigation and hearings, settlement negotiations, and federal and state court litigation. Her litigation matters have included a variety of employment-law claims, such as retaliation, wrongful termination, discrimination, harassment, and wage and hour issues, as well as general civil litigation matters in the public, private and religious organization employer context. Amber is also experienced in Fair Labor Standards Act (FLSA) collective action litigation, including class certification and notice issues. Amber served as an intern in the United States District Court for the Western District of Texas with the Honorable Lee Yeakel and the Texas First Court of Appeals with Justice Evelyn V. Keyes.

Summer B. Greathouse

Associate | San Antonio
T: +1.210.299.3515 **F**: +1.800.404.3970
E: summer.greathouse@bracewell.com

Summer concentrates her practice on tax-exempt financings, tax credits and governmental contracts at the federal, state and local levels. Summer has experience advising purchasers, sellers, lenders, borrowers, landlords and tenants in various real estate transactions, including financings, acquisitions, dispositions and leases. She also has experience counseling clients on corporate governance, choice of entities and non-profit matters. Prior to attending law school, Summer lived and worked in Buenos Aires, Argentina and is fluent in Spanish.

3. Team Leaders: Luis Cardenas & Blakely Fernandez

E &C and Bracewell propose to continue the shared responsibility of Co-Team Leaders between Luis Cardenas and Blakely Fernandez. Luis and Blakely have proven their ability to serve the Authority in a seamless fashion, maintaining communication and keeping each other apprised of issues related to the Authority. Luis and Blakely will continue to be available to the Authority 24-hours a day, seven days a week. Their collective knowledge of the Authority's Projects and history will ensure efficient and effective representation of the Authority's interests.

Luis has represented public and non-profit entities in Texas for over 20 years. Luis has represented the Authority since 2015. Luis's experience includes condemnation, procurement, open meetings, public information, and public contracting. He is a trusted advisor to public and private clients throughout South Texas.

Blakely has been representing transportation interests in Texas since 2003. She has served as bond and disclosure counsel to the Texas Department of Transportation, underwriters counsel for Central Texas Regional Mobility Authority financings, general counsel to the Authority and the Alamo Regional Mobility Authority, general counsel to the Capital Area Metropolitan Transit Authority, special counsel to VIA Transit Authority, and has represented a variety of private companies in developing infrastructure projects and negotiating/managing infrastructure and financing contracts.

Blakely Fernandez specializes in administrative and public law including government contracting, procurement, economic development and project finance. Blakely has worked directly for public entities, including the City of San Antonio and the State of Hawaii; she has also held elected office as a Trustee for the Alamo Community College District.

Blakely has a strong focus in ethics and compliance. In 2002, she founded the Annual Ethics Forum hosted by the St. Mary's Law Journal (now in its 17th year). More recently, she produced a comprehensive Ethics and Compliance Manual and Training Program for mobility authorities. She regularly advises clients on campaign finance and related (gifts, trips and entertainment) laws.

Blakely has developed procurement strategies and processes for housing, transportation, water, athletic venues, and other facilities. She has been involved in the forefront of Texas procurement projects using alternative delivery mechanisms, including design build, construction manager at risk, pass through financing, take or pay contracts, and public-private partnerships. She has delivered presentations and "best practices" guides on Texas procurement law to industry trade groups and governmental clients.

In 2013, Blakely (in conjunction with engineering firm partners) developed the Eagle Ford Shale Best Practices Handbook for the San Antonio River Authority to assist local governments with best practices related to development regulation (the handbook can be found here: https://www.sara-tx.org/wp-content/uploads/2015/04/Eagle-Ford-Shale_Best_Practices_Handbook.pdf). As Trustee for the Alamo College District, Blakely oversaw the procurement, selection and contracting of the first P3 community college housing project in Texas. More recently, Blakely worked with the City of El Paso, Texas's procurement team and its City Attorney's office to draft procurements and policies for the City's large scale, high profile projects.

4. HCRMA Proposed Team

If E &C and Bracewell are selected as the Authority's co-legal counsel, Luis Cardenas and Blakely Fernandez will serve as the Co-Team Leaders for the Authority's legal matters, continuing to focus on client needs and approaching their relationship with the Authority as a partnership.

Luis and Blakely propose to continue jointly representing the Authority, with Luis maintaining the active local role and Blakely and the Bracewell firm providing support on larger projects or specific issues. Luis will continue to staff committee and other local meetings, while Blakely will continue to be available on an as-requested basis. Together, Luis and Blakely will prepare any training the Authority requests. Blakely will take the lead on contract matters, TxDOT and FHWA matters, environmental issues, design-build/concession matters, transportation policy, and legislation. Luis will take the lead on open government, real estate, condemnation/eminent domain, purchasing, and litigation. In addition to Luis and Blakely, a team of Bracewell lawyers is available to assist the Authority on an as-need basis.

Lawyer / Education	Role	Years of Experience
Luis Cardenas, E & C University of Houston Law, J.D. – 1997 University of Texas, B.A. – 1993	Co-Team Leader; Committee and Local Meetings, Training, Open Government, Real Estate, Condemnation/Eminent Domain, Purchasing, and Litigation	22
Blakely Fernandez, Bracewell St. Mary's University School of Law, J.D. – 2002 *summa cum laude* St. Mary's University, M.A. – 1998 Pepperdine University, B.A. – 1991	Co-Team Leader; Special Projects, Contract Matters, TxDOT and FHWA Matters, Environmental Issues, Design-build/Concession Matters, Transportation Policy, and Legislation	17
Summer Greathouse, Bracewell St. Mary's University School of Law, J.D. – 2014 *valedictorian* Trinity University, B.A. – 2004	Real Estate Matters	5
Sara Burgin, Bracewell University of Houston Law Center, J.D. – 1982 *with honors* Texas A&M University, M.S. – 1977 The University of Texas at Austin, B.A. – 1973	Environmental Matters	37
Tom Moore, Bracewell The University of Texas School of Law, J.D. – 1973 *with honors* Vanderbilt University, B.E. – 1969	Concession Matters	46
Steve Benesh, Bracewell The University of Texas School of Law, J.D. – 1987 The University of Texas at Austin, Bachelor of Business Administration – 1984	Litigation, Construction Law	31
Jarvis V. Hollingsworth, Bracewell University of Houston Law Center, J.D. – 1993 U.S. Military Academy at West Point, B.S. – 1985	Public Law, Public Entities	26
Leslie Selig Byrd, Bracewell The University of Texas School of Law, J.D. – 1979 Tulane University, Bachelor of Arts – 1977 *magna cum laude*	Labor and Employment	39
Amber K. Dodds, Bracewell The University of Texas School of Law, J.D. – 2012 *with honors* Boston University, M.A. – 2008 *summa cum laude* Trinity University, B.A. – 2006 *summa cum laude, Phi Beta Kappa*	Labor and Employment	7

5. Experience with Governmental Entities

a. Escobedo & Cardenas, LLP

Below is representational list of entities Luis Cardenas has represented with regard to public law:

Hidalgo County Regional Mobility Authority Pilar Rodriguez, Executive Director | 956-402-4762 *Condemnation matters (2015 – current)*	**City of Edinburg** Ponciano Longoria, City Engineer | 956-388-8210 *Conducted right-of-way acquisition and condemnation litigation for the City of Edinburg*
City of La Joya Mike Alaniz, City Manager | 956-581-7095 *Conducted annexation litigation and advised City of La Joya regarding annexation, extraterritorial jurisdiction issues, taxation, and utility services*	**Hidalgo County Irrigation District No. 5** Archie Miles | 956-565-1058 *Advised District regarding condemnation issues and conducted condemnation litigation, including Texas Public Utilities Commission hearings and proceedings*
Delta Lake Irrigation District Board of Directors | 956-262-2101 *Advised board of directors regarding water rights, condemnation and taxation issues*	

b. Bracewell LLP

Bracewell's public law attorneys have the experience and expertise to provide advice in the unique public environment in which local governments operate and make decisions. Bracewell represents a wide range of public entities and public officials, including regional mobility authorities, public transportation entities, metropolitan planning organizations, state agencies, municipalities, counties, school districts, community college districts, hospital districts and health care systems, universities, ports, major airport systems, special districts, and non-profit corporations funded by political subdivisions. We also represent private companies in their dealings with public bodies.

We represent clients in federal, state and local general law in connection with governmental entities including, but not limited to, competitive procurement procedures, the Texas Transportation Code, Texas Local Government Code, the Texas Public Information Act and Texas Open Meetings Act, Texas Tort Claims Act, ethics and governance, as well as a wide spectrum of matters including:

- federal, state and local procurement and contracting issues
- elections and campaign finance law
- Public Funds Investment Act
- real estate and eminent domain proceedings
- environmental issues and clearance
- governance and ethics compliance and training
- Public Information Act and Open Meetings requirements and issues
- constitutional law and civil rights issues
- public safety and cybersecurity issues
- municipal bonds and public finance

With over 30 lawyers, our public law group is one of the largest public law practices in the nation and in Texas having been working with public entities for the past 45 years. Our representation includes all aspects of governmental representations, from serving as outside general counsel to governmental entities to serving as special counsel in the areas in of procurement contracting, economic development, tax, bonds, governance, employment law, litigation, and other areas as needed. We also regularly draft legislation and represent our public clients before the Texas Legislature, and its committees, and U.S. Congress, and its committees.

The Bracewell public law team proposed for the Authority includes Blakely Fernandez who, as a former elected official, has an acute understanding of public law issues from the client, as well as the legal, perspective. Lawyers in Bracewell's public law practice group are highly experienced in both state and constitutional law, specifically as they relate to public law matters, open meetings, open records and related regulatory requirements. This broad, diverse experience representing all sorts of public entities enables us to provide focused, effective guidance in all areas of public law that may arise from time to time. The public law group has a vibrant special district practice serving as general counsel to these entities. Based on this representation, the firm has developed considerable knowledge in navigating the unique legal and regulatory framework applicable to governmental entities, including sovereign immunity, annual appropriation requirements, indemnity limitations, competitive procurement procedures, Texas Public Funds Investment Act, Texas Public Information Act and Texas Open Meetings Act, Texas Tort Claims Act, as well as ethics and governance.

The Bracewell public law team also includes prominent former city attorney, Jane Macon. Jane has substantial experience and is a leader in the public law arena, respecting the balance of legal, business and sometimes political implications in her counsel to public clients. Additionally, three Bracewell partners have firsthand experience at the Office of the Attorney General and offer unique insights into the office's review process for bond transactions as well as the opinions committee process.

With regard to transportation matters, our public law team understands the statutory, regulatory and financial requirements for regional mobility authorities in Texas, including the Texas Transportation Code, TxDOT rules, FHWA rules and guidelines, the Texas Public Funds Investment Act, the Texas Public Information Act, the Texas Open Meetings Act, and Ethics filings for public officials.

Developing Manuals and Handbooks

Although attorney legal advice and product is most often structured in the form of memoranda and opinion letters, the Bracewell public law team has developed manual, handbooks, and best practices guides for our clients, along with appropriate training manuals and presentations. The most widely distributed example of this type of effort is the San

Antonio River Authority's Best Practices Handbook for the Eagle Ford Shale, which covers regulatory and contracting guidelines for local governments managing shale development. This handbook can be found at: https://www.sara-tx.org/wp-content/uploads/2015/04/Eagle-Ford-Shale_Best_Practices_Handbook.pdf.

Our team also developed the Ethics and Compliance Manual for the Authority, addressing a variety of best practices in the areas of contracting, conflicts, governance, and personnel matters. This manual has been used by other mobility authorities and local governments as a guide for compliance under local, state, and federal laws and regulations. In addition to creating manuals, Bracewell attorneys conduct training workshops covering topics such as conflicts of interest, procurements, misuse of government property, nepotism, bribery and gifts, qualifications for office and open government.

Internal Investigations

In an environment of increased regulatory vigilance and enhanced financial incentives to whistleblowers, public entities must proactively ensure compliance with applicable statutes and regulations. Bracewell's lawyers routinely conduct internal investigations for public entities to contain and resolve issues such as governance practices and procedures, duties and responsibilities of officials, codes of conduct, and, in the private sector, compliance with Securities and Exchange Commission (SEC) and financial exchange regulations, as well as the Foreign Corrupt Practices Act (FCPA).

Our team has been hired by governmental entities to conduct investigations involving a myriad of allegations, including financial impropriety, misappropriation of public funds, abuse of office/authority and related matters. Our lawyers have also handled terminations and other complex and sensitive personnel matters, including the often resulting wrongful termination litigation. Jarvis V. Hollingsworth, one of the Bracewell partners who is included on the proposed team to work with the Authority, is a former regent on the board of a large Texas public university system where he served as Chairman of the board as well as chairman of the finance, endowment, executive and compensation committees. On multiple occasions, Jarvis has investigated alleged financial improprieties, official misuse and misappropriation of public funds by governmental entities. His investigations have resulted in a full report to the governing body, including a recommendation for terminating appropriate leadership parties.

Experience with Comparable Sized Governmental Organizations

Our lawyers' experience with public and private entities is comprehensive, diverse, and reputable. Below is representational list of entities our team has represented with regard to public law:

Hidalgo County Regional Mobility Authority 2005 – current Pilar Rodriguez, Executive Director | 956-402-4762 *Procurement advice and counsel; alternative delivery procurement structure; drafting procurements and contract documents; governance and ethics compliance*	**Bexar County, Texas** 2013 – current Honorable Nelson Wolff, County Judge | 210-338-2626 *Advice on structure of projects and P3s; project development and finance*
Alamo Regional Mobility Authority 2008 – current Renee Green, County Engineer | 210-335-6782 *Transportation finance, disclosure and funding agreements*	**Central Texas Regional Mobility Authority** 2005 – current Mike Heilgenstein, Executive Director | 512-996-9784 *Transportation finance, disclosure and funding agreements*
City of El Paso, Texas 2017 – current Tommy Gonzalez, City Manager | 915-541-4010 *Advice and counsel on alternative delivery procurement structure and documents; draft procurement documents; and project development*	**City of Laredo, Texas** 2016 – current Pete Saenz, Mayor | 956-791-7389 *Advice on land use, procurement and financing of real estate and transportation projects; advice on master planning for International Bridges and Missions Baseball development of stadium project*

San Antonio River Authority Suzanne Scott, Executive Director | 210-227-1373 *Development of Best Practices Handbook to Assist Communities in the Eagle Ford Shale (*2013 – current)	

6. Experience in the Transportation Sector

a. Escobedo & Cardenas, LLP

E & C has represented the HCRMA in condemnation matters since March of 2015.

b. Bracewell LLP

Bracewell lawyers have a long history in the transportation sector. As discussed above, Blakely has been representing transportation interests in Texas since 2003. Her work in this arena has included many "firsts." She served as bond and disclosure counsel to the Texas Department of Transportation on the first issues of Mobility Fund bonds, and was on the underwriting team for Central Texas Regional Mobility Authority initial financing. Her work as general counsel to the Authority and the Alamo Regional Mobility Authority, includes creating the first County Transportation Reinvestment Zone in Texas, negotiating one of the early pass-through agreements in Texas, working with bond counsel to enter into the first vehicle registration fee borrowing in the State, participating in the first RMA disparity study, as well as managing a variety of questions of first impression before the Texas Attorney General and TxDOT. As general counsel to the Capital Area Metropolitan Planning Organization, Blakely negotiated the first (and only) regional infrastructure fund agreement, providing significant debt/cost of issuance savings to a regional mobility authority and creating a revolving fund for the MPO to support local, non-tolled projects. In addition to the legal work Blakely performs, she also regularly drafts and lobbies for legislative solutions to mobility problems.

The Bracewell team combines diverse practice experience and comprehensive bench strength to assist our clients with issues in transportation and mobility. Our transportation practice group not only focuses on transportation activities, but also includes logistics providers (including carriers, intermediaries, and other third-party logistics providers) as well as commercial users (manufacturers, retailers, distributors, and other shippers). This broad cross-over practice assures our attorneys are well- versed in industry issues from stock and equipment to labor trends to equity investors.

Lawyers at Bracewell have represented a variety of transportation clients in Texas, including:

- Hidalgo County Regional Mobility Authority
- Texas Department of Transportation
- Alamo Regional Mobility Authority
- Central Texas Regional Mobility Authority
- Cameron County Regional Mobility Authority
- North East Texas Regional Mobility Authority
- VIA Metropolitan Transit
- Dallas Area Rapid Transit (DART)
- Houston METRO
- Grand Parkway Association of Houston
- Austin-Bergstrom International Airport
- Dallas-Fort Worth International Airport
- Houston Airport System

Bracewell's attorneys have advised clients on virtually every type and variation of transportation matter, including construction and professional services contracts, concessions, master trust indentures, TIFIA loans, intermodal agreements, international bridge projects, pass through agreements, TxDOT agreements, TxDOT advanced funding agreements, and agreements related to transit, transportation corridors, rail projects, overweight corridors, transit oriented development, as well as other global services and supply chain agreements, and owner-operator agreements. This comprehensive contracting experience is valued by our clients, who see such experience as a major asset in executing their transportation strategies.

Additionally, Bracewell is suited to provide government relations services at both the federal and state levels in the areas of transportation. Blakely Fernandez has been active in drafting and advocating for the transportation legislation before the Texas legislature. The Bracewell governmental affairs team in Washington, DC regularly represents clients before FHWA and USDOT.

7. Experience in Procurement Law

a. Escobedo & Cardenas, LLP

E & C has advised the HCRMA in procurement matters on an as needed basis.

b. Bracewell LLP

Bracewell lawyers regularly provide counsel with regard to government procurements and contracting. For example, in our general counsel representation of the Authority, we have advised the Authority on the requirements and merits of the available delivery and finance mechanisms for large transportation projects, including pass through financing, comprehensive development agreements, design build, and design-bid-build. Additionally, we drafted and maintain the Authority's procurement and purchasing policies. After exploring the merits of the available delivery options, we advise the client on the best option for a specific project, and draft the appropriate procurement documents, including selection criteria and process, and assist in managing the procurements and any policies.

We have advised the City of El Paso, Texas on available and appropriate procurement methods for the delivery of critical projects and services, including public/private partnerships ("P3") for project development construction manager at risk, owner's representative, and program manager/operator for project development. Each of these solicitations was developed with the client's unique project goals in mind and utilized innovative approaches to achieving these goals, including initiating a pre-posting industry forum.

Our expertise in procurement law is also beneficial to the private sector, where we frequently represent clients with regard to solicited and unsolicited proposals for P3s, as well as traditional procurement and government contracting matters. For developers, this representation has covered everything from federal contracting and disadvantaged business enterprises opportunities, to structuring urban infill development projects utilizing local and state contracting tools to maximize flexibility and manage party risk, as well as developing soliciting and unsolicited proposals for public private partnerships. For service providers and suppliers, our focus is generally on unique local requirements and goals, like small or minority owned businesses.

8. Experience in Developing Public Infrastructure Projects

a. Escobedo & Cardenas, LLP

E & C has not provided legal counsel related to the development of public infrastructure projects.

b. Bracewell LLP

Bracewell has over 50 experienced lawyers dedicated to infrastructure project development, as well as many experienced attorneys specializing in a full range of areas necessary to support such work, including public law, finance, tax, environmental and technology. We understand the pre-development process, from building the initial team, to the preliminary engineering work through final schematics, including the regulatory requirements of environmental clearance and local, state and federal permitting. With regard to transportation projects, we are also familiar with the TxDOT and federal rules and processes. We have comprehensive experience in bid response preparation, risk analysis, the structuring of joint ventures and consortium arrangements, and negotiation of concession agreements, construction contracts, operations and maintenance and asset management agreements and the supporting contracts that are required for the construction, ownership and operation of infrastructure projects.

Public Private Partnerships

Bracewell provides representation on projects ranging from transportation to energy to social infrastructure. P3s for complex transportation projects comprise a significant part of our practice. Our firm has represented the developer of every successful P3 toll project in Texas. We have developed considerable experience in navigating the legal and regulatory framework applicable to negotiating with governmental entities, including sovereign immunity, annual

appropriation requirements, indemnity limitations, bidding statutes, and open meetings and open records acts.

Additionally, the firm represented the Dallas Police and Fire Pension Systems in its post-financial close activities to complete the project and achieve service commencement. This project was named the 2010 North American Bond Deal of the Year by *Project Finance Magazine*.

Construction and EPC Contracts

Bracewell's construction practice represents major infrastructure developers, transportation, energy, chemical and manufacturing companies and construction companies. Our firm has particular strength in the drafting and negotiation of construction and related contracts, including design/build contracts; engineering, procurement and construction (EPC) contracts and engineering services agreements; and related bid documentation. We have familiarity with and have advised clients with respect to the prevailing forms of construction contracts that are used internationally, including the FIDIC contracts and ICE's NEC contract forms.

Infrastructure and Construction

Bracewell’s experience in infrastructure and construction demonstrates expertise in complex business contracts and public sector contracts. Bracewell has extensive experience in the representation of governmental entities or other sponsors of investment funds, operating companies and financial institutions in all types of infrastructure project development, finance, construction and operations. Our public and private infrastructure and construction projects have included transportation facilities, offshore projects, marine terminals, water supply and treatment facilities, drainage projects, waste treatment facilities, sports and entertainment venues and a wide variety of energy projects, including transmission facilities. This is supplemented by our award winning experience on public infrastructure projects undertaken through concession arrangements or P3s.

9. Conflicts of Interest

We are not aware of any potential conflicts of interest with the Authority that would preclude E & C or Bracewell from thoroughly and vigorously representing the Authority. E & C or Bracewell will immediately disclose to the Authority if either firm were aware of a client or perspective client being averse to the Authority seeking legal services from the firm with regard to the Authority.

B. Rate Proposal

Both firms are quite sensitive to the pressure on our clients to control legal expenses and we actively work to keep legal expenses in-line with budget expectations. Cost control starts with working with the Authority to develop a budget and fee arrangements, based on the scope of services, time-line and the circumstances surrounding the particular transaction.

Legal work for the Authority has traditionally been undertaken on an hourly basis. Co-team leaders Luis and Blakely have both offered the Authority reduced, government rates. Based on market changes for South Texas since that time, both firms have significantly increased their standard rates, but have agreed to maintain a government rate based on the Lower Rio Grande Valley market as follows:

Service Provider	Hourly Rate*
Luis Cardenas	$250
Blakely Fernandez	$400
E & C Paralegals	$75

** Rates for additional lawyers are provided on an as needed basis.*

As previously mentioned, Bracewell lawyers are available to assist the Authority on an as-need basis as special projects arise.

As has been their practice, Luis and Blakely will not charge for add-ons, like standard printing, long distance calls, or travel time.

Potential fee arrangements we are willing to discuss with the Authority may include one or more of the following options:

- Fixed Fees
- Hourly Fees
- Fees priced on a per bond basis
- Alternative Fee Arrangements

These types of arrangements may be beneficial for specific legal projects.

C. Insurance Requirements

C & E's professional insurance meets the minimum requirement of $1,000,000 of coverage. A copy of the firm's insurance certificate is on file with HCRMA.

Bracewell's professional insurance meets the minimum requirement of $1,000,000 of coverage. A copy of the firm's insurance certificate is on file with HCRMA.

D. DBE/HUB/SBE

Escobedo & Cardenas, LLP is a small, minority owned law firm, but is not a registered DBE/HUB/SBE firm.

Item 2E

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**2E**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/17/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **RESOLUTION 2019-13 – APPROVAL OF CONTRACT WITH SINGLE RESPONDENT, PLAINSCAPITAL BANK, TO THE REQUEST FOR PROPOSALS FOR BANKING DEPOSITORY SERVICES FOR THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY.**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___No

   Consideration and Approval of contract with single respondent, PlainsCapital Bank, to the RFP for banking depository services for the HCRMA.

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: ___Yes ___No X N/A

5. Staff Recommendation**: Motion to approve Resolution 2019-13 – Approval of contract with single respondent, PlainsCapital Bank, to the Request for Proposals for banking depository services for the Hidalgo County Regional Mobility Authority, as presented.**

6. Program Manager's Recommendation: ___Approved ___Disapproved **X** None

7. Planning Committee's Recommendation: ___Approved ___Disapproved **X** None

8. Board Attorney's Recommendation: ___Approved ___Disapproved X None

9. Chief Auditor's Recommendation: ___Approved ___Disapproved X None

10. Chief Financial Officer's Recommendation: X Approved ___Disapproved ___None

11. Chief Development Engineer's Recommendation: ___Approved ___Disapproved **X** None

12. Chief Construction Engineer's Recommendation: ___Approved ___Disapproved **X** None

13. Executive Director's Recommendation: **X** Approved ___Disapproved ___None

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Memorandum

To: S. David Deanda, Chairman

From: Pilar Rodriguez, PE, Executive Director

Date: February 19, 2019

Re: **Resolution 2019-13- Award of Contract to Single Respondent, PlainsCapital Bank, to the RFP for Banking Depository Services for the HCRMA**

Background
The Hidalgo County Regional Mobility Authority solicited Request for Proposals (RFPs) for Banking Depository Services. RFPs were available for download through the HCRMA website. Exhibit A shows a list of institutions that downloaded the RFP for Banking Depository Services.

On February 15, 2019, the Hidalgo County Regional Mobility Authority (HCRMA) received a single response to the formal solicitation for Request for Proposals for Banking Depository Services.

Goal
In designating a bank depository, the primary concerns are safety, liquidity, and yield, as well as, an efficient and effective technology for effecting financial transactions.

Options
The Board of Directors may opt to not to approve the contract and request re-solicitation of the Request for Proposals.

Recommendation
Based on review by this office, **approval of Resolution 2019-13 – Award of Contract to single respondent, Plains Capital Bank, to the Request for Proposals for Banking Depository Services is recommended.**

If you should have any questions or require additional information, please advise.

EXHIBIT A
RFP – Banking Depository Services Plan Holders

Company
North America Procurement Council
Texas National Bank
Texas Regional Bank
Wells Fargo & Co
PlainsCapital Bank
BBVA Compass

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY
BOARD RESOLUTION NO. 2019-13

AWARD OF CONTRACT TO SINGLE RESPONDENT, PLAINSCAPITAL BANKT, TO THE REQUEST FOR PROPOSALS FOR BANKING DEPOSITORY SERVICES FOR THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

THIS RESOLUTION is adopted this 26th day of February, 2019 by the Board of Director of the Hidalgo County Regional Mobility Authority.

WHEREAS, the Hidalgo County Regional Mobility Authority (the "Authority"), acting through its Board of Directors (the "Board"); is a regional mobility authority created pursuant to Chapter 370, Texas Transportation Code, as amended (the "Act"); and

WHEREAS, the Authority was created by Order of Hidalgo County (the "County") dated October 26, 2004; Petition of the County dated April 21, 2005; and a Minute Order of the Texas Transportation Commission (the "Commission") dated November 17, 2005, pursuant to provisions under the Act the Authority; and

WHEREAS, the Board of Directors of the Authority has been constituted in accordance with the Act to address mobility issues in and around Hidalgo County; and

WHEREAS, the Authority requires banking depository services to conduct day to day business; and

WHEREAS, the Authority solicited Request for Proposals for Banking Depository Services; and

WHEREAS, on February 15, 2019, the Authority received a single response to the Request for Proposals for Banking Depository Services; and

WHEREAS, staff is requesting award of contract to the single respondent, PlainsCapital Bank, for Banking Depository Services for the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTOR OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY THAT:

Section 1. The recital clauses are incorporated in the text of this Resolution as if fully restated.

Section 2. The Board hereby awards a Professional Service Agreement for Banking Depository Services to PlainsCapital Bank for the Hidalgo County Regional Mobility Authority.

Section 3. The Board hereby authorizes the Executive Director to execute the Professional Service Agreement with PlainsCapital Bank for Banking Depository Services.

****

PASSED AND APPROVED AS TO BE EFFECTIVE IMMEDIATELY BY THE BOARD OF DIRECTORS OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY AT A REGULAR MEETING, duly posted and noticed, on the 26th day of February, 2019, at which meeting a quorum was present.

_____

S. David Deanda, Chairman

Attest:

_____

Ricardo Perez, Secretary/Treasurer

Item 2F

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**2F**
PLANNING COMMITTEE		**DATE SUBMITTED**	**2/19/19**
FINANCE COMMITTEE		**MEETING DATE**	**2/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **RESOLUTION 2019-14 – APPROVAL OF CHANGE ORDER 3 TO GOLDEN KEY CONSTRUCTION OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY OFFICE REMODEL PROJECT**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___No

   Consideration and approval of Change Order 3 in the amount of -$19,738.78

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: ___Yes ___No X N/A

5. Staff Recommendation**: Motion to approve Resolution 2019-14 – Approval of Change Order 3 as presented to the Board on February 26, 2019.**

6. Program Manager's Recommendation: ___Approved ___Disapproved **X** None

7. Planning Committee's Recommendation: ___Approved ___Disapproved **X** None

8. Board Attorney's Recommendation: ___Approved ___Disapproved X None

9. Chief Auditor's Recommendation: ___Approved ___Disapproved ___None

10. Chief Financial Officer's Recommendation: X Approved ___Disapproved ___None

11. Chief Development Engineer's Recommendation: ___Approved ___Disapproved **X** None

12. Chief Construction Engineer's Recommendation: ___Approved ___Disapproved **X** None

13. Executive Director's Recommendation: **X** Approved ___Disapproved ___None

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Memorandum

To: Pilar Rodriguez, P.E.
HCRMA, Executive Director

From: Ramon Navarro, IV, P.E., C.F.M.
HCRMA, Construction Engineer

Date: February 18, 2019

Subject: **CO#3 - Office Relocation and Remodel Project**

Goal

Consideration and approval of CO#3 to contract with Golden Key Construction for Office Remodel Project.

HISTORY

The Hidalgo County Regional Mobility Authority is currently leasing an office building (approximately 4,534SF) at 203 W Newcombe, Pharr, Texas from the Pharr Economic Development Corporation II. The Authority is proposing to renovate the premises under terms and conditions of current lease agreement.

On June 18, 2018 two (2) bids were received for plans and specifications developed by ARCHIIFORM, LLC., inclusive of allowances and bid alternates Project was awarded to Golden Key Construction for the bid amount of $209,833.84 [ITEM 3A, 8/28/18].

As per terms of existing lease agreement, Lessor of building, Pharr Economic Development Corporation, is responsible for Americans with Disabilities Act [ADA] upgrades and are participating with $60,583.20.

	Base Bid	$	179,333.78	
	Initial Allowances	$	30,500.00	REQ$10,000 :Interior signs 1500: MEP Contingency 4500: IT 4000: Cabinets / automatic door missing from Arkiiform Plans
	ADA CO1	$	13,500.00	MEP frame for wall 2500: Elec Box 2000: vinyl floor 1416: ADA ramp /sdwlk 3800
	Additional Requisites CO2	$	9,716.00	
	Budget Remediation CO3	$	(19,738.78)	Deduct from allowances to maintain HCRMA Project Budget
	Remodel Scope	$	213,311.00	
(less)	ADA Scope	$	(60,583.20)	By Pharr EDC
		$	**153,489.02**	**By HCRMA Budget**

STAFF RECOMMENDATION:

Staff recommends approval of CO#3 for allowance deductions of $19,738.78; for revised total project cost of $213,311.00 with additional days.

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

BOARD RESOLUTION No. 2019-14

APPROVAL OF CHANGE ORDER NUMBER 3 TO GOLDEN KEY CONSTRUCTION FOR THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY OFFICE REMODEL PROJECT

THIS RESOLUTION is adopted this 26th day of February, 2019 by the Board of Directors of the Hidalgo County Regional Mobility Authority.

WHEREAS, the Hidalgo County Regional Mobility Authority (the "Authority"), acting through its Board of Directors (the "Board"), is a regional mobility authority created pursuant to Chapter 370, Texas Transportation Code, as amended (the "Act"); and

WHEREAS, on November 17, 2005, the Texas Transportation Commission (the "Commission") created the Authority pursuant to (i) the Act; (ii) Title 43, Texas Administrative Code; (iii) a petition of the Hidalgo County Commissioners Court (the "County"); and (iv) findings by the Commission that the creation of the Authority would result in certain direct benefits to the State of Texas (the "State"), local governments, and the traveling public and would improve the State's transportation system; and

WHEREAS, the Act allows the Authority to construct transportation projects within the County; and

WHEREAS, on May 23, May 27, May 30 and June 30 the HCRMA published a notice to bid for the Office Remodel Project; and

WHEREAS, on June 18, 2018, the Authority opened and read into the record two (2) formal sealed bids for the Project from: (i) Golden Key Construction in the amount of $209,833.78 and (ii) G&C Contractors in the amount of $237,500.00; and

WHEREAS, Golden Key Construction provided the lowest Project bid in the amount of $209,833.78; and

WHEREAS, on August 28, 2018 the Authority approved Resolution 2018-42 awarding the construction contract to Golden Key Construction in the amount of $209,833.78 for the office remodel project; and

WHEREAS, on October 23, 2018 the Authority approved Resolution 2018-63 Change Order Number 1 to the Golden Key Construction contract in the amount of $13,500.00 for a revised contract amount of $223,333.78 and

WHEREAS, on January 22, 2019, the Executive Director approved Change Order 2 to the Golden Key Construction contract in the amount of $9,716.00 for a revised contract amount of $233,049.78

WHEREAS, the Authority finds it necessary to approve Change Order Number 3 to the Golden Key Construction contract in the amount of $(19,738.78) for a revised contract amount of $213,311.00; and

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY THAT:

Section 1. The recital clauses are incorporated in the text of this Resolution as if fully restated.

Section 2. The Board hereby approves Change Order 3 (Exhibit A) with Golden Key Construction in the amount of $(19,738.78) for the Office Remodel Project and a revised contract amount of $213,311.11.

Section 3. The Board hereby authorizes the Executive Director to execute the agreement with Golden Key Construction.

*****

PASSED AND APPROVED AS TO BE EFFECTIVE IMMEDIATELY BY THE BOARD OF DIRECTORS OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY AT A REGULAR MEETING on the 26th day of February 2019, at which meeting a quorum was present.

S. David Deanda, Chairman

Ricardo Perez, Secretary/Treasurer

EXHIBIT A

CONSTUCTION CONTRACT

BETWEEN

FOREMOST PAVING INC.

AND

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY FOR

CONSTRUCTION OF

US 281/MILITARY HIGHWAY OVERPASS/BSIF CONNECTOR PROJECT

CO#3

CO#1

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Memorandum

To: Pilar Rodriguez, P.E.
HCRMA, Executive Director

From: Ramon Navarro, IV, P.E., C.F.M.
HCRMA, Construction Engineer

Date: October 11, 2018

Subject: **CO#1 - Office Relocation and Remodel Project**

Goal

Consideration and approval of CO#1 to contract with Golden Key Construction for Office Remodel Project.

HISTORY

The Hidalgo County Regional Mobility Authority is currently leasing an office building (approximately 4,534SF) at 203 W Newcombe, Pharr, Texas from the Pharr Economic Development Corporation II. The Authority is proposing to renovate the premises under terms and conditions of current lease agreement.

On June 18, 2018 two (2) bids were received for plans and specifications developed by ARCHIIFORM, LLC., inclusive of allowances and bid alternates Project was awarded to Golden Key Construction for the base bid amount of $209,833.78 [ITEM 3A, 8/28/18].

As per terms of existing lease agreement, Lessor of building, Pharr Economic Development Corporation, is responsible for Americans with Disabilities Act [ADA] upgrades. An assessment report [Milnet; 8/9/2018] was conducted on proposed plans and existing conditions by a local RAS specialist firm, Milnet. The report exposed one deficiency that was not addressed in proposal, Section 904, comment 25(pages 19-20) of report.

ACTION

TAS 2012: 904 Check-Out Aisles and Sales and Service Counters requires a portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915mm) high maximum above the finish floor shall be provided. Existing receptionist counter has a height of 42" high, this does not comply with sections 904.4.1 or 904.4.2. In addition, main building entry (north) requires a push button entry way.

GKC has provided a proposal to address deficiencies a total cost of $13,500, allocated to PEDC project's contribution of $60,583.20. Staff is currently reviewing submittals and negotiating allowances. Overall project expenses are summarized below:

	Base Bid	$	209,833.78	
	ADA CO	$	13,500.00	Cabinets / automatic door missing from Arkiiform Plans
	Constr Budget	$	223,333.78	
	Allowances	$	(30,500.00)	HCRMA will work to value engineer these back via budget remainders
	Remodel Scope	$	192,833.78	
(less)	ADA Scope	$	(60,583.20)	By Pharr EDC
		$	132,250.58	By HCRMA Budget

$	142,250.58	Anticipated HCRMA Budget w/ key Allowances [MEP / IT]
$	60,583.20	By Pharr EDC
$	202,833.78	Anticipated Construction Budget

STAFF RECOMMENDATION:

Staff recommends approval of CO#1 for additional ADA revisions at a cost of $13,500.00; for revised total project cost of $223,333.78 with no additional days.

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Change Order

PROJECT: Office Relocation and Remodel

CONTRACT INFORMATION:
Contract For: HCRMA
Date: 10/04/2018

CHANGE ORDER INFORMATION:
Change Order Number: 01
Date: 10/23/2018

OWNER: HCRMA
203 W. Newcombe
Pharr, Texas 78577

ARCHITECT: ARKii Form
810 Alton Blvd
Alton, Texas 78573

CONTRACTOR: Golden Key Const
304 S. Jackson Rd
Pharr, Texas 78577

THE CONTRACT IS CHANGED AS FOLLOWS:

Change is due to accommodate ADA ($8,500) - extra is strictly cost no markup; includes push button for automatic door in front entry ($5,000).

The original (Contract Sum) (Guaranteed Maximum Price was)	$	209,833.78
The Net change by previously authorized Change Orders	$	0.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	$	209,833.78
The (Contract Sum) (Guaranteed Maximum Price) will be ☑ increased ☐ decreased ☐ unchanged by this Change Order in the amount of	$	13,500.00
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order will be	$	223,333.78
The Contract Time will be ☐ increased ☐ decreased ☑ unchanged by		0 days.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT (*Firm name*)	CONTRACTOR (*Firm name*)	HCRMA OWNER (*Firm name*)
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	Pilar Rodriguez, Executive Director PRINTED NAME AND TITLE
DATE	DATE	DATE

Golden Key Construction Services

3409 s. Jackson Rd

Pharr, TX 78577

Raul Aguirre / Estimator

Cell: 956-393-0960

HCRMA - ADA break down - $60, 583.20

Exterior- demo, haul off, forming, and purposed new, and striping - **$14,875.00**

-Restroom- per plans

Flooring **-$4,608.20**

Plumbing- **$8,000**

Partions- **$4,900**

Demo **$1,000**

Framing- **$4,200**

Insulation and Sheetrock- **$1,500**

Tape/Float/Texture-**$ 2,500**

Electrical-**$2,000**

Water Fountain **-$2,500**

Door Hardware- **$1,000**

***Discrepancies on plans cause by ADA Report*-**

Cabinets will be extra to accommodate to ADA, Plans are not to ADA standards **$8,500** extra no markup strictly cost

Push button for automatic door (in front entry door) **$5,000**

Assessment Report

Project Number: 218024
Project Name: Hidalgo County RMA
Address: 203 W. Newcombe
Pharr, Texas 78577

Project Description: Existing building
Walk-Thru date: August 8, 2018
Report date: August 9, 2018

Note: This is an assessment report that is non-reported to TDLR AB, it is the owners responsibility to ensure that the facility is in compliance with TDLR AB

Information: **202 Existing Buildings and Facilities.**

202.1 General.

Additions and alterations to existing buildings or facilities shall comply with 202.

TAS 2012:

904 Check-Out Aisles and Sales and Service Counters.

904.4 Sales and Service Counters.

904.4.1 Parallel Approach.

A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

EXCEPTION: Where the provided counter surface is less than 36 inches (915 mm) long, the entire counter surface shall be 36 inches (915 mm) high maximum above the finish floor.

Comment 25: Receptionist counter has a height of 42" high, this does not comply with 904.4.1 or 904.4.2.

Non-Compliant Height

TAS 2012:

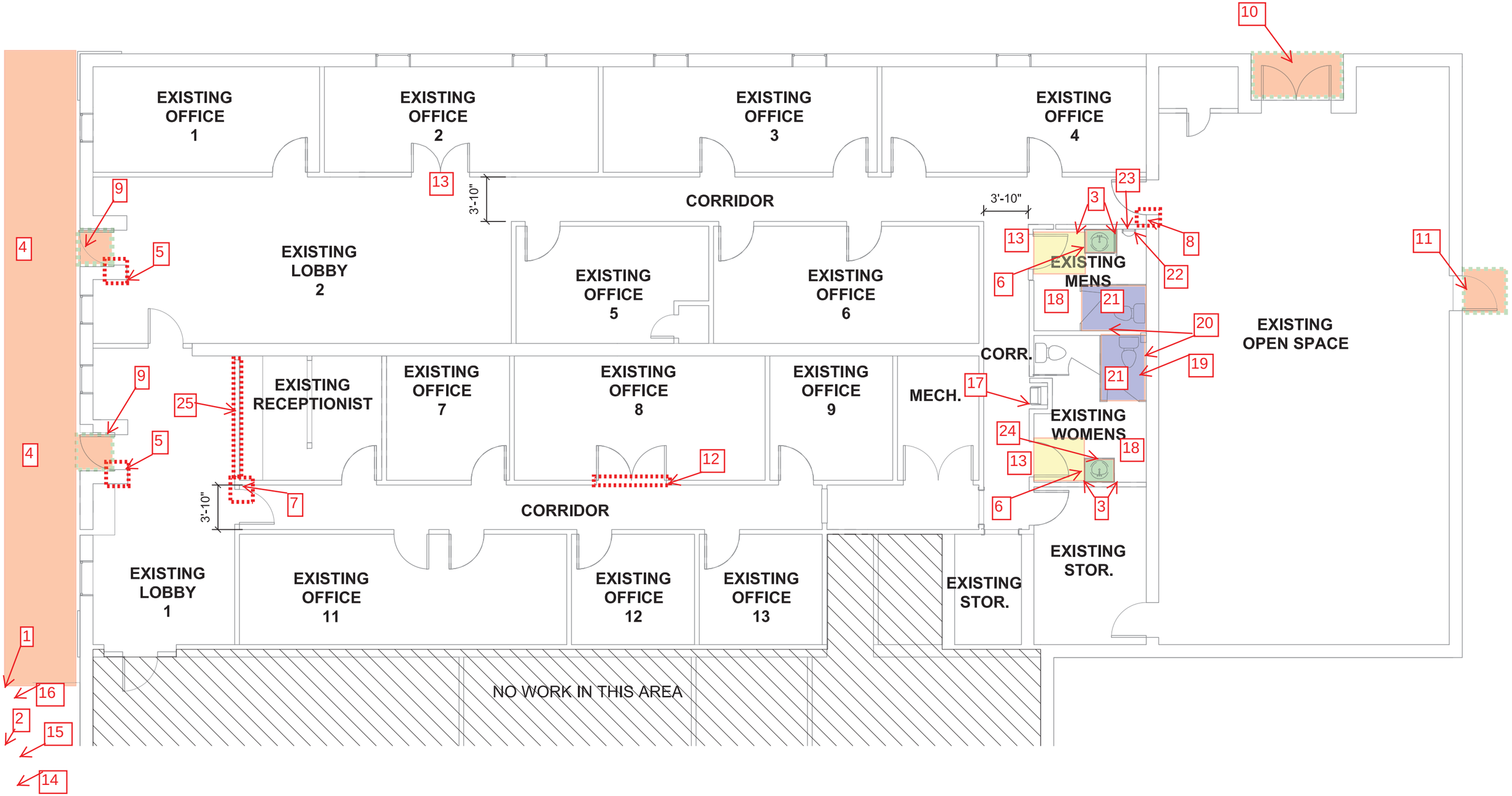
904 Check-Out Aisles and Sales and Service Counters.

904.4 Sales and Service Counters.

904.4.2 Forward Approach.

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

End of Report


EXISTING OFFICE 1
EXISTING OFFICE 2
EXISTING OFFICE 3
EXISTING OFFICE 4
CORRIDOR
3'-10"
3'-10"
EXISTING LOBBY 2
EXISTING OFFICE 5
EXISTING OFFICE 6
EXISTING MENS
CORR.
EXISTING WOMENS
MECH.
EXISTING OPEN SPACE
EXISTING RECEPTIONIST
EXISTING OFFICE 7
EXISTING OFFICE 8
EXISTING OFFICE 9
CORRIDOR
3'-10"
EXISTING LOBBY 1
EXISTING OFFICE 11
EXISTING OFFICE 12
EXISTING OFFICE 13
EXISTING STOR.
EXISTING STOR.
NO WORK IN THIS AREA
1
2
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25

CO#2

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Change Order

PROJECT: Office Relocation and Remodel

CONTRACT INFORMATION:
Contract For: HCRMA
Date: 10/04/201

CHANGE ORDER INFORMATION:
Change Order Number: 02
Date: 11/15/2018

OWNER: HCRMA
203 W. Newcombe
Pharr, Texas 78577

ARCHITECT: Arki Form
8110 Alton Blvd
Alton, Texas 78573

CONTRACTOR: Golden Key Const
3409 S. Jackson Rd
Pharr, TX 78577

THE CONTRACT IS CHANGED AS FOLLOWS:

a.) To fabricate a 5070 5 3/4 cased open frame for existing block wall and install frame $2,500
b.) Additional electrical junction box, labor and material. $2,000
c.) change Flooring to wood vynal in. A111 :115:121 :124:127:125 $1,416.00
d.) Add van accessible handicap ramp (north side of building) $3,800.00

The original (Contract Sum) (Guaranteed Maximum Price was)	$	209,833.78
The Net change by previously authorized Change Orders	$	13,500.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	$	223,333.78
The (Contract Sum) (Guaranteed Maximum Price) will be [✓] increased [ ] decreased [ ] unchanged by this Change Order in the amount of	$	9,716.00
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order will be	$	233,049.78
The Contract Time will be [✓] increased [ ] decreased [ ] unchanged by		15 days.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT (*Firm name*)	Golden Key Construction Services CONTRACTOR (*Firm name*)	* HCRMA OWNER (*Firm name*)
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	Austin C. Friedrichs PRINTED NAME AND TITLE	Chief Construction Engineer PRINTED NAME AND TITLE
DATE	11/15/18 DATE	11/15/2018 DATE

* Endorsement by Chief Construction Engineer is based on verbal approval by E.D.

REFCO

3409 S Jackson Road
Pharr, TX 78577

Hardware
Wood Doors
Toilet Partitions
Building Specialties
Hollow Metal
Glass & Glazing
Toilet Accessories
Signage

Estimate

Date	Estimate #
11/12/18	21223

THE DOOR DOCTOR

Quoted To:	Ship To
Golden Key Construciton 3409 S Jackson Road Pharr, TX 78577 6396	HCRMA 203 W NEWCOMBE AVE PHARR, TX 78577

Customer E-mail	raulaguirregkc@gmail.com	Ship Via	

Account #	Rep	P.O. No.	Project
	ACF		HCRMA

Qty	U/M	Item	Description	Each	Total
1	LOT	SPECIAL ORDER MATERIAL	5070 5 3/4" CASED OPEN FRAME FOR EXISTING BLOCK WALL CUT OPENING INTO EXISTING BLOCK WALL AND INSTALL FRAME	2,500.00	2,500.00

Quote Good For 30 Days

Subtotal	$2,500.00
Sales Tax (0.0%)	$0.00
Total	$2,500.00

Approved By: _____ Date _____

Phone #	Fax #	E-mail	Web Site
956-687-8261	956-687-6164	sales@refco.ws	www.refco.ws

QUOTE

Felimon Gauna, Jr.
(830) 928-1255
gauna1125@gmail.com

DATE: 11/29/2018

EXPIRATION DATE DATE

TO **Raul**
Golden Key Construction

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	HCRMA		

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Adding a sub-panel to the project		
1	12 circuit indoor surface mount 125 amp panel		
1	12 circuit door panel		
6	Single pole 20 amp breakers		
1	2 pole 60 amp breaker		
20 ft	#6 THHN wire		
10 ft.	#8 THHN wire		
10 ft.	#10 THHN wire		
	1 inch off set nipple w/lock nuts and bushings		
	Labor		
		SUBTOTAL	
		SALES TAX	
		TOTAL	$2,000.00

Quotation prepared by: **Felimon Gauna, Jr.**

This is a quotation on the goods named, subject to the conditions noted below: _____

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

Rizo Paving

PO.Box 1395
Mercedes,Tx. 78570
Contact..Oscar Rizo
Cell: (956) 789-1947
Fax : (956) 968-8187
polarrizo@gmail.com

Invoice

Invoice No:	375
Date:	12/04/2018
Terms:	NET 30
Due Date:	01/03/2019

Bill To: Golden Key Construction
raulaguirregkc@gmail.com

Code	Description	Quantity	Rate	Amount
	Pharr HCRMA Change order for additional ramps and approach Approximately 8 x 25 sidewalks demo and redo	1	$3,800.00	$3,800.00

Subtotal	$3,800.00
Total	$3,800.00
PAID	$0.00
Balance Due	**$3,800.00**

Pay Now

Invoice2go VISA

Rizo Paving

Client's signature

Gmail

Raul Aguirre <raulaguirregkc@gmail.com>

New Flooring Quote

Raul Aguirre <raulaguirregkc@gmail.com> Wed, Dec 12, 2018 at 2:06 PM
To: "Ramon Navarro, IV, PE, CFM" <ramon.navarro@hcrma.net>

Material with Installation

LVP

1,820 SQFT

Natural Reflections / Woodland Trails
Colors: 66416 or 66421

$3.80 sqft @ 1,820 = $6,912.00

From the Schedule of Values **$5,500** will be credit back to HCRMA.

Raul Aguirre
Estimator
Golden Key Construction
956-393-0960 Mobile
raulaguirregkc@gmail.com

FLOOR PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS, SPECIFICATIONS, DIMENSIONS AND SITE CONDITIONS PRIOR TO BEGINNING ANY WORK AND REPORT ANY INCONSISTENCIES OR DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION DURING THE Q&A PERIOD OF THE BID PHASE, AND AT THE LATEST BEFORE BEGINNING CONSTRUCTION.

2. THE DRAWINGS AND SPECIFICATIONS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. BASE DISAGREEMENTS IN THEMSELVES OR IN EACH OTHER ON THE MOST EXPENSIVE COMBINATION OF QUANTITY AND QUALITY OF WORK INDICATED.

3. ITEMS SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT NOT SHOWN ON THE DRAWINGS OR ITEMS SHOWN ON THE DRAWINGS BUT NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS SHALL BE PROVIDED AS IF THEY WERE BOTH SPECIFIED AND SHOWN IN THE DRAWINGS.

4. ALL MINOR DETAILS OF WORK WHICH ARE NOT SPECIFICALLY SHOWN ON THE DRAWINGS, AS WELL AS SUCH ITEMS WHICH ARE NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS, BUT ARE NECESSARY FOR THE PROPER COMPLETION OF THE WORK, SHALL BE CONSIDERED AS INCIDENTAL AND AS BEING PART OF AND INCLUDED WITH THE WORK FOR WHICH PRICES ARE GIVEN IN THE PROPOSAL AND NO EXTRA COMPENSATION SHALL BE ALLOWED FOR THE PERFORMANCE THEREOF.

5. ALL FLOOR PLAN DIMENSIONS ARE TO FINISH FACE OF WALL. DO NOT SCALE DRAWINGS. WHERE DIMENSIONS ARE NOTED "AS CLEAR" DIMENSION SHALL BE FROM FINISH TO FINISH.

6. CASEWORK, PLUMBING FIXTURES, TOILET PARTITIONS, AND OTHER FIXTURES AND EQUIPMENT ARE DIMENSIONED FROM FINISHED SURFACES UNLESS NOTED OTHERWISE.

7. ALL SPACES WITH FLOOR DRAINS - SLOPE NOT TO EXCEED 2% (ONE - IN - FIFTY) IN ANY DIRECTION. COORDINATE ALL FLOOR DRAINS WITH PLUMBING DRAWINGS PRIOR TO ANY ROUGH-IN AND CONCRETE PLACEMENT.

8. DIMENSIONS NOTED AS "FIELD VERIFY" SHALL BE CHECKED AT THE SITE BY THE CONTRACTOR AND REVIEWED WITH THE ARCHITECT BEFORE INCORPORATING INTO THE WORK.

9. DIMENSIONS NOTED AS "CLEAR" REQUIRE SPECIFIC COORDINATION BETWEEN DISCIPLINES AND/OR MANUFACTURERS.

10. PROVIDE CORNERGUARDS AT ALL INTERIOR GYP. BOARD WALL CORNERS AS SPECIFIED.

11. NOT USED

12. ALL FLOOR FINISH CHANGES SHALL OCCUR AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE. ALL FLOOR FINISH ELEVATION CHANGES SHALL HAVE THRESHOLDS OR REDUCERS STRIPS AS SPECIFIED.

13. OPEN EXTERIOR JOINTS AROUND DOOR AND WINDOW FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT WALL AND ROOF PENETRATIONS AND ANY OTHER BUILDING ENVELOPE PENETRATION SHALL BE SEALED, CAULKED AND/OR WEATHER-STRIPPED TO PREVENT OR LIMIT AIR, MOISTURE AND VAPOR PENETRATION. USE ONLY SPECIFIED MANUFACTURER APPROVED MATERIALS AS DIRECTED BY MATERIAL MANUFACTURERS.

14. EFFECTIVELY ISOLATE ALL DISSIMILAR METALS/ MATERIALS TO PREVENT CORROSION BY ELECTROLYTIC ACTION OR OTHER CAUSES AS RECOMMENDED BY THE RESPECTIVE PRODUCT MANUFACTURER OR SUPPLIER.

15. PROPERLY TERMINATE ALL MATERIALS WITH APPROPRIATE TRIM, FLASHING, SEALANT, EXPANSION CONTROL, ETC. AS INDICATED ON DRAWINGS OR AS REQUIRED FOR PROPER INSTALLATION AS ACCEPTED BY STANDARD BUILDING PRACTICE.

16. COORDINATE AND PROVIDE APPROPRIATE BLOCKING IN WALLS AS REQUIRED TO SECURE ALL EQUIPMENT, HANDRAILS, CASEWORK, ETC. AS REQUIRED. WOOD BLOCKING SHALL MEET CODE REQUIREMENTS.

17. SINGLE USER TOILET ROOMS MAY BE CONFIGURED IN ACCORDANCE WITH TECHNICAL MEMORANDUM TM 69-02 ISSUED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS, ARCHITECTURAL BARRIERS DIVISION ALLOWING THE DOOR SWING TO ENCROACH INTO THE 5 FOOT DIAMETER TURNING CIRCLE SPACE SO LONG AS A CLEAR FLOOR SPACE OF 30" X 48" IS PROVIDED.

18. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR CEILING TYPES AND HEIGHTS. COORDINATE ALL LIGHT FIXTURES, MECHANICAL DIFFUSERS, NOTIFICATION DEVICES, ETC. WITH MEP DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR RESOLUTION.

19. REFER TO PARTITION TYPE SHEET FOR ALL PARTITION TYPES.

20. COORDINATE HOUSEKEEPING PAD DIMENSIONS AND LOCATIONS WITH EQUIPMENT TO BE INSTALLED. ALL HOUSEKEEPING PADS SHALL BE A MINIMUM OF 4" TALL REINF. W/ #3 BARS AT 12" O.C.B.W. AND PROVIDE 1" (45- DEGREE) CHAMFERED EDGES UNLESS NOTED OTHERWISE.

21. ALL INTERIOR DOORS IN STUD WALL ASSEMBLIES SHALL BE SET A MINIMUM OF 4" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS FOR RESOLUTION.

22. SET ALL EXTERIOR DOOR THRESHOLDS IN FULL BED OF MANUFACTURER APPROVED SEALANT IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS.

23. REFER TO CODES AND CONVENTIONS SHEET FOR MOUNTING HEIGHTS OF FIXTURES AND EQUIPMENT AS SCHEDULED. REFER TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS, ARCHITECTURAL BARRIERS DIVISION TEXAS ACCESSIBILITY STANDARDS FOR ALL MOUNTING HEIGHTS NOT LISTED AND FOR FURTHER CLARIFICATION AS NEEDED.

TOILET ACCESSORIES

A	WATER CLOSET, HC FIXTURE AS NOTED
B	LAVATORY, HC FIXTURE AS NOTED, PROVIDE PIPE COVERS TYP
C	URINAL
D	24"x48" MIRROR, BOBRICK B-165 2448, OR EQUAL
E	WALL-MOUNTED SOAP DISPENSER, BOBRICK B-42, OR EQUAL
F	WALL-MOUNTED TOILET PAPER DISPENSER, BOBRICK, B-2892, OR EQUAL
G	GRAB BAR, BOBRICK B5806x48, OR EQUAL
H	GRAB BAR, BOBRICK B5806x36, OR EQUAL
J	TOILET PARTITION, BOBRICK 1090 SERIES, SCHC FLOOR ANCHORED, OVERHEAD BRACED, 1092, OR EQUAL. STANDARD MANUFACUTER COLORS
K	SANITARY NAPKIN DISPOSAL, BOBRICK B-270, OR EQUAL

NOTE: PROVIDE COAT HOOK AT EACH TOILET STALL, BOBRICK B-682, OR EQUAL. INTSALL AT ADA COMPLIANT HEIGHT

ALTERNATE SCHEDULE:

ALTERNATE NO. 1: New Tile at Entire Facility

1. Contractor to demolish and remove existing flooring, including existing ceramic/porcelain tile, existing carpeting, and existing wall base at all existing offices and corridors that is not already noted for demolition on base bid finish schedule

2. Contractor to prepare existing sub-floor (concrete slab) for new floor tile, to include concrete leveling, patching, and repair

3. Contractor to provide the following floor tile or equal:

a. Daltile LP21 Grigio porcelain tile, 12"x24", with grey grout

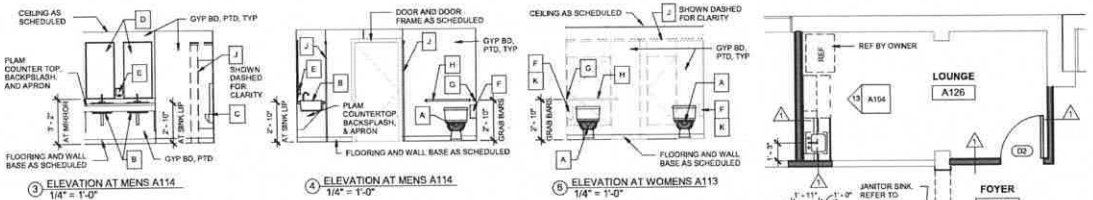
4. Wall base shall be as scheduled on base bid

ALTERNATE NO. 2: New LED Sign At Exterior

1. Contractor to provide new LED sign at exterior front entry to building in lieu of Halo Lit Metal Channel Letter sign, include material cost, delivery/storage, handling, and installation, and control module wiring and connection to Owner Information Technology equipment

2. LED Sign shall be as follows or equal:

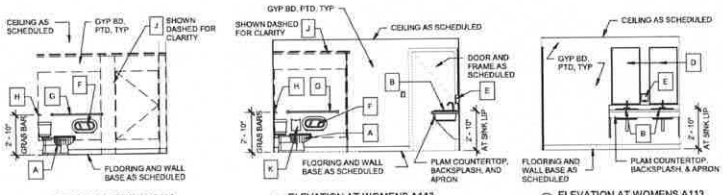
a. 3'x6', LED, Weather Proof Line-X, 10MM resolution pitch, with outdoor temperature sensor by MEGA LED Sign Technology, 1-888-315-7448



3 ELEVATION AT MENS A114 — 1/4" = 1'-0"

4 ELEVATION AT MENS A114 — 1/4" = 1'-0"

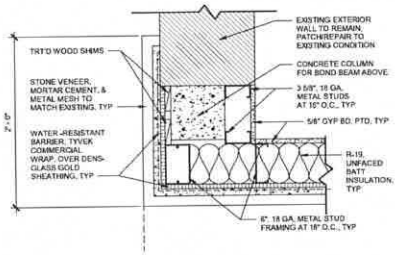
5 ELEVATION AT WOMENS A113 — 1/4" = 1'-0"



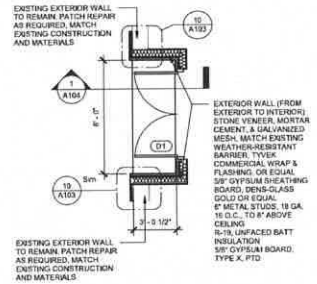
5 ELEVATION AT MENS A114 — 1/4" = 1'-0"

7 ELEVATION AT WOMENS A113 — 1/4" = 1'-0"

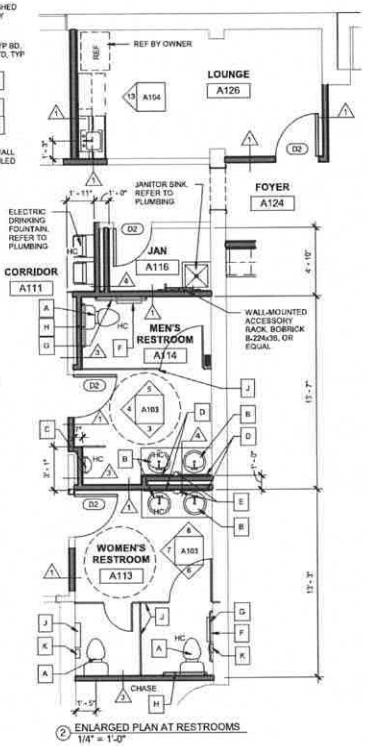
8 ELEVATION AT WOMENS A113 — 1/4" = 1'-0"



10 PLAN DETAIL AT ENTRY — 1 1/2" = 1'-0"



9 ENLARGED PLAN AT ENTRY — 1/4" = 1'-0"



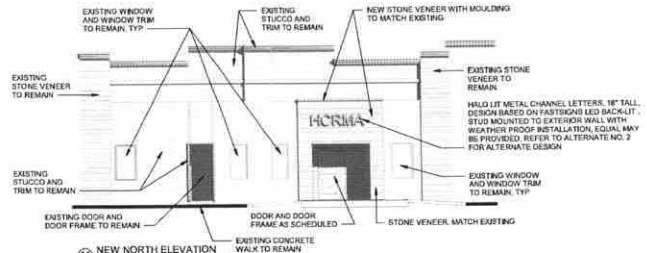
2 ENLARGED PLAN AT RESTROOMS — 1/4" = 1'-0"

FLOOR PLAN LEGEND

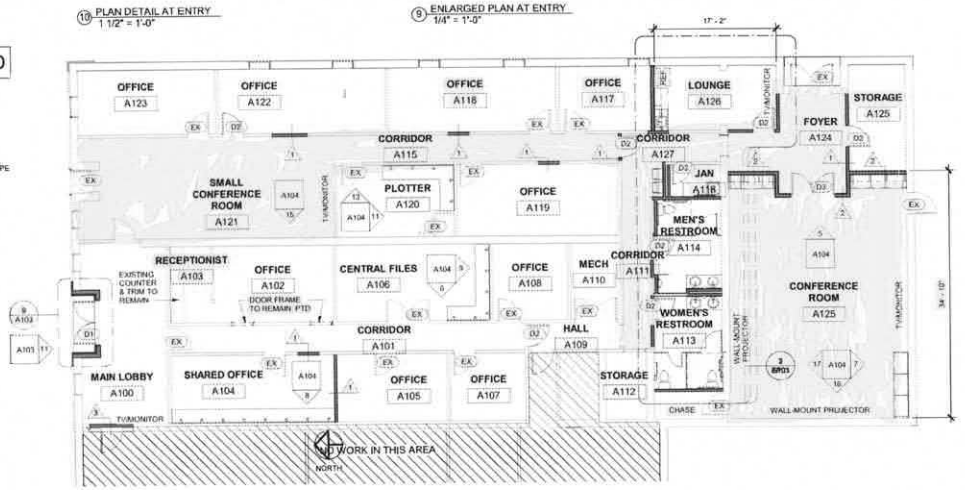
EXISTING WALL TO REMAIN

NEW PARTITION WALL

NO WORK THIS AREA - NO SCOPE



11 NEW NORTH ELEVATION — 1/8" = 1'-0"



1 NEW FLOOR PLAN LAYOUT — 1/8" = 1'-0"

ARKiFORM
ARCHITECTURE + MANAGEMENT
810 N Alton Blvd, Alton, TX 78573
956.239.2438 956.221.2409
arkiform@arkiform.com www.arkiform.com

REGISTERED ARCHITECT JOSE C GARCIA III STATE OF TEXAS

JOSE C GARCIA III, RA, AIA
ARK8FORM LLC
SIGNED: 4/11/18
EXPIRES: 6/5/18

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY OFFICE RELOCATION & REMODEL

PHARR, TX

REVISION

DRAWN BY: CG3
CHECKED BY: CG3
DATE: 04/11/18

NEW FLOOR PLAN & SCHEDULES

A103

Occupancy Schedule Business

Number	Name	Occupancy	Area	Occupant Load
BUSINESS				
A100	MAIN LOBBY	BUSINESS	283 SF	2
A101	CORRIDOR	BUSINESS	192 SF	1
A102	OFFICE	BUSINESS	183 SF	1
A103	RECEPTIONIST	BUSINESS	63 SF	0
A104	SHARED OFFICE	BUSINESS	220 SF	2
A105	OFFICE	BUSINESS	148 SF	1
A106	CENTRAL FILES	BUSINESS	231 SF	2
A107	OFFICE	BUSINESS	101 SF	1
A108	OFFICE	BUSINESS	113 SF	1
A109	HALL	BUSINESS	50 SF	0
A111	CORRIDOR	BUSINESS	111 SF	1
A113	WOMEN'S RESTROOM	BUSINESS	126 SF	1
A114	MEN'S RESTROOM	BUSINESS	119 SF	1
A115	CORRIDOR	BUSINESS	154 SF	1
A117	OFFICE	BUSINESS	118 SF	1
A118	OFFICE	BUSINESS	214 SF	2
A119	OFFICE	BUSINESS	231 SF	2
A120	PLOTTER	BUSINESS	156 SF	1
A121	SMALL CONFERENCE ROOM	BUSINESS	500 SF	4
A122	OFFICE	BUSINESS	214 SF	2
A123	OFFICE	BUSINESS	177 SF	1
A124	FOYER	BUSINESS	172 SF	1
A125	STORAGE	BUSINESS	119 SF	1
A126	LOUNGE	BUSINESS	154 SF	1
A127	CORRIDOR	BUSINESS	58 SF	0
BUSINESS			4210 SF	31

UTILITY				
A110	MECH	UTILITY	75 SF	0
A112	STORAGE	UTILITY	55 SF	0
A116	JAN	UTILITY	32 SF	0
UTILITY			161 SF	0

1,820SF @ $5 = $5,120

ASSEMBLY				
A125	CONFERENCE ROOM	ASSEMBLY	825 SF	54
ASSEMBLY			825 SF	

TOTAL OCCUPANCY LOAD: 85 PPL

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Item 3A

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**3A**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/05/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **RESOLUTION 2019-01 – APPROVAL OF A PROFESSIONAL SERVICE AGREEMENT WITH HDR ENGINEERING TO PROVIDE GENERAL ENGINEERING CONSULTANT SERVICES FOR THE HIDALGO COUNTY LOOP SYSTEM OF THE HIDALGO COUNTY REGIONAL MOBILITY.**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___No

   Consideration and Approval of the PSA with HDR Engineering, Inc. to provide GEC services for the 365 Tollway Project.

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: X Yes ___No ___N/A

5. Staff Recommendation**:** **Motion to Approve Resolution 2019-01 – Approval of a Professional Service Agreement with HDR Engineering to provide General Engineering Consultant Services for the Hidalgo County Loop System of the Hidalgo County Regional Mobility, as presented.**

6. Program Manager's Recommendation: ___Approved ___Disapproved **X** None

7. Planning Committee's Recommendation: ___Approved ___Disapproved **X** None

8. Board Attorney's Recommendation: ___Approved ___Disapproved **X** None

9. Chief Auditor's Recommendation: ___Approved ___Disapproved **X** None

10. Chief Financial Officer's Recommendation: ___Approved ___Disapproved **X** None

11. Chief Development Engineer's Recommendation: **X** Approved ___Disapproved ___None

12. Chief Construction Engineer's Recommendation: ___Approved ___Disapproved **X** None

13. Executive Director's Recommendation: **X** Approved ___Disapproved ___None

THIS ITEM WILL BE

SENT UNDER

SEPERATE COVER

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Item 3B

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**3B**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/05/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **RESOLUTION 2019-02 – APPROVAL OF WORK AUTHORIZATION NUMBER 1 TO THE PROFESSIONAL SERVICE AGREEMENT WITH HDR ENGINEERING, INC. FOR THE 365 TOLLWAY PROJECTS**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___No

   Consideration and Approval of Work Authorization 1 with HDR Inc. for the 365 Tollway Projects .

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: ___Yes ___No X N/A

5. Staff Recommendation**: Motion to approve Resolution 2019-02 – Approval of Work Authorization 1 with HDR Inc. for the 365 Tollway Projects as presented.**

6. Program Manager's Recommendation: ___Approved ___Disapproved **X** None

7. Planning Committee's Recommendation: ___Approved ___Disapproved **X** None

8. Board Attorney's Recommendation: ___Approved ___Disapproved **X** None

9. Chief Auditor's Recommendation: ___Approved ___Disapproved **X** None

10. Chief Financial Officer's Recommendation: ___Approved ___Disapproved **X** None

11. Chief Development Engineer's Recommendation: **X** Approved ___Disapproved ___None

12. Chief Construction Engineer's Recommendation: ___Approved ___Disapproved **X** None

13. Executive Director's Recommendation: **X** Approved ___Disapproved ___None

THIS ITEM WILL BE

SENT UNDER

SEPERATE COVER

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Item 3C

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**3C**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/18/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **RESOLUTION 2019-10 – APPROVAL OF AWARD OF CONTRACT FOR APPRAISAL SERVICES TO LEONEL GARZA & ASSOCIATES, LLP, AS THE PRIMARY APPRAISER AND PROFESSIONAL APPRAISAL SERVICES, INC. AS THE SECONDARY APPRAISER FOR THE 365 TOLLWAY AND INTERNATIONAL BRIDGE TRADE CORRIDOR PROJECTS.**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___ No

   Consideration and approval of award of contract for Appraisal Services to Leonel Garza & Assoc., LLP, and Professional Appraisal Services, Inc, for the 365 Tollway and IBTC Projects.

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: ___ Yes ___ No X N/A

5. Staff Recommendation**: Motion to approve Resolution 2019-10 – Approval of award of contract for Appraisal Services to Leonel Garza & Associates, LLP, as the primary appraiser and Professional Appraisal Services Inc. as the secondary appraiser for the 365 Tollway and International Bridge Trade Corridor Projects, as presented.**

6. Program Manager's Recommendation: ___ Approved ___ Disapproved **X** None

7. Planning Committee's Recommendation: ___ Approved ___ Disapproved **X** None

8. Board Attorney's Recommendation: ___ Approved ___ Disapproved X None

9. Chief Auditor's Recommendation: ___ Approved ___ Disapproved ___ None

10. Chief Financial Officer's Recommendation: ___ Approved ___ Disapproved ___ None

11. Chief Development Engineer's Recommendation: ___ Approved ___ Disapproved **X** None

12. Chief Construction Engineer's Recommendation: ___ Approved ___ Disapproved **X** None

13. Executive Director's Recommendation: **X** Approved ___ Disapproved ___ None

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Memorandum

To: S. David Deanda, Chairman

From: Pilar Rodriguez, PE, Executive Director

Date: February 18, 2019

Re: **Resolution 2019-10 - Approval of Award of Contract for Appraisal Services to Leonel Garza & Associates, LLP., as the primary appraiser and Professional Appraisal Services, Inc. as the secondary appraiser for the 365 Tollway and International Bridge Trade Corridor (IBTC) Projects**

Background

On February 11, 2019, the Hidalgo County Regional Mobility Authority (HCRMA) received three (3) responses to the formal solicitation for Statements of Qualifications for Appraisal Services for the 365 Tollway and IBTC Projects. A Selection Committee comprised of three (3) staff members reviewed the proposals and ranked the respondents according to the rating criteria on Exhibit A. The Selection Committee ranked the three respondents in the following order (Exhibit B):

1st Leonel Garza & Associates, LLP
2nd Professional Appraisal Services
3rd CBRE Valuation & Advisory Services

The highest-ranking firm will be awarded the contract as the primary appraiser and second highest ranking firm will be awarded the contract as the secondary appraiser.

Goal

The use of contract appraisers is necessary to assist with the acquisition of remaining parcels needed in the 365 Tollway and IBTC Projects.

Options

The Board of Directors may opt to not approve the appraisal service contract(s).

Recommendation

Based on review by this office, **approval of Resolution 2019-10 – Approval of Award of Contract for Appraisal Services to Leonel Garza & Associates, LLP., as the primary appraiser and Professional Appraisal Services, Inc. as the secondary appraiser for the 365 Tollway and International Bridge Trade Corridor Projects is recommended.**

If you should have any questions or require additional information, please advise.

EXHIBIT A

RATING CRITERA FOR APPRAISAL SERVICES

No.	Evaluation Criteria
1	Demonstrate competence on previous projects done for the HCRMA or another Toll Authority. (0-10 Points)
2	Recent experience with TxDOT or Toll Authority/Regional Mobility Authority projects comparable to ongoing and proposed HCRMA projects. (0-10 Points)
3	Capability to perform all or most aspects of the project, such as design and integration. (0-5 Points)
4	Reputation for personal and professional integrity and competence. (0-10 Points)
5	Evidence that the consultant has established and implemented an Affirmative Action Program and/or is certified as a DBE (DBE goal is for this project is 12%). (0-5 Points)
6	Key personnel's professional background, caliber and availability for the proposed work. (0-5 Points)
7	Current workload. (0-5 Points)
8	Recent experience in special areas associated with the project such as State or Federal appraisal, if applicable (0-5 points)
9	Demonstrate ability to meet schedules or deadlines. (0-5 Points)
10	Capability to complete work without having major cost escalations or overruns. (0-5 Points)
11	Qualifications and experience of consultants engaged by consultants under consideration. (0-5 Points)
12	Quality of projects previously undertaken. (0-5 Points)
13	Familiarity with the proximity of the geographical location of the project. (0-5 Points)
14	Knowledge of federal, state and local regulations, policies and procedures. (0-5 Points)
15	Capability of a branch office in Hidalgo County which will do the work to perform independently of the home office, or conversely, Firm's capability to obtain necessary support from the home office. (0-5 Points)
16	Demonstrate an understanding of the project's potential problems and the HCRMA's concerns. (0-5 Points)
17	Degree of interest shown in undertaking the work. (0-5 Points)

EXHIBIT B

SCORE SUMMARY

FIRM NAME	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	TOTAL	RANK
CBRE	**77**	**82**	**75**	**234**	**3**
Professional Appraisal Services	**78**	**84**	**84**	**246**	**2**
Leonel Garza & Associates	**84**	**96**	**87**	**267**	**1**

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY
BOARD RESOLUTION NO. 2019-10

AWARD OF CONTRACT FOR APPRAISAL SERVICES TO LEONEL GARZA & ASSOCIATES, LLP, AS PRIMARY APPRAISER AND PROFESSIONAL APPRAISAL SERVICES, INC. AS SECONDARY APPAISER FOR THE 365 TOLLWAY AND INTERNATION BRIDGE TRADE CORRIDOR (IBTC) PROJECTS

THIS RESOLUTION is adopted this 26th day of February, 2019 by the Board of Director of the Hidalgo County Regional Mobility Authority.

WHEREAS, the Hidalgo County Regional Mobility Authority (the "Authority"), acting through its Board of Directors (the "Board"); is a regional mobility authority created pursuant to Chapter 370, Texas Transportation Code, as amended (the "Act"); and

WHEREAS, the Authority was created by Order of Hidalgo County (the "County") dated October 26, 2004; Petition of the County dated April 21, 2005; and a Minute Order of the Texas Transportation Commission (the "Commission") dated November 17, 2005, pursuant to provisions under the Act the Authority; and

WHEREAS, the Board of Directors of the Authority has been constituted in accordance with the Act to address mobility issues in and around Hidalgo County; and

WHEREAS, the Authority has adopted a Strategic Plan that prioritizes the 365 Tollway and IBTC Projects; and

WHEREAS, the Authority solicited Statements of Qualifications for Appraisal Services for the 365 Tollway and IBTC Projects; and

WHEREAS, on February 11, 2019, the Authority received three (3) responses to the request for Statement of Qualifications for Appraisal Services for the 365 Tollway and IBTC Projects; and

WHEREAS, a Selection Committee reviewed and ranked the proposals submitted by the responding firms; and

WHEREAS, the Authority has determined it is necessary to award a Professional Service Agreement to Leonel Garza & Associates LLP as the primary appraiser and Professional Appraisal Services, Inc. as secondary appraiser for the 365 Tollway and IBTC Projects ;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTOR OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY THAT:

Section 1. The recital clauses are incorporated in the text of this Resolution as if fully restated.

Section 2. The Board hereby awards a Professional Service Agreement for Appraisal Services with Leonel Garza & Associates, LLP, as the primary appraiser and Professional Appraisal Services, Inc., as secondary appraiser for the 365 Tollway and IBTC Projects.

Section 3. The Board hereby authorizes the Executive Director to execute the Professional Service Agreements with Leonel Garza & Associates, LLP, and Professional Appraisal Services, Inc., for Appraisal Services.

****

PASSED AND APPROVED AS TO BE EFFECTIVE IMMEDIATELY BY THE BOARD OF DIRECTORS OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY AT A REGULAR MEETING, duly posted and noticed, on the 26th day of February, 2019, at which meeting a quorum was present.

_____
S. David Deanda, Chairman

Attest:

_____
Ricardo Perez, Secretary/Treasurer

CBRE VALUATION & ADVISORY SERVICES

STATEMENT OF QUALIFICATIONS (SOQ)

For Appraisal Services – 2019-01

Month Day, 2018

Prepared For:

Hidalgo County Regional Mobility Authority (HCRMA)

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Prepared By:

Mike Miggins, MAI
Director
(713) 577 1895
mike.miggins@cbre.com

CBRE

COMMERCIAL REAL ESTATE SERVICES

CBRE

Mike Miggins
Director

CBRE, Inc.
Valuation & Advisory Services

2800 Post Oak Boulevard
Suite 500
Houston, Texas 77056

+1 713 577 1895 Tel
+1 713 817 8852 Cell

mike.miggins@cbre.com
www.cbre.com

February 7, 2019

Maria Alaniz
Administrative Assistant
HCRMA
203 West Newcombe Avenue
Pharr, Texas 78577

RE: Request for Statement of Qualifications (SOQ) for Appraisal Services – 2019-01

Dear Ms. Alaniz,

I am pleased to present the following proposal, credentials, and qualifications for appraisal services for the Hidalgo County Regional Mobility Authority properties located in Hidalgo County, Texas.

CBRE professionals have provided right-of-way appraisal and appraisal review services for various right-of-way projects across the state. These include transportation, high voltage electric transmission, oil & gas pipelines and water canals. In connection with these projects, CBRE professionals have served as expert witnesses in county, state and federal courts.

I believe in property rights. CBRE's efforts will be centered on a profound respect for Texas Property Rights. This includes both the private property owner's right to full use and enjoyment of their property and the Hidalgo County Regional Mobility Authority or any other condemning authority's right to acquire all necessary property rights for public use. This perspective will guide CBRE's efforts to value the right-of-way it needs and to minimize the cost of litigation.

Please let me know if you have any questions regarding this proposal.

Respectfully Submitted,
CBRE, Inc., Valuation & Advisory Services

Mike Miggins, MAI
Director
Phone: (713) 577.1895

Email: mike.miggins@cbre.com

CONTENTS

01 | Firm name, including the addresses of all firm offices identifying in which office the work will be performed.

02 | Name, position, phone and fax numbers of contact person.

03 | Names of principals in the firm; years firm has been in business.

04 | Number of staff by discipline in the office that will be working on project, copies of their resumes and appointed project manager for proposed projects.

05 | List at least three related TxDOT projects with dates, number of parcels appraised, final appraisal cost and names, addresses and phone numbers of representatives of these TxDOT projects who can be contacted as references.

06 | Current workload of the staff and engineering office that would be responsible for the project(s).

07 | Names, disciplines and resumes of sub-consultants (if any) proposed for the project.

08 | Disadvantaged Business Enterprise (DBE) and Affirmative Action status of firm and sub-consultants.

09 | Listing of all pending litigation against or involving the firm or its agents or employees with respect to any work performed.

10 | Amount of professional liability insurance coverage carried by your firm.
Name and phone number of person to contact at the bank where the firm does business.

11 | Any other items, which the consultant deems necessary

SOQ FOR APPRAISAL SERVICES – 2019-01

01 | Firm name, including the addresses of all firm offices identifying in which office the work will be performed.

The proponent is CBRE Group, Inc. Valuation & Advisory Services (VAS) Group. CBRE Group, Inc. is the largest commercial real estate services and investment firm in the world. Likewise, the proponent's VAS group represents the largest appraisal firm in the world, completing in excess of 68,000 appraisals in 2018.

Proponent's principal office and office responsible for appraisal services will be in Houston, TX at 2800 Post Oak Boulevard, Suite 500, Houston, TX 77056.

02 | Name, position, phone and fax numbers of contact person.

Mike Miggins, MAI
Director
Direct: (713) 577 1895
Mobile: (713) 817 8852
Email: mike.miggins@cbre.com

03 | Names of principals in the firm; years firm has been in business.

CBRE Group, Inc. is the largest commercial real estate services and investment firm in the world. It is based in Los Angeles, California and operates more than 450 offices worldwide with more than 80,000 employees and has clients in more than 100 countries. While CBRE's roots date back to 1906, the Valuation & Advisory Services Group was formed in 1944 and currently features over 500 Valuation Professionals and over 80 Valuation Offices in the United States. VAS has six offices in Texas and an experienced, dedicated right-of-way appraisal staff of 20+ in Texas. CBRE is publicly traded and has been a Fortune 500 company since 2008 (ranked #207 in 2018). CBRE has been ranked as the top real estate brand by The Lipsey Company for 17 consecutive years. Additionally, CBRE was named as a World's Most Ethical Company for four years in a row.

Key management individuals include: Michael Miggins, MAI, LEED AP, Brad Bujan, Dalton Van, MAI, RWA, R/W-AC and Matt Browne, MAI, R/W-AC.

04 | Number of staff by discipline in the office that will be working on project, copies of their resumes and appointed project manager for proposed projects.

A CBRE Right-of-way Testifying Expert and Appraisal Project Manager will be the main points of contact for the duration of the project. These individuals are willing and able to provide periodic status updates and attend any and all meetings during the property. Multiple Senior Appraisers, Appraisal Trainees and Administrative Assistants are available to assist in performing appraisal services as volume dictates.

We have multiple bilingual appraisers available to interface with clients or property owners.

CBRE ROW Testifying Experts include:

Mike Miggins, MAI is a Director in the Houston Valuation and Advisory Services office and has over 17 years of real estate appraisal and consulting experience. A majority of Mr. Miggins' career has centered around litigation

support. Mr. Miggins has worked extensively with large scale right-of-way infrastructure projects which include the valuation of fee simple and easement estates for proposed and existing roadway expansions, water canals and public utility lines. He has also consulted on and appraised property for litigation, specifically eminent domain proceedings and various tax purposes including estate planning, contribution into family limited partnerships and ad valorem. Mr. Miggins testified as an expert witness in Harris, Brazoria, Liberty, Bexar, Fort Bend and Travis counties in Texas.

Brad Bujan is a Vice President with CBRE' s Valuation & Advisory Services group in San Antonio, Texas. Mr. Bujan has more than 9 years of real estate appraisal experience, including real estate appraisals, consultations, reviews, and litigation support. He is a candidate for designation in the Appraisal Institute, a member and the Young Professionals Chair of the San Antonio Chapter of the International Right of Way Association (IRWA), an IRWA Region 2 Young Professionals Representative, an Associate Member of the American Society of Farm Managers and Rural Appraisers and is licensed as a Certified General Real Estate Appraiser in the State of Texas. Mr. Bujan has specialized in right-of-way appraisal for his entire career, completing multi-parcel right-of-way projects, individual property appraisals, and market studies throughout Texas. Past clients include TxDOT, numerous pipeline and powerline clients, attorneys, and right of way acquisition companies, among others.

Dalton Vann, MAI, RWA, R/W-AC is a Director of Texas Right of Way with CBRE's Valuation & Advisory Services group in Fort Worth, Texas. Mr. Dalton Vann has provided commercial and residential appraisal services the Dallas/Fort Worth area since 2007. He currently serves as Director of Texas Right of Way at CBRE Valuation and Advisory Services where he provides litigation support services, trains appraisers in the field and provides internal support.

Mr. Vann has performed valuation and consulting services across the State of Texas on various properties including industrial facilities, retail centers, hotels/motels, subdivisions, office buildings, billboards, churches, ranches, estates, residential units, and raw land. His experience in appraisal for right of way acquisition purposes includes projects for TxDOT, local municipalities, pipeline and electrical transmission line companies, light rail, water and sewer providers, and other agencies. Mr. Vann is a CLIMB-certified instructor for the International Right of Way Association where he teaches classes pertaining to the valuation of partial acquisitions.

Matt Browne, MAI, R/W-AC is the Managing Director for Texas Right of Way and has more than 20 years of real estate appraisal and consulting experience. Mr. Browne has a BS in Real Estate Studies with a Concentration in Appraisal and Finance from Marylhurst University and is the Vice President of the Central Texas Chapter of the Appraisal Institute. Mr. Browne has focused most of his career on litigation support and enjoys serving his clients as an expert witness in the Eminent Domain practice. He has extensive experience in testimony for Special Commissioners' hearings as well as at the State trial level. Other litigation support has included tax assessment dispute and bankruptcy.

Additionally, Mr. Browne has experience providing a wide variety of valuations, consultations, reviews, market studies and contingent valuation surveys for both commercial and residential properties. Since starting his career in 1998, Mr. Browne has provided valuation services for a wide variety of property types in various geographical locations in Texas, New Mexico, Oklahoma, and Louisiana.

<u>Additional Experienced ROW Appraisers Include:</u>

Micah Beck, R/W AC, MAI

Catherine A. Thomas, MAI, SRA, AI-GRS, R/W-AC

Callie Howard

Kara Gianni

Ana Smith

TJ Smith

Kyle Parker

Mark Sadler

Allison Jackson

Glenn Love

Preston Chastine

Charlie Smith

Trey Evans

Scott Harris

George Pereira

Max Roach

Veronica Gonzales

Ryan King

Anthony Certel

05 | List at least three related TxDOT projects with dates, number of parcels appraised, final appraisal cost and names, addresses and phone numbers of representatives of these TxDOT projects who can be contacted as references.

Completed:

FM 1463 – 41 parcels FM 1463, Katy, TX., 4Q 2018: Cost: Approx. $200,000 Jim Teltschik, Texas Department of Transportation 7600 Washington Avenue, Houston, TX 77007 (713) 802-5692

FM 1960 E – 80 parcels FM 1960 Houston, TX, 2Q 2018: Cost: Approx. $500,000 Jim Teltschik, Texas Department of Transportation 7600 Washington Avenue, Houston, TX 77007 (713) 802-5692

US Highway 377, Argyle, TX – Approximately 90 parcels in Denton County, 4Q 2018: Cost: Approx. $680,000 Mike Norris, Texas Department of Transportation 4777 E. Highway 80 Mesquite, TX 75150-6643 (214) 320-4494

US 380 – 66 parcels in Frisco, Denton County, 2Q 2018: Cost: Approx. $310,000 Mike Norris, Texas Department of Transportation 4777 E. Highway 80 Mesquite, TX 75150-6643 (214) 320-4494

SH 5 – 88 parcels in Melissa and Anna, Collin County, 1Q 3Q18: Cost: Approx. $440,000 Mike Norris, Texas Department of Transportation 4777 E. Highway 80 Mesquite, TX 75150-6643 (214) 320-4494

CBRE

POLICY 4.1.1 EQUAL EMPLOYMENT OPPORTUNITY

EFFECTIVE DATE: **June 1, 2000**

REVISED: **September 1, 2007; April 22, 2009; August 15, 2011; January 1, 2015; September 1, 2015; March 1, 2016; July 30, 2018**

I. POLICY

CBRE, Inc. (hereinafter "CBRE" or "the Company") has a long-standing commitment to providing equal employment opportunity (EEO). This includes all aspects of the employment relationship including recruitment, hiring, promotion, demotion, transfer, work assignments, compensation, benefits, training, layoffs, terminations and social and recreational programs. CBRE complies with all applicable EEO laws and regulations. We have also established policies and practices that support the company's position on prohibiting discrimination or harassment on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, gender expression, genetic information, parental status, pregnancy, childbirth (or related medical condition), age, citizenship, marital status, disability, veteran or military status, political belief, or any other basis protected by applicable law.

This policy applies not only to our work in the office but also to conduct away from the office at work-related events including at Company outings, happy hours, and other social events, during client entertainment, and while traveling on business.

II. PROVISIONS

1. Employee Responsibility for EEO

   Each employee is expected to make a personal commitment to conscientiously respect diversity and ensure our workplace is free from unlawful discrimination. Our Company is also committed to an inclusive environment that reflects the diversity of our employees and clients. An inclusive environment provides everyone with the opportunity to achieve, values the differences of all employees and recognizes their contributions to our company's success.

2. Affirmative Action Employer

   CBRE has adopted Affirmative Action Programs (AAPs) under which we take good faith efforts to ensure EEO. The AAPs receive the approval of the CEO, Americas who has authorized and tasked other top executives with the development and implementation of the AAPs. CBRE's strong commitment to equal employment and affirmative action activities is reflected in our policies, and affords employees the opportunity to advance and achieve their full potential based on individual qualifications and efforts. Employees are expected to commit their full support to our EEO efforts. As part of our AAPs, CBRE provides a process where employees may voluntarily identify themselves as women, minorities, qualified individuals with a disability, or covered veterans.

3. Americans with Disabilities Act/ Reasonable Accommodation

   It is also CBRE's policy to comply with all relevant and applicable provisions of the Americans with Disabilities Act (ADA). CBRE provides reasonable accommodations to applicants and employees who are qualified individuals with disabilities unless doing so would impose an undue hardship on CBRE. CBRE also makes reasonable accommodations for any known medical or common condition of a job applicant or employee related to pregnancy or childbirth, unless doing so would impose an undue hardship on CBRE. For more information regarding the process for seeking a reasonable accommodation, please contact the Human Resources Service Center at (866) 225-3099. CBRE may request appropriate documentation from an employee or applicant's health care provider to support the requested accommodation.

4. Compliance with Local Laws

CBRE complies with local, state, and federal laws related to the workplace. As such, some local policies may vary from this policy. Employees should contact their Human Resources Manager for questions relating to this policy.

III. MANAGEMENT RESPONSIBILITIES

1. The senior most Human Resources executive for the Americas serves as Director of the Company's EEO programs and has been given authority to execute the EEO policies.

2. All managers are responsible for implementing and supporting the Company's EEO policies by adhering to the following guidelines:

   a. Request assistance from Human Resources whenever any question regarding our EEO policies arises.

   b. Create and maintain a work environment that promotes and demonstrates an awareness of non-discrimination and mutual respect. This includes ensuring the absence of racial slurs, ethnic or gender-specific jokes and sexual harassment.

   c. Use non-discriminatory practices in hiring, training, compensating, promoting, counseling, and terminating employees.

   d. Provide a work site that reasonably accommodates the needs of employees who are pregnant or disabled in order to allow them to perform the essential job duties.

   e. Communicate to employees their responsibility in maintaining work areas free of discrimination, harassment, and retaliation.

   f. Ensure that no applicant or employee suffers retaliation for raising a complaint or participating in an investigation in good faith.

IV. COMPLAINT PROCEDURE

Any concerns regarding a violation of this policy must be reported to a representative of the Human Resources Department, the Legal Department or to the CBRE Ethics HelpLine at (800)799 6523 or www.ethicspoint.com. The Ethics Helpline is an anonymous, confidential method administered by a third party, which allows an employee (or non-employee) to ask questions or raise concerns about discrimination or other aspects of our Standards of Business Conduct. Additional information on the CBRE Ethics HelpLine may be found in our Standards of Business Conduct on the Global Employee Intranet.

V. RETALIATION

CBRE prohibits retaliation against individuals who, in good faith, complain of or oppose prohibited discrimination or participate in a discrimination investigation.

VI. DISCIPLINARY ACTION

Individuals found in violation of this policy will be subject to disciplinary action, up to and including termination of employment.

09 | Listing of all pending litigation against or involving the firm or its agents or employees with respect to any work performed.

None

10 | Amount of professional liability insurance coverage carried by your firm. Name and phone number of person to contact at the bank where the firm does business.

$2,000,000. The CBRE Liability Insurance Certification is attached.

Bank Name: Wells Fargo
Address: 420 Montgomery Street, San Francisco, CA 94101
Bank Contact: Michelle Polcari
Bank Contact Number: (310) 606 4792

parcels. As needed, CBRE staff will send out an additional letter, via certified mail, which outlines the information which CBRE will be requesting in order to complete the appraisal assignment.

A ROW Testifying Expert will attend each property inspection and insist on providing each property owner the opportunity to articulate the project's effect on their property. This will improve the chances of delivering the most just compensation and decrease the chances of litigation. The inspections of the parcels would include an inspection of the interior and exterior of all improvements located on the parcel as well as an inspection of the proposed acquisition. However, please note that our detail of inspection will be contingent on the cooperation of the land owner of the Parcel affected by the Project. We anticipate inspections of the parcels and surrounding area to be completed within three to four business weeks after commencement of engagement.

5. Valuation: Applying the market data compiled in Market Study, and feedback from the property inspection and meeting with the owners, the CBRE team will analyze the property and determine the just compensation due to the property owner.

   The appraisal reports will be written under USPAP guidelines with market value definition being based on current standards set by the State of Texas. The development of the appraisal will consider all relevant facts and aspects of the property being appraised and the proposed acquisitions in fee and/or easement.

   For appraisal reports that will consider improvements within the proposed acquisition and/or damages to the remainder, Hidalgo County Regional Mobility Authority will provide to CBRE, Inc. information with regard to the size of the improvements within the proposed acquisition. This may include linear feet of curbing, square feet of asphalt or concrete paving, signage, square footage of vertical improvements, etc. One of the identified CBRE appraisers listed herein will work closely with Hidalgo County Regional Mobility Authority representative in order to estimate the size and location of the improvements within the acquisition.

   If there are damages, CBRE will estimate the cost to cure and effective age of the improvements within the proposed acquisition and any effect(s) to the remainder after the acquisition. Our analysis may utilize sources such as the Marshall & Swift Valuation Guide and/or construction cost estimates developed by outside consulting firms. Further, depending on the complexity of the appraisal assignment, CBRE, Inc. may consult with a certified land planner to determine appropriate land use plans and designs in the cost to cure and remainder after scenario.

6. Report Delivery: Delivery of appraisal reports for would be anticipated to be completed between 75-90 days after commencement of engagement. However, please note that this timeline is subject to the complexity of the parcels to be impacted by the Project as well as timing of additional services (i.e. Land Planner) or property owner correspondence/property specific data that may be needed in order to complete the appraisal assignment.

We would anticipate receiving review comments (if any) from the designated representative within one business week upon delivery of the Appraisal Report. Upon receipt of any suggested revisions, we would deliver a revised Appraisal Report in less than one business week.

Quality Assurance/Quality Control

The review process is an essential part of the appraisal process. It is at this point of the assignment that critical thinking and analytical skills are utilized by an objective party to confirm or critique all aspects of the appraisal report, including the non-textual parts such as photos, maps, exhibits, addenda, etc.

CBRE Right-of-way (ROW) appraisal projects will undergo three levels of internal review.

1. Right-of-Way Testifying Expert Review
2. CBRE Management Review
3. Right-of-Way Scrub Review

Right-of-Way Testifying Expert Review

At least one ROW Testifying Expert will be assigned to each parcel. This expert will direct appraisal assignments within the project. Professionals and Testifying Experts should discuss the assignments up front and periodically throughout to ensure all client expectations are being met. ROW Testifying Experts are selected based on their experience and credentials and should be knowledgeable in current approved methodologies and applicable case law.

The ROW Testifying Expert will ensure:

- Only client approved appraisers are assigned, inspect subject properties and complete assignments (sign the certification and report). In most cases, it is acceptable for other licensed appraisal staff to significantly contribute, if this is approved by the client and adheres to USPAP.
- Consistency is maintained within the project regarding methodology, data used, value component conclusions and value conclusions. This will be accomplished through project review and audit.
- Proper right-of-way valuation methodology is utilized. The Testifying Expert will work with assigned appraisers to resolve questions regarding right-of-way specific valuation issues, as well as current case law application.
- Compliance with State guidelines, including but not limited to, Hidalgo County Regional Mobility Authority guidelines.
- Proper report format utilized in the preparation of reports including all required elements detailed in the RFQ.

CBRE Management Review

CBRE VAS requires all appraisal reports to be reviewed by MAI-designated Management. Managers include all employees with titles of Managing Director (MD), Senior Managing Director (SMD), Executive Managing Directors (EMD) and sometimes Director.

For every assignment, the Reviewer is required to complete a thorough review of the items in the report as outlined in the VAS Practice Area Guidelines (PAG) and as endorsed by the Appraisal Institute. This review and approval is mandatory.

Key areas of review are:

- Engagement letter and required scope of work
- Unique client requirements were followed
- A five-year ownership history is presented
- All Extraordinary and/or Hypothetical Assumptions are clearly stated
- A detailed review of the entire report encompassing all sections, methodologies including damage/enhancement calculations (if any), etc.

Right-of-Way Scrub Review

The Right-of-Way Scrub Team will consist of administrative staff that has been trained to identify ROW specific format and clerical issues within an appraisal report. Before a draft or final appraisal can be delivered to the client or an external reviewer, the report must be clerically reviewed by the ROW Scrub Team. This team will perform a final clerical review and will incorporate the project specific review sheet created by the ROW Project Manager(s). The ROW Scrub Team may not alter language or content within the report. If it is necessary to make such alterations, the report will be sent back to the appraiser to be revised.

PROFESSIONAL APPRAISAL SERVICES, INC.

REAL ESTATE APPRAISERS - CONSULTANTS - ANALYSTS

P.O. BOX 3722

McALLEN, TEXAS 78502

TELEPHONE (956) 687-9535

FAX (956) 687-9539

JOHN H. MALCOM, JR, MAI, CCIM, SR/WA

APPRAISAL INSTITUTE, CIREI, IRWA

STATE CERTIFIED – GENERAL APPRAISER

February 11, 2019

Ms. Maria Alaniz, Administrative Assistant

Hidalgo County Regional Mobility Authority

203 West Newcombe Avenue

Pharr, Texas 78577

RE: Request for Statement of Qualifications – HCRMA APPRAISAL SERVICES 2019-01

Dear Sirs:

Thank you for the opportunity to provide information on Professional Appraisal Services, Inc. I have completed the Request for Qualifications and attached the information requested to assist in selecting an appraiser for Hidalgo County Regional Mobility Authority. I hope that the information is helpful and look forward to working with you in the near future.

Yours Truly,

John H. Malcom, Jr., President

Professional Appraisal Services, Inc.

Contents

Firm name & address in which the work will be performed. 1

Name, position, phone and fax numbers of contact person. 1

Names of principals in the firm; years firm has been in business. 2

Number of staff by discipline in the office that will be working on project, copies of their resumes and appointed project manager for proposed projects. 2

List at least three related TxDOT projects with dates, number of parcels appraised, final appraisal cost and names, addresses and phone numbers of representatives of these TxDOT projects who can be contacted as references. 3

Current workload of the staff and office that would be responsible for the project(s). 4

Names, disciplines and resume of sub-consultants (if any) proposed for the project. 5

Disadvantaged Business Enterprise (DBE) and Affirmative Action status of firm and sub-consultants. 5

Listing of all pending litigation against or involving the firm or its agents or employees with respect to any work performed. 5

Amount of professional liability insurance coverage carried by your firm. 6

Name and phone number of person to contact at the bank where the firm does business. 6

Any other items, which the consultant deems necessary. 6

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CERTIFICATE OF INSURANCE – HCRMA 15

Hidalgo County Regional Mobility Authority

Request for Statement of Qualifications for

Appraisal Services

Firm name & address in which the work will be performed.

Professional Appraisal Services, Inc.

P.O. Box 3722 or 1105 Tamarack

McAllen, Texas 78502 or McAllen, Texas 78501

Phone 956 687-9535 or Fax 956 687-9539

Professional Appraisal Services has a single office located in McAllen, Texas. All appraisal services will be provided from that location.

Name, position, phone and fax numbers of contact person.

Contact – John H. Malcom, Jr., President

Phone 956 687-9535 office phone

Fax 956 687-9539 office fax

Cell 956 369-0372 cell #

Names of principals in the firm; years firm has been in business.

Principal John H. Malcom, Jr.

Years in business = 39 years

Number of staff by discipline in the office that will be working on project, copies of their resumes and appointed project manager for proposed projects.

The office staff to assist HCRMA includes 4 persons. John Malcom is the principal and real estate appraiser; Tony Morin works in a support position, and Dottie Malcom is office manager. The fourth person is Brandon Terry, a former employee that provides support as a sub consultant. A resume for John Malcom and Brandon Terry is included in the addenda of the RFQ. John Malcom would be the project manager for the project.

I have reviewed the list of agencies cited in Part II of the RFQ. Over the course of 39 years, we have performed work for many of the agencies cited. To the best of my knowledge we have a good working relationship with all agencies active in right of way acquisition and a good reputation within the community for objective and impartial valuation services. We have provided appraisal services using both the State and Federal valuation methods.

List at least three related TxDOT projects with dates, number of parcels appraised, final appraisal cost and names, addresses and phone numbers of representatives of these TxDOT projects who can be contacted as references.

2018 – Cameron County Department of Transportation. The project involved 23 parcels to be acquired for Phase II of the US Highway 77/83 South Parallel Corridor (CCSJ: 0921-02-252). The project included fee acquisitions that included new right of way as well as expansion of existing road right of way. It included improved properties and unimproved land. Twenty-three parcels were appraised at an average cost of $2,200/parcel. The appraisal reports were prepared to TxDOT standards using TxDOT Form A-5. The contact person is John Serra, Right of Way Agent, Cameron County DOT. He can be reached at 1390 W. Expressway 83, San Benito, Texas 78586 or by phone at 956 247-3521.

2018 – Burns & McDonnell. This project included 23 parcels acquired for a sound barrier wall along Old Highway 281 in Brownsville, Texas (ROW CSJ: 0220-04-046). The project involved an acquisition of temporary easements to be used for staging construction of the sound barrier wall to be built on existing right of way. The appraisal reports were prepared to TxDOT standards using TxDOT Form A-6, the average cost was $2,700/parcel. The contact person is George L. "Slay" Schlemeyer, SR/WA. He can be reached at Burns McDonnell 8911 Capital of Texas Highway, Building 3, Suite 3100, Austin, Texas 78759 or by phone at 512 872-7149.

2017 - Texas Department of Transportation. The project involved 18 parcels to be acquired for the Premont Bypass in Jim Wells County (CCSJ: 0255-02-054). The project included fee acquisitions that included new right of way as well as expansion of existing road right of way. It included improved properties and unimproved land. Twenty parcels (18 initial and 2 updates) were appraised at an average cost of

$3,656/parcel. The appraisal reports were prepared to TxDOT standards using TxDOT Form A-5. The contact person was Maria Jimenez, Right of Way Agent. She can be reached at TxDOT San Antonio District, 4615 NW Loop 410, San Antonio, Texas 78229 or by phone at 210 615-5892.

2017-2019 – L&G Engineering for Hidalgo County. This project has included 40 parcels to be acquired for the widening of Mile 6 West Road in Hidalgo County (RCSJ: 0921-02-356). The acquisitions are in fee and the project has continued in phases beginning in late 2017. It has included improved properties and unimproved land. Forty parcels have been completed at a cost of $2,250-$2,500/parcel. The appraisal reports were prepared to TxDOT standards using TxDOT Form A-5. Contacts for this project include the Project Manager Jacinto Garza, CEO of L&G Engineering and Luana Gonzalez and Fred Herrera, Right of Way Administrators for L&G Engineering. They can be reached at 900 S. Stewart Road, Mission, Texas 78572 or by phone at 956 585-1909.

Current workload of the staff and office that would be responsible for the project(s).

Professional Appraisal Service, Inc. is currently working at full capacity and we attempt to work at that level at all times. Assignments currently scheduled should be completed within the next 45 days.

I have had discussions regarding several right of way projects but none have been awarded at this time. My office specializes in right of way assignments for public entities and I prioritize these types of projects. If we are awarded a contract with the RMA, and accept the responsibility of working on the project, the resources of the office will be available to assure that the contract is completed on budget and on schedule.

At the current time and with the available staff, our workload would approximate 20-30 right of way parcels per month.

Names, disciplines and resume of sub-consultants (if any) proposed for the project.

Brandon Terry is a former employee of Professional Appraisal Services. He currently works as a sub-consultant when appraisal volume exceeds the capacity of the company. If a contract is awarded, Mr. Terry will work under my supervision and I will be the primary appraiser.

Disadvantaged Business Enterprise (DBE) and Affirmative Action status of firm and sub-consultants.

Professional Appraisal Services, Inc. does not discriminate against any employee or applicant for employment because of race, religion, sex, national origin, or disability, unless those factors are bona fide occupational qualifications necessary to the normal operation of the contractor.

Professional Appraisal Services, Inc. is not classified as a Disadvantaged Business Enterprise.

Listing of all pending litigation against or involving the firm or its agents or employees with respect to any work performed.

There is no known litigation pending against Professional Appraisal Services, Inc. or its agents or employees.

Amount of professional liability insurance coverage carried by your firm.

Professional Appraisal Services, Inc. carries $1,000,000 in Professional Liability Insurance. A Certificate of insurance is included as an attachment.

Name and phone number of person to contact at the bank where the firm does business.

Please contact Myles Beeching at Frost Bank, 2424 North Tenth Street, McAllen, Texas 78501. Phone 956 682-1241.

Any other items, which the consultant deems necessary.

The Uniform Standards of Professional Appraisal Practice requires geographic competency and well as technical competency. Over a period of more than 30 years we have attained the knowledge necessary to provide competent services for this project. Our work has encompassed all types of property and we have worked in almost every community in Hidalgo County. Our clients have included entities of the State and Federal Government, Hidalgo, Cameron and Starr County and many of the cities in the Rio Grande Valley. We have experience working with local irrigation districts, public utilities and private companies involved in right of way acquisition.

Our success in working with governmental entities results from our knowledge of the area and from completing assignments on schedule. We are ready to begin work immediately after negotiating a contract for services.

UNDERSTANDING OF THE PROJECT – POTENTIAL PROBLEMS AND CONCERNS:

Appraisal services for Hidalgo County RMA may include the valuation of whole properties and partial acquisitions. We are thoroughly familiar with the requirements of both types of assignments.

An appraisal of a whole property will include an entire economic unit of land, together with improvements to the land. Appropriate valuation methods may include a sales comparison approach for the land and a cost approach, sales comparison approach and income approach to value the property "as improved". The minimum requirements would be to value the property in conformance with the Uniform Standards of Professional Appraisal Practice. If any Federal funding would be included for acquisition or construction purposes it would also be necessary to comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (the Uniform Act).

A partial acquisition occurs when only a portion of a property is acquired for public use. This could include a strip of land from a larger property or an acquisition of an easement. A partial acquisition results when only a portion of a larger property is being acquired. A partial acquisition may result when the property is acquired for drainage, roads, pipelines, or other purposes. When this happens, it is necessary to consider the appropriate acquisition guidelines. For Hidalgo County RMA, right of way would be acquired utilizing the requirements for the State of Texas and in conformance with the Uniform Standards of Professional Appraisal Practice. Again, if any Federal funds are utilized for acquisition or construction, the appraisals would be prepared in conformance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (the Uniform Act).

For a partial acquisition, the State of Texas requires the appraiser to consider the value of the whole property before the acquisition, the value of the part to be acquired, and the value of the remainder property both before and after the acquisition. The part to be acquired can be appraised as a separate economic unit or as a part of the larger property. The appropriate method depends on the highest and best use of the part to be acquired and if damages will result to the remainder property. Total compensation includes compensation for the part to be acquired plus damages to the remainder (if any). If the acquisition results in an enhancement (increased value to the reminder after the taking), the enhancement can only be used to offset damages.

When appraising property for right of way purposes, we will contact the property owners by certified mail, by regular mail, email or by telephone. We will offer the owner the opportunity to accompany us when we inspect the property and request permission to visit the property. The results of our investigation and analysis will be communicated to the client in a narrative appraisal report. The report will be an "Appraisal Report" as defined by the Uniform Standards of Professional Appraisal Practice. We are available to meet with the property owners or the client at any time in the course of the project. If corrections or changes are necessary for an appraisal report, we will complete revisions and changes within 2 days. If condemnation is necessary, we will be available for pre condemnation conferences, mediation, special commissioner's hearings or trial. We are familiar with the aspects of real estate appraisal for right of way purposes.

Closing

Thank you for considering Professional Appraisal Service, Inc. for appraisal services for the Hidalgo County Regional Mobility Authority.

I believe that we can provide quality and timely valuation services for your project and hope that we will be selected as one of the firms to provide those services.

Please let me know if I can provide any additional information, I look forward to hearing from you in the near future.

Sincerely,

John H. Malcom, Jr., President
Professional Appraisal Services, Inc.

Addenda

QUALIFICATIONS - JOHN H. MALCOM JR, MAI, AI-GRS, SR/WA, CCIM

EDUCATION
College
University of Texas at Austin, B.B.A. Degree Finance
Southwest Texas State University

American Institute of Real Estate Appraisers / Appraisal Institute
Exam 1A1- Real Estate Appraisal Principles - July 23, 1982
Exam 1A2- Basic Valuation Procedures - January 28, 1983
Exam I410- Standards of Professional Practice, Part A - March 20, 1997
Exam I420- Standards of Professional Practice, Part B - March 22, 1997
Exam 430 - Standards of Professional Practice, Part C - September 17, 2002
Exam 1B-A Capitalization Theory and Techniques Part A - June 08, 1985
Exam 1B-B Capitalization Theory and Techniques Part B - June 15, 1985
Exam 3 - Rural Valuation - March 17, 1986
Exam 2-1 Case Studies - September 26, 1987
Exam 2-2 Report Writing Valuation & Analysis - October 3, 1987
Comprehensive Examination - Passed February 13, 1989

Commercial Investment Real Estate Institute
Exam CI 101 - Fundamentals Real Estate Investment & Taxation - October 4, 1991
Exam CI 201 - Market Analysis for Commercial Real Estate - June 12, 1992
Exam CI 301 - Decision Analysis for Commercial Real Estate - August 7, 1992
Exam CI 402 - Essentials of Marketing Commercial Property & Services - 9/23/1995
Comprehensive Examination - Passed January 28, 1993

International Right of Way Association
Course 100 - Principles of Land Acquisition - 1998
Course 103 - Ethics and the Right of Way Profession - 2000
Course 214 - Skills of Expert Testimony - 2000
Course 401 - Appraisal of Partial Acquisitions - 1999
Course 800 - Principles of Real Estate Law - 2001
Course 803 - Eminent Domain Law Basics / Right of Way Professionals - 2014
Course 900 - Principles of Real Estate Engineering - 2000
Course 215 - Pipeline Right of Way Agents Development Program - Section - Completed October 18, 2001

PROFESSIONAL AFFILIATIONS
Member National Association of Realtors
Member Texas Association of Realtors
Member Greater McAllen Association of Realtors
Licensed Real Estate Broker State of Texas, #305134
Member Appraisal Institute, MAI Certificate #8467, AI-GRS awarded 6/29/2016
Texas General Real Estate Appraiser, Certificate #TX-1320239-G
Commercial Investment Real Estate Institute, CCIM Certificate #4906
Senior Member, International Right of Way Association, SR/WA - Registration #4785

PROFESSIONAL EXPERIENCE: 1981 to Present - Real estate appraiser Professional Appraisal Service, Inc., Rio Grande Valley and South Texas. Experience includes appraisals of single and multi-family residential units, residential & office condominiums, office buildings, retail centers, motels, country clubs and golf courses, marinas, mobile home and recreational vehicle parks, warehouses, packing sheds, unimproved land, farms, ranches, grain elevators, residential, commercial, and industrial subdivisions, right-of-way appraisals, appraisals of partial interests. Qualified as expert witness for court testimony. Primary practice area is in right of way appraisal and appraisal review.

1977 - 1981 Account executive with New York Stock Exchange member of Rotan Mosle in McAllen, Texas. Responsible for investment analysis and portfolio management for individual clients.

CONTINUING EDUCATION - SEMINARS
2011 Real Estate Appraisal Operations - Online
2011 Data Verification Methods - Online
2011 Cool Tools: New Technology for Real Estate Appraisers - Online
2013 Comparative Analysis – 7 hours online
2013 Subdivision Valuation – 7 hours online
2013 Forecasting Revenue – 7 hours online
2013 Introduction to Green Buildings: Concepts and Principles
2013 Residential and Commercial Valuation of Solar
2013 Business Practices & Ethics
2015 Review Theory General – 10/26/15 – 10/30/15
2017 Supervisory Appraiser/Trainee Appraiser Course 6/16/2017
2018-2019 National USPAP Update Course – 7 hours – 4/27/2018
2018 Online Business Practices and Ethics 11/12/2018

John Malcom is the only State Certified General Appraiser in the Rio Grande Valley that has earned the MAI designation and the SR/WA designation. The MAI designation is the highest designation awarded by the Appraisal Institute and is the most prestigious appraisal designation in the United States. The SR/WA is the senior designation awarded by the International Right of Way Association and recognizes training, education and experience in the field of right of way.

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: TX 1320239 G

Issued: 03/08/2017 Expires: 03/31/2019

Appraiser: JOHN HOLT MALCOM JR

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

Douglas E. Oldmixon
Commissioner

QUALIFICATIONS – BRANDON J. TERRY, SR/WA

EDUCATION

College

University of Texas Pan American - Finance
University of Texas Pan American - Economics
South Texas College; A.A.S. - Business Management

Appraisal Institute

Exam 100GR - Basic Appraisal Principles - May 20, 2006
Exam 101GR - Basic Appraisal Procedures - March 02, 2007
Exam 202R - Residential Sales and Income Approach - February 26, 2010
Exam 300G - Real Estate Finance and Statistics - April 13, 2008
Exam 400G - Market Analysis and Highest and Best Use - October 24, 2009
Exam 401G - General Appraiser Sales Comparison - April 30, 2009
Exam 402G - General Appraiser Cost and Site Valuation - March 8, 2008
Exam 403G - General Appraiser Income (Part I) - May 10, 2008
Exam 404G - General Appraiser Income (Part II) - September 11, 2009
Exam 405G - General Appraiser Report Writing - November 16, 2009
Exam 501GP - Advanced Income Capitalization - May 13, 2011
Exam 520GP - Advanced Concept and Case Studies - November 19, 2011
Exam 525GP - Advanced Market Analysis & Case Studies – February 13, 2012
Exam - 15 hr. USPAP - March 22, 2012
Business Practices and Ethics - September 19, 2010
Exam - MAI Comprehensive Exam - July 27, 2012

International Right of Way Association

Course 100 - Principles of Land Acquisition - March 3, 2014
Course 103 - Ethics and the Right of Way Profession - June 29, 2011
Course 200 - Principles of Real Estate Negotiation - September 23, 2010
Course 203 - Alternative Dispute Resolution - March 3, 2014
Course 205 - Bargaining Negotiations - October 13, 2010
Course 400 - Principles of Real Estate Appraisal - June 1, 2013
Course 403 - Easement Valuation - September 21, 2010
Course 700 - Introduction to Property Management - June 24, 2011
Course 800 – Principles of Real Estate Law – April 2, 2014
Course 802 - Legal Aspects of Easements - September 25, 2010

PROFESSIONAL AFFILIATIONS

Appraisal Institute – MAI Candidate for Designation
Texas General Real Estate Appraiser, Certificate #TX-1338768-G
Senior Member - International Right of Way Association - SR/WA Certificate #6470
CCIM Institute - Member
National Association of Realtors - Member
Texas Association of Realtors - Member
Greater McAllen Association of Realtors - Member
Laredo Association of Realtors - Member

PROFESSIONAL EXPERIENCE: 2005 to Present - Real estate appraiser servicing the Rio Grande Valley and South Texas. Experience includes appraisals of single and multi-family residential units, office condominiums, office buildings, retail centers, country clubs and golf courses, marinas, mobile home and recreational vehicle parks, warehouses, packing sheds, unimproved land, farms, ranches, residential-commercial-industrial subdivisions, and right-of-way appraisals.

1997 to 2002 - United States Air Force; Crew chief responsible for the maintenance, repair, and munitions on an A-10 attack aircraft

CONTINUING EDUCATION - SEMINARS

Subdivision Analysis: Guide to Valuing Improved Subdivisions – April, 2014
Comparative Analysis – April, 2014
Forecasting Revenue – April, 2014
Commercial Appraisal Review – May 2016
Discounted Cash Flow Model: Concepts and Issues – May, 2016
2018-2019 USPAP

CERTIFICATE OF INSURANCE – HCRMA

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/31/2018

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 have ADDITIONAL INSURED provisions or 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 LIA ADMINISTRATORS & INSURANCE SERVICES 1600 ANACAPA ST SANTA BARBARA, CA 93101	CONTACT NAME: NATALIE SHORT PHONE (A/C, No, Ext): 805-963-6624 FAX (A/C, No): 805-962-0652 E-MAIL ADDRESS: NATALIE@LIABILITY.COM
INSURED PROFESSIONAL APPRAISAL SERVICES, INC./JOHN H. MALCOM, JR. P.O. BOX 3722 MCALLEN, TX 78502 114651	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: ASPEN AMERICAN INSURANCE COMPANY — 43460 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE $ DAMAGE TO RENTED PREMISES (Ea occurrence) $ MED EXP (Any one person) $ PERSONAL & ADV INJURY $ GENERAL AGGREGATE $ PRODUCTS - COMP/OP AGG $
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) $ BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE $ AGGREGATE $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT $ E.L. DISEASE - EA EMPLOYEE $ E.L. DISEASE - POLICY LIMIT $
A	PROFESSIONAL LIABILITY			AAI007469-04	12/03/2018	12/03/2019	$1,000,000 EACH CLAIM $1,000,000 AGGREGATE

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

REAL ESTATE APPRAISERS PROFESSIONAL LIABILITY INSURANCE

CERTIFICATE HOLDER

HIDALGO COUNTY RMA
118 S. CAGE BLVD., 4TH FLOOR
PHARR, TX 78577

CANCELLATION

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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HIDALGO COUTY REGIONAL MOBILITY AUTHORITY
REQUEST FOR STATEMENT OF QUALIFICATIONS
FOR APPRAISAL SERVICES – 2019-01

"APPRAISAL SERVICE – HCRMA – 2019-01"

ACCEPTANCE DATE: FEBRUARY 11, 2019
ACCEPTANCE TIME: 4:00 PM

SUBMITTED TO:

Hidalgo County Regional Mobility Authority
203 West Newcombe Avenue, Pharr, Texas 78577

GARZA
& ASSOCIATES

February 11, 2019

Hidalgo County Regional Mobility Authority
Eric Davila, PE, PMP, CFM Chief Development Engineer
203 West Newcombe Avenue, Pharr, Texas 78577

SUBJECT: "APPRAISAL SERVICES – HCRMA – 2019-01

LETTER OF TRANSMITTAL

Mr. Davila,

The offices of Leonel Garza Jr. & Associates LLC would like to present this SOQ Bid package for your consideration as requested under Request for Statement of Qualifications for Appraisal Services – 2019-01. If there are any questions, please contact our office at (956) 687-7295. We thank you for your consideration.

Sincerely:

Leonel Garza III
President / Senior Appraiser
Leonel Garza Jr. & Associates LLC

February 11, 2019

Leonel Garza Jr. & Associates LLC

Right of Way Appraisal Services

1419 W. Dove Avenue, McAllen, Texas 78504
Phone: (956) 687-7295 Fax: (956) 687-9236
Email: leonel3@garza-associates.com

COMPANY PROFILE

Leonel Garza Jr. & Associates, LLC located at 1419 Dove Avenue, Suite 1, McAllen, Texas provides a variety of real estate consulting services with primary focus on real estate appraisals and appraisal litigation support. The company specializes in General Commercial Real Estate Appraisals, Estate Valuations, Right of Way Appraisals, and Condemnation Hearing support. In addition to the appraisal services, the company provides Real Property Tax Consulting Services. The purpose of this Division is to support property tax owners in the verification of property tax assessment as promulgated by the Texas Property Tax Code.

RIGHT OF WAY DIVISION

The Right-of-Way (ROW) Division of the firm conducts Real Estate Appraisals for various local and government agencies throughout Texas. These reports conform to the Texas Department of Transportation A-5, A-5s & A-6 Formats, which are also utilized for LPA's (Local Participating Agencies). These reports also comply with the Texas Department of Transportation Appraisal & Review Manual and recently passed Senate Bill 18 and current case law.

Leonel Garza III, a General Certified Appraiser and President of Leonel Garza Jr. & Associates LLC has undergone extensive training in this field of work since 1998, with specialization in acquisitions concerning diminution of market value and property bi-sections. ROW experience extends to various types of acquisitions including, but not limited to, expansion of existing roadways, development of new roadways, utility easements, drainage or irrigation easements, conservation easements, damage assessment, cost to cure, relocation assistant research, budget analysis, condemnation hearing and trial support.

Leonel Garza III has undergone extensive training in the field of right of way specializing in acquisitions concerning diminution of market value and/or property bi-sections for 20 years. ROW experience extends to various types of acquisitions including, but not limited to, expansion of existing roadways, development of new roadways, utility easements, transmission line easements, drainage or irrigation easements, damage assessment, transmission lines, pipelines, cost to cure analysis, relocation assistant research, budget analysis, condemnation hearing and trial support. Clients include the Texas Department of Transportation (TxDOT), Texas Attorney General Office Real Estate Division, Hidalgo County Regional Mobility Authority (HCRMA), American Electric & Power (AEP), Electric Transmission of Texas, Hidalgo County Precinct No. 2, Hidalgo County Precinct No. 3, Hidalgo County Precinct No. 4 and United Irrigation District, City of Edinburg, City of Mission, and other municipalities within the Lower Rio Grande Valley.

SOQ Requirement No. 1, 2 & 3:

Bidding Firm Contact Information

Firm Name:	Leonel Garza Jr. & Associates LLC
Address:	1419 Dove Avenue, Suite #1, McAllen, Texas 78504
Principal & Contact Person:	Leonel Garza III, President & Senior Appraiser
Company Established:	2000 (Previously known as Leonel Garza Jr. & Associates)
In Business:	Since 1998 (20 years)
Phone Number:	(956) 687-7295
Fax Number:	(956) 687-9236
Email Address:	leonel3@garza-associates.com

This is the sole office of Leonel Garza Jr. & Associates LLC and all work to be performed as per SOQ shall be performed at this location.

SOQ Requirement No. 4:

The following are a list of the full time employees and staff of Leonel Garza Jr. & Associates LLC. Leonel Garza Jr. & Associates does not subcontract labor.

Leonel Garza III
President, Senior Appraiser, Project Manager
Certified General Real Estate Appraiser
TX-1328375-G

Thomas M. Davis
Associate Appraiser / Project Manager
Certified General Real Estate Appraiser
TX-1336454-G

Miguel Martinez
Appraiser Trainee
**Mr. Martinez is currently taking courses to complete the State requirements for an appraiser trainee.*

Alma Oyervides
Personal Assistant / Co-Project Manager

Monica Valdez-Garza
Accounting / Property Manager

Gloria Casas
Public Information Research Assistant

Elvira Vazquez
Mapping and Sales Research Assistant

EDUCATION & LICENSURE
LEONEL GARZA III

Texas A&M University, College Station, Texas
Graduate, 1995 - Bachelor of Science

State Certified General Real Estate Appraiser
TX - 1328375-G
Licensed Since December 31, 1998
Expires: December 31, 2020

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser
Number#: TX 1328375 G
Issued: 12/27/2018 Expires: 12/31/2020
Appraiser: LEONEL GARZA III
Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.
Douglas E. Oldmixon
Commissioner

Certifications
- National Association of Appraisers since 2014
- Disadvantaged Business Enterprise Program – DBE Certified (2008 to Present)
- National Association of Master Appraisers since (2006 – Present)
- Texas Historically Underutilized Business - HUB Certified (Active 2018 – 2022)

PUBLIC SERVICE & PROFESSIONAL AFFILIATIONS

Appraisal Institute
Associate Member

The Appraisal Institute is a global professional association of real estate appraisers, with nearly 20,000 professionals in almost 60 countries throughout the world. Its mission is to advance professionalism and ethics, global standards, methodologies, and practices through the professional development of property economics worldwide. (www.appraisalinstitute.org).

National Association of Master Appraisers
Designated as a Master Senior Appraiser by the National Association of Master Appraisers. This designation is obtained through educational requirements and experience. (www.naappraisers.org)

International Right of Way Association (IRWA)
Associate Member 7899430

The International Right of Way Association is a professional member organization comprised of global infrastructure real estate practitioners. IRWA has served professionals who acquire, manage and transfer the land rights needed for building and maintaining energy and transportation infrastructure. Recognized for their high ethical standards, commitment to integrity and professional excellence, IRWA's nearly 10,000 members hail from over 15 countries around the world. They are united by their profession and their commitment to pursuing training and professional development through courses, chapter meetings, seminars and the annual education conference. (www.IRWA.com)

Hidalgo County Subdivision Advisory Board
Chairman of the Board

This County board on subdivision reviews primary goal is to ensure that proper standards, set by Texas Water Development Board and the Texas Subdivision Model Rules and/or opinions from the Texas State Attorney General's Office, are conducted in the development of proposed subdivision within the County of Hidalgo and/or Extraterritorial Jurisdiction of municipalities throughout the County of Hidalgo. The board's secondary function is to review applications for variances against the Flood Plain Administrators decisions of the base flood elevations throughout the County of Hidalgo. Appointed to the board since May 1999.

Hidalgo County Building Line of Adjustments
Chairman of the Board

This county board reviews applications of variances to general set-back regulations set forth by the County of Hidalgo. This review includes the review of existing and/or proposed encroachments into set-backs, easements, road right-of-way set-back, subdivision plat requirements and/or requirements set forth by adjoining municipalities of which the subject is within the extraterritorial jurisdiction. Appointed to the board since January 2005.

McAllen Planning and Zoning Board
Former Member & Chairman

This board is charged with submitting reports, plans, and recommendations to the City Commission for the orderly growth, development, and welfare of the City. They review and make recommendations on zoning change requests, conditional use permits for longer than one year, and variances to Subdivision Ordinance requirements for development. Member of board from February 8, 2010 to January 28, 2016.

McAllen Traffic Commission Board
Former Member & Vice Chairman

Makes recommendations to the City Commission to reduce and eliminate traffic congestion and flow throughout the City. Member of board from April 14, 2008 to June 24, 2014.

McAllen Zoning Board of Adjustments and Appeals
Former Member & Chairman

This city board has the duty to hear and decide appeals where it is alleged there is error in any requirement, or determination made administratively in the enforcement of the Zoning Ordinance. The Board hears appeals that grant variances to setback requirements and special exceptions to reconstruction of nonconforming buildings. Member of board from February 2002 to February 2008.

McAllen Ambulance Advisory Committee
Former Member & Vice Chairman

Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

McAllen Building Board of Adjustments and Appeals
Former Member

The BBOA reviews the decision of City Staff for the demolition of properties deemed unsafe through the City for a variety of reasons. The board review all facts and concerns and make the decision to secure or proceed with demolition based upon the safety of the neighboring property owners and occupants. The greatest concern for the commission is the safety of the surrounding neighborhood occupants. Board member from January 28, 2002 to December 31, 2003.

RIGHT OF WAY APPRAISAL WORK EXPERIENCE

Appraisal services have been performed throughout South Texas for various condemning authorities and private property owners. Below is a list of areas of which appraisals have been performed and a sampling of the condemning authorities of which have hired Garza & Associates to perform right of way appraisals including the Hidalgo County Regional Mobility Authority.

Right of Way Appraisals Performed in the Following Areas					
Abram-Perezville	*Elsa*	*Hidalgo*	*Los Fresnos*	*Penitas*	*San Juan*
Alamo	*Encino*	*La Blanca*	*Los Indios*	*Pharr*	*San Ygnacio*
Alto Bonito	*Escobares*	*La Homa*	*McAllen*	*Port of Brownsville*	*South Padre Island*
Alton	*Falcon*	*La Joya*	*McCook*	*Premont*	*Sharyland*
Brownsville	*Falfurrias*	*La Sara*	*Mercedes*	*Progresso*	*Sullivan City*
Citrus City	*Garceno*	*La Villa*	*Mercedes*	*Raymondville*	*Zapata*
Corpus Christi	*Garciasville*	*Laguna Seca*	*Mission*	*Rio Grande City*	
Donna	*Granjeno*	*Laredo*	*Monte Alto*	*Roma*	
Eagle Pass	*Hargill*	*Linn/San Manuel*	*Olmito*	*Roma*	
Edcouch	*Harlingen*	*Lopeno*	*Palmhurst*	*Salineno*	
Edinburg	*Havana*	*Los Ebanos*	*Palmview*	*San Carlos*	

Counties	County Agencies
Hidalgo County	*Hidalgo County Precinct No. 1*
Cameron County	*Hidalgo County Precinct No. 2*
Starr County	*Hidalgo County Precinct No. 3*
Brooks County	*Hidalgo County Precinct No. 4*
Webb County	*Hidalgo County Right of Way Department*
Willacy County	*Hidalgo County Drainage District No. 1*
	Hidalgo County Purchasing Department
	Hidalgo County Urban County Program
	Hidalgo County Regional Mobility Authority (HCRMA)

Municipalities			State Agencies
Alamo	*Falfurrias*	*Pharr*	*Texas Department of Transportation (TxDOT) - ROW Division*
Brownsville	*Hidalgo*	*Rio Grande City*	*Texas Attorney General Office*
Donna	*Laredo*	*Roma*	*Texas Parks & Wildlife*
Eagle Pass	*McAllen*	*San Juan*	*Texas Department of Transportation -*
Edcouch	*Mercedes*	*South Padre Island*	*Aviation Division*
Edinburg	*Mission*	*Weslaco*	

Other Condemning Authorities	Federal Agencies
American Electric Power (AEP / ETT)	*US Marshal Service*
North Alamo Water Supply	
Sharyland Water Supply	

EDUCATION & LICENSURE
THOMAS M. DAVIS

Angelo State University, San Angelo, Texas.
Graduate December 2002: Bachelor of Business Administration, Finance Major with Real Estate Option.

State Certified General Real Estate Appraiser
TX – 1336454-G
Licensed Since December 2, 2002
Expires: October 31, 2020 (Active)

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number#: TX 1336454 G
Issued: 11/01/2018 Expires: 10/31/2020
Appraiser: THOMAS MICHAEL DAVIS

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser

Douglas E. Oldmixon
Commissioner

APPRAISAL WORK EXPERIENCE

Local, State & Federal Government Institutions

Texas Department of Transportation (TxDOT), Texas Attorney General's Office, US Marshal Service, *Cities of McAllen, Edinburg, Pharr, San Juan, Alamo, Mercedes, Brownsville, Edcouch, Rio Grande City, Roma, Laredo, Eagle Pass, Falfurrias, Mission, Hidalgo, Donna and Weslaco).* Various Cities throughout Hidalgo, Cameron, Starr, Brooks and Webb County. Other agency's include various right-of-way divisions throughout the Rio Grande Valley and several northern areas including the City of Laredo, City of Falfurrias and several road projects in the City of Corpus Christi, Texas.

Right of Way Experience

The Right-of-Way Division of the firm conducts Real Estate Appraisals for various local and government agencies throughout South Texas. These reports conform to the Texas Department of Transportation A-5 & A-6 Formats of which also utilized for LPA's (Local Participating Agencies). Thomas M. Davis has undergone extensive training in this field of work over the past 16 years of which specialize in acquisitions concerning diminution of market value and or property bi-sections. ROW experience extends to various types of acquisitions including, but not limited to, expansion of existing roadways, development of new roadways, utility easements, transmission line easements, drainage or irrigation easements, damage assessment, cost to cure, relocation assistant research, budget analysis, condemnation hearing and trial support. This division has produced well over 1,000 reports over the years with the single largest project being approximately 150 parcel project covering two counties. Counties of which right of way work has been performed include, Brooks, Cameron, Hays, Hidalgo, Nueces, Starr, Webb and Willacy County.

Public Service and Professional Affiliations

Delta Sigma Pi – Professional Business Fraternity

Associate Member of the Appraisal Institute (Not MAI Designated)

Associate Member of the International Right of Way Association (IRWA) (Member # 7898377)

Most Recent Courses

Appraisal Institute – General Appraiser Site Valuations & Cost Approach (September 2018)

International Right of Way Association – Easement Valuation (October 6, 2016)

International Right of Way Association – Reviewing Appraisals in Eminent Domain (October 7, 2016)

SOQ Requirement No. 5:

List at least three related TxDOT projects with dates, number of parcels appraised, final appraisal cost and names, addresses and phone numbers of representatives of these TxDOT projects who can be contacted as references.

These are the most recent completed projects for TxDOT. This office is currently working with TxDOT on multiple projects Valley-Wide. Contact Person for TxDOT is Ramon Jimenez (956) 702-6287.

PROJECT No. 1 - TxDOT FM 494 RCSJ 0864-01-072 (Shary Road: Limits Mile 3 to Mile 5)

PROJECT No. 2 - TxDOT SH-907 (Alamo Road: Limits Interstate 2 to Nolana Loop)

PROJECT No. 3 - TxDOT FM 2220 Project (Ware Road: Limits – Mile 3 to Mile 5)

February 11, 2019

PROJECT No. 1 : TxDOT FM 494 RCSJ 0864-01-072 (Shary Road: Limits Mile 3 to Mile 5)

Texas Department of Transportation

600 W. IH2 PHARR TEXAS 78577-1717 (956)702-6100

Ramon Jimenez
S/ROW Project Delivery Supervisor
600 W. IH-2
Pharr, Texas 78577
956-702-6287
Ramon.Jimenez@txdot.gov

October 05, 2018

In reference to Mr. Leonel Garza III:

- Mr. Garza performed initial appraisal services, eminent domain appraisals as well as court preparation and testimony in the past two year from November 2017 through September 2018.
- The above referenced services were conducted on the FM 494 Project (RCSJ 0864-01-072) in the Pharr District from November, 2017 through September, 2018.
- The appraisal services were provided in a professional manner and deliver in a timely basis.
- All appraisal services were done utilizing Federal, State and USPAP standards. All appraisal services were deemed acceptable.

Mr. Garza conducted himself professionally and was courteous with the property owners he met with. He was readily available to meet on any issues concerning his services with the District, Property Owners and the Attorney General's Office. He produced a product that was considered thorough and assisted the State in acquiring right of way through the State's negotiation process.

Sincerely,

Ramon Jimenez, Jr.

S/ROW Project Delivery Supervisor

OUR VALUES: *People • Accountability • Trust • Honesty*
OUR MISSION: *Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.*

An Equal Opportunity Employer

The work dates provided include, condemnation and or trial work for this project. Appraisal reports were delivered on-time with a less than 5% condemnation rate.

Total Project Appraisal Cost: $ 185,600
Average Appraisal Cost: $ 4,125

February 11, 2019

PROJECT No. 3: TxDOT SH-907 (Alamo Road: Limits Interstate 2 to Nolana Loop)

Texas Department of Transportation

600 W. IH2 PHARR TEXAS 78577-1717 (956)702-6100

Ramon Jimenez
S/ROW Project Delivery Supervisor
600 W. IH-2
Pharr, Texas 78577
956-702-6287
Ramon.Jimenez@txdot.gov

October 05, 2018

In reference to Mr. Leonel Garza III:

- Mr. Garza performed initial appraisal services, eminent domain appraisals as well as court preparation and testimony in the past two years from January 2017 through May 2018.
- The above referenced services were conducted on the FM 907 Project (RCSJ 1586-01-072) in the Pharr District from January 2017 through May, 2018.
- The appraisal services were provided in a professional manner and deliver in a timely basis.
- All appraisal services were done utilizing Federal, State and USPAP standards. All appraisal services were deemed acceptable.

Mr. Garza conducted himself professionally and was courteous with the property owners he met with. He was readily available to meet on any issues concerning his services with the District, Property Owners and the Attorney General's Office. He produced a product that was considered thorough and assisted the State in acquiring right of way through the State's negotiation process.

Sincerely,

Ramon Jimenez, Jr.
S/ROW Project Delivery Supervisor

OUR VALUES: *People • Accountability • Trust • Honesty*
OUR MISSION: *Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.*

An Equal Opportunity Employer

The work dates provided include, condemnation and or trial work for this project. Appraisal reports were delivered on-time with a 0% condemnation rate on this project.

Total Project Appraisal Cost: $ 96,000
Average Appraisal Cost: $ 4,000

February 11, 2019

PROJECT No. 3: TxDOT FM 2220 Project (Ware Road: Limits – Mile 3 to Mile 5)

Texas Department of Transportation

600 W. IH2 PHARR TEXAS 78577-1717 (956)702-6100

Ramon Jimenez
S/ROW Project Delivery Supervisor
600 W. IH-2
Pharr, Texas 78577
956-702-6287
Ramon.Jimenez@txdot.gov

October 05, 2018

In reference to Mr. Leonel Garza III:

- Mr. Garza performed initial appraisal services, eminent domain appraisals as well as court preparation and testimony in the past year from January, 2017 through June, 2018.
- The above referenced services were conducted on the FM 2220 Project (RCSJ 2094-01-044) in the Pharr District from January, 2017 through June, 2018.
- The appraisal services were provided in a professional manner and deliver in a timely basis.
- All appraisal services were done utilizing Federal, State and USPAP standards. All appraisal services were deemed acceptable.

Mr. Garza conducted himself professionally and was courteous with the property owners he met with. He was readily available to meet on any issues concerning his services with the District, Property Owners and the Attorney General's Office. He produced a product that was considered thorough and assisted the State in acquiring right of way through the State's negotiation process.

Sincerely,

Ramon Jimenez, Jr.

S/ROW Project Delivery Supervisor

OUR VALUES: *People • Accountability • Trust • Honesty*
OUR MISSION: *Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.*

An Equal Opportunity Employer

The work dates provided include, condemnation and or trial work for this project. Appraisal reports were delivered on-time with a 0% condemnation rate on this project.

Total Project Appraisal Cost:	$ 138,750
Average Appraisal Cost:	$ 3,750

SOQ Requirement No. 6:

The office of Leonel Garza Jr. & Associates LLC is actively working on multiple right of way projects in South Texas for several condemning authorities including but not limited to the Texas Department of Transportation and Hidalgo County. A standard workload for this office is an approximate average of 50 to 80 appraisal reports per month. We are currently working on a multiple right-of-way project's which below is a sampling of the active / on-going projects which shall be completed in 60 days.

Texas Department of Transportation Project (Active/On-Going)		
SH-195, Starr County	70 Parcels	50% Complete
US Highway 83, Starr / Zapata County	35 Parcels	90% Complete
US Highway 281, Hidalgo County	30 Parcels	10% Complete
Hidalgo County /		
FM 494 Shary Road Phase II	54 Parcels	95% Complete
Taylor Road	114 Parcels	85% Completed
Veterans Road	84 Parcels	60% Completed
Hidalgo County Drainage District 1		
Raymondville Drain Project	20 Parcels	99% Complete
HCRMA 365 Outfalls	21	50% Complete*

**On-Going Project to Be Completed by March 1, 2019*

TxDOT has requested this firm and contracted acquisition provider to expedite by both the appraisal and the negotiations of said parcels due to the clients time constraints for future construction. This office is on schedule to comply with the assignments. In addition, this firm has been subcontracted by sub-provider of the County of Hidalgo to perform multiple right of way appraisals for several road expansion projects and the Hidalgo County Drainage District 1. This office specializes in these types of projects of which this project includes the coordination with (3) different acquisition providers selected by TxDOT and or the County of Hidalgo. Currently right-of-way appraisal work consists of approximately 90% of our office current appraisal assignments.

SOQ Requirement No. 7:

Leonel Garza Jr. & Associates LLC does not hire sub-contractors, sub-consultants for this type of work scope.

SOQ Requirement No. 8:

The following DBE and HUB Certification are for Leonel Garza Jr. & Associates LLC. Both are active.

Texas Department of Transportation

Texas Unified Certification Program – TUCP

Disadvantaged Business Enterprise Program

This certifies that the following listed firm is certified as a **DBE** in accordance with Federal Regulations 49 CFR, Part 26

LEONEL GARZA, JR. & ASSOCIATES, LLC.

Issuance Date: February 12, 2008

This Certificate is subject to suspension or revocation, and DBE information is verified annually upon the issuance month.

Efrem Casarez

Efrem Casarez, Program Manager
Business Opportunity Programs

HISTORICALLY UNDERUTILIZED BUSINESS (HUB) CERTIFICATION & COMPLIANCE

Texas Historically Underutilized Business (HUB) Certificate

HUB
Statewide Historically Underutilized Business Program

Certificate/VID Number:	1742948770900
File/Vendor Number:	014984
Approval Date:	03-JAN-2018
Scheduled Expiration Date:	03-JAN-2022

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

LEONEL GARZA, JR. & ASSOCIATES, LLC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 05-JAN-2018, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Laura Cagle-Hinojosa, Statewide HUB Program Manager
Statewide Support Services Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

Rev. 06/16

SOQ Requirement No. 9:

Leonel Garza Jr. & Associates LLC does not have any pending nor has been involved with litigation against the firm, agents, appraisers, and or employees with respect to any work performed. It must be noted for clarity of this question within the SOQ for Appraisal Services – 2019-01 that Leonel Garza III is actively involved in multiple litigation cases in which appraisal services requested are involved in litigation / eminent domain hearings and appeals and or trials involving these reports / valuations performed for the purposes of acquisition only. Leonel Garza III has recently testified as an expert witness in a trial involving a power transmission company in Cameron County, Texas in which an appraisal report was used in the proceedings.

SOQ Requirement No. 10:

Amount of professional liability insurance coverage carried by firm

Form 1560-CS
Professional Provider Insurance
(Rev. 03/13)
Page 2 of 2
(Previously Known As Form 1560-CSS)

Texas Department of Transportation (TxDOT)
CERTIFICATE OF INSURANCE

This certificate of insurance is provided for informational purposes only. This certificate does not confer any rights or obligations other than the rights and obligations conveyed by the policies referenced on this certificate. The terms of the referenced policies control over the terms of this certificate.

Prior to the beginning of work, the Contractor shall obtain the minimum insurance and endorsements specified. Only the TxDOT certificate of insurance form is acceptable as proof of insurance for department contracts. Agents should complete the form providing all requested information then either fax or mail this form directly to the address listed on page one of this form. Copies of endorsements listed below are not required as attachments to this certificate.

Insured: Leonel Garza Jr. & Associates, LLC

Street/Mailing Address: 1419 Dove Ave Suite 1

City: McAllen State: Texas Zip Code: 78504

Phone Number: 956-687-7295 Vendor ID Number (11 digits): 17429487709

Contractor/Client (if applicable): Leonel Garza III

Street/Mailing Address: 1419 Dove Ave Suite 1

City: McAllen State: Texas Zip Code: 78504

Phone Number: 956-607-7992 Vendor ID Number (11 digits):

Workers' Compensation Insurance Coverage:
Endorsed with a Waiver of Subrogation in favor of TxDOT.

Carrier Name: Hartford Ins. Co of the Midwest			Carrier Phone Number: 800-447-7849		
Address: 3600 Wiseman Blvd.			City: San Antonio	State: TX	Zip: 78251
Type of Insurance	Policy Number	Effective Date	Expiration Date	Limits of Liability	
Workers' Compensation	65WBCAR0138	05/18/2016	05/18/2017	Not Less Than: Statutory - Texas	

Commercial General Liability Insurance:

Carrier Name: American Hallmark Insurance Company of Texas			Carrier Phone Number: 877-832-6642		
Address: 777 Main Street, Suite 1000			City: Fort Worth	State: TX	Zip: 76102
Type of Insurance	Policy Number	Effective Date	Expiration Date	Limits of Liability	
Commercial General Liability Insurance Bodily Injury Property Damage OR Commercial General Liability Insurance	44-CL-132457-01	05/18/2017	05/18/2018	Not Less Than: $500,000 each occurrence $100,000 each occurrence $100,000 for aggregate OR $600,000 combined single limit	

Automobile Liability Insurance:

Carrier Name: American Hallmark Insurance Company of Texas			Carrier Phone Number: 877-832-6642		
Address: 777 Main Street, Suite 1000			City: Fort Worth	State: TX	Zip: 76102
Type of Insurance	Policy Number	Effective Date	Expiration Date	Limits of Liability	
Business Automobile Policy Bodily Injury Property Damage	44-CL-132457-01	05/18/2017	05/18/2018	Not Less Than: $250,000 each person $500,000 each occurrence $100,000 each occurrence	

Authorized Agent name, address and zip code:

Shepard Insurance Agency P.O. Box 4288 McAllen, Texas 78502

THIS IS TO CERTIFY to the Texas Department of Transportation acting on behalf of the State of Texas that the insurance policies named are in full force and effect. *If this form is sent by facsimile machine (fax), the sender adopts the document received by TxDOT as a duplicate original and adopts the signature produced by the receiving fax machine as the sender's original signature.*

The Texas Department of Transportation maintains the information collected through this form. With few exceptions, you are entitled on request to be informed about the information that we collect about you. Under sections 555.021 and 553.023 of the Texas Government Code, you also are entitled to receive and review the information. Under section 559.004 of the Government Code, you are also entitled to have us correct information about you that is incorrect.

Area Code (956) 686-3888
Authorized Agent's Phone Number

Original Signature of Authorized Agent

04/24/2017
Date

SOQ Requirement No. 10 (Cont.):

Banking Information

International Bank of Commerce
1 South Broadway McAllen, TX 78501
Adrian Villarreal, CEO / President (956) 686-0263

Leonel Garza Jr. & Associates LLC has an account with International Bank of Commerce and is in good standing.

SOQ Requirement No. 11: Other Items (Additional References)

COUNTY OF HIDALGO

Hidalgo County Commissioner Eduardo "Eddie" Cantu County Precinct No. 2
300 W. Hall Acres Suite G
Pharr, Texas 78577
(956) 787-1891 (Office)

Hidalgo County Judge Richard Cortez
100 E. Cano Street
Edinburg, TX 78539
(956) 318-2600

Hidalgo County Drainage District 1
Raul E. Sesin P.E., Director
902 Doolittle Road, Edinburg, Texas
(956) 292-7000
raul.sesin@hchd.org

Hidalgo County Purchasing Department
Martha L. Salazar - Purchasing Agent
2802 S. Business Highway 281
(956) 318-2626

TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT)
South Right of Way Project Delivery Pharr

Pedro Alvarez	(956) 702-6101 pedro.alvarez@txdot.gov	TxDOT Pharr District Engineer
Ramon Jimenez	(956) 702-6287 ramon.jimenez@txdot.gov	South Right-of-Way Project Delivery Pharr Supervisor
Pedro Escobar	(956) 702-6179 pedro.escobar@txdot.gov	Right of Way Agent
April Morin	(956) 702-6169 april.morin@txdot.gov	Right of Way Agent
Horacio Elizondo	(956) 702-6287 horacio.elizondo@txdot.gov	Right of Way Agent
Robert Casarez	(956) 702-6175 robert.casarez@txdot.gov	Right of Way Agent

RIGHT OF WAY TxDOT ROWAP ACQUISITION COMPANIES

Sendero Acquisitions
Carlos Lascurain, Partner
1500 Industrial Boulevard, Suite 230
Abilene, Texas 79602
(325) 672-5540 (Office)
www.arws.com / clascurain@senderotx.com

Cobb Fendley & Associates, Inc.
Abel Garcia, R/W-NAC
16610 IH-45, Suite 250
Conroe, Texas 77384
(936) 224-7114 (Office)
www.cobfen.com / agarcia@bobbfendley.com

Halff Associate, Inc.
Mark Janicki, Vice President
1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
www.halff.com

L&G Engineering Transportation Consultant
Luana Gonzalez, Right of Way Supervisor
900 S. Stewart Road, Suite 10
Mission, Texas 78572
(956) 585-1909
lgonzalez@lgengineers.com

RIGHT OF WAY ATTORNEY REFERENCES

Hayat, Nassour	(512) 775-1720 hayat.nassour@oag.texas.gov	State of Texas, Office of the Attorney General Assistant Attorney General III
Matt Jones	(956) 973-1116 mljones@jgkl.com	Jones Galligan Key Lozano Attorneys At Law Attorney for American Electric Power (AEP) & Hidalgo County Drainage District 1
Stephen L. Crain	(956) 682-5501 scrain@atlashall.com	Atlas Hall Rodriguez Attorneys At Law Attorney of record for Hidalgo County Commissioners Court.
Luis Cardenas	(956) 802-7544 luis@escobedocardenas.com	Escobedo Cardenas Attorney At Law Attorney of record for the Hidalgo County Regional Mobility Authority.
Richard Cantu	(956) 630-6330 richard@cantulawcompany.com	Law Office of Richard A. Cantu Attorney of Record for Hidalgo County Regional Mobility Authority.

HISTORY CERTIFICATION FROM TEXAS APPRAISER LICENSING & CERTIFICATION BOARD FOR LEONEL GARZA III (2018)

First Name :	Leonel
Middle Initial :	
Last Name :	Garza
Name Suffix (Jr, Sr, etc.):	III
Company Name :	
Street Address :	1419 W. Dove Avenue Suite 1
City :	MCALLEN
State :	TX
Zip Code :	78504
Telephone Number :	956-687-7295
Status:	Active
Credential State:	**TX**
State Credential Number:	1328375
Credential Certificate Type:	Certified General
Effective Date of Credential :	01/01/2019
Expiration Date of Credential :	12/31/2020
Conforms to AQB Criteria :	Yes

Disciplinary/Other Actions

Current Disciplinary Actions Limiting Ability to Appraise :	None

https://www.asc.gov/PrintAppraiserDetail.aspx?key=m7vauOPxHsoe7dufsxS2Bg**&Standard=1

Disclosure of Conflict of Interest & Non-Collusion

The office of Leonel Garza Jr. & Associates LLC does not have a conflict of interest with the anyone associated with the Hidalgo County Regional Mobility Authority its employees or subcontractors thereof. Leonel Garza Jr. & Associates LLC and all employees are available to certify that no collusion with any other company and or temporary appraisers engaged in the same line of business or commerce has or will take place during the course of the proposed contract. No appraisers hired by Leonel Garza Jr. & Associates LLC are contract labor nor associated or employed with neither the County of Hidalgo Regional Mobility Authority, Hidalgo County, Texas Department of Transportation or any other appraisal firm.

Non-Discrimination

Leonel Garza Jr. & Associates LLC does not discriminate against any employee or applicant for employment based on race, religion, sex, national origin or disability.

Davis Bacon Act

The office of Leonel Garza Jr. & Associates LLC understands the guidelines specified by the Davis Bacon Act toward wage and hour related terms as indicated by the Act and the U.S. Department of Labor.

General Terms and Conditions

Issues addressed as indicated pertinent to Appraisal SOQ General Terms & Conditions are accepted and understood by Leonel Garza Jr. & Associates LLC.

Schedule of Events

Once the contract is awarded to Leonel Garza Jr. & Associates LLC, an inspection of the subject property shall proceed once authorization has been provided by Hidalgo County Regional Mobility Authority and or the owner of record of the subject property being appraised. The time frame for each report shall depend on the complexity of the project and the time line specified by the Hidalgo County Regional Mobility Authority.

Ethical Standards

The primary appraiser of Leonel Garza Jr. & Associates LLC, Leonel Garza III. He is the Chairman of the Hidalgo County Subdivision Review Board, Appointed May 1999 by the Hidalgo County Commissioner Court and Chairman of the Hidalgo Building Line of Adjustments Board, Appointed in 2005. Mr. Garza has continued in these positions being re-appointed for continued terms since 1999. These positions in no way affect the ethical standards required to perform said appraisal work for the HC-RMA and or Hidalgo County, a Municipality, State Agency nor any other condemning authority involved in the proposed project.

Quality of life is the primary goal of the review board. This ensures that all utilities available to the potential purchasers of lots are on-site and or to be constructed. In addition the Board insures that proper drainage, street access, minimum lot sizes, setbacks, septic tank installment, and variances are reviewed by the Board and Staff before submittal to the Hidalgo County Commission for final approval. No discussion of property values are discussed during these meeting. The Hidalgo County Subdivision Review Board is a voluntary commission appointed by each individual's Precinct County Commissioner for a two-year term unless otherwise noted. The appointment is based on the individual's knowledge of all aspects of real estate, right-of-ways, easements and other pertinent factors which affect raw land and or proposed subdivision development, lot re-subdivision etc.

USPAP Compliance

All appraisal reports shall comply with all State and Federal laws as indicated by the Texas State Licensing and Certification Board, Texas Appraisal & Licensing Board, Uniform Standard of Appraisal Practice, the National Appraisal Institute, and Texas Senate Bill 18. All services provided by Leonel Garza Jr. & Associates LLC shall comply with all State, Federal and Uniform Standards of Professional Appraisal Practice along with the Texas Department of Transportation Appraisal and Review Manual. All appraisals performed by this office are personally inspected and photographed by the primary appraiser, Leonel Garza III. Mr. Garza, as the primary appraiser, must sign the document certifying the compliance to all State, Federal and USPAP regulations.

Employee Payment

All appraisers and personal assistants of Leonel Garza Jr. & Associates LLC are paid on a salary basis in which all State, Federal and Social Security withholdings are applied. It is understood that no employee is entitled to benefits received by the county civil service system and or other benefits received by the Hidalgo County Regional Mobility Authority.

Appraisal Process

The scope of the assignment is to appraise the area as fee simple and or easement in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope shall requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. Each property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The standard scope of the assignment for right of way appraisals requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the part to be acquired. The comparables have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales shall be gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, and conversations with various owners along the project. Listings along the respective projects shall also be reviewed in order to determine the current market asking price for property along the project.

Each appraisal shall be developed on a Texas Department of Transportation Form A-5, Form A-6 and Form A-5s format as promulgated by the Texas Department of Transportation. Leonel Garza III has undergone the mandatory training thru the Texas Department of Texas Training on *Senate Bill 18 (SB-18)* and has included all changes associated with the new law in each report. Leonel Garza III is fully aware of the magnitude of the Bill and the overall reporting and valuation effects of the SB-18. Garza & Associates Staff most recently attended the International Right of Way Association Legal Seminar on the "2018 Eminent Domain Seminar held in San Marcos, Texas in September 2018 and Mr. Garza has attended CLE Right of Way Seminars in Austin and Dallas in 2018.

The appraisal report shall indicate the current market value of the part to be acquired as per date of on-site and or off-site inspection of which will not include project influence as indicated by the Texas Attorney General Office and specified by the Texas Department of Transportation. Once negotiations have begun, the appraiser shall be available to answer any questions or concerns by the property and assist the negotiator as needed. In the event a consensus cannot be made as to the market value, the appraiser

shall be prepared to continue and prepare for condemnation proceedings. This service shall continue until all trial and or other court proceedings are concluded in the acquisition of the subject property.

Conclusion

The Office of Leonel Garza Jr. & Associates LLC would like to thank you for the opportunity to submit the qualification of its staff and are available to answer any questions or concerns you may have in reviewing said document.

END OF DOCUMENT

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Item 3D

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

AGENDA RECOMMENDATION FORM

BOARD OF DIRECTORS	**X**	**AGENDA ITEM**	**3D**
PLANNING COMMITTEE		**DATE SUBMITTED**	**02/18/19**
FINANCE COMMITTEE		**MEETING DATE**	**02/26/19**
TECHNICAL COMMITTEE			

1. Agenda Item: **RESOLUTION 2019-11 – APPROVAL OF AWARD OF CONTRACT FOR REVIEW APPRAISAL SERVICES TO HLH APPRAISAL SERVICES FOR THE 365 TOLLWAY AND INTERNATIONAL BRIDGE TRADE CORRIDOR PROJECTS.**

2. Nature of Request: (Brief Overview) Attachments: X Yes ___ No

   Consideration and approval of award of contract for Review Appraisal Services to HLH Appraisal Services for the 365 Tollway and IBTC Projects.

3. Policy Implication: Board Policy, Local Government Code, Texas Government Code, Texas Transportation Code, TxDOT Policy

4. Budgeted: ___ Yes ___ No X N/A

5. Staff Recommendation**: Motion to approve Resolution 2019-11 – Approval of Award of Contract for Review Appraisal Services to HLH Appraisal Services for the 365 Tollway and International Bridge Trade Corridor Projects, as presented.**

6. Program Manager's Recommendation: ___ Approved ___ Disapproved **X** None

7. Planning Committee's Recommendation: ___ Approved ___ Disapproved **X** None

8. Board Attorney's Recommendation: ___ Approved ___ Disapproved X None

9. Chief Auditor's Recommendation: ___ Approved ___ Disapproved ___ None

10. Chief Financial Officer's Recommendation: ___ Approved ___ Disapproved ___ None

11. Chief Development Engineer's Recommendation: ___ Approved ___ Disapproved **X** None

12. Chief Construction Engineer's Recommendation: ___ Approved ___ Disapproved **X** None

13. Executive Director's Recommendation: **X** Approved ___ Disapproved ___ None

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Memorandum

To: S. David Deanda, Chairman

From: Pilar Rodriguez, PE, Executive Director

Date: February 18, 2019

Re: **Resolution 2019-11 - Approval of Award of Contract for Review Appraisal Services to HLH Appraisal Services for the 365 Tollway and International Bridge Trade Corridor (IBTC) Projects**

Background

On February 11, 2019, the Hidalgo County Regional Mobility Authority (HCRMA) received three (3) responses to the formal solicitation for Statements of Qualifications for Review Appraisal Services for the 365 Tollway and IBTC Projects. A Selection Committee comprised of three (3) staff members reviewed the proposals and ranked the respondents according to the rating criteria on Exhibit A. The Selection Committee ranked the three respondents in the following order (Exhibit B):

1st HLH Appraisal Services
2nd Professional Appraisal Services
3rd Southmost Realty, Appraisals and Court Expert Witness

The highest-ranking firm will be awarded the contract for Review Appraisal Services.

Goal

The use of contract review appraisers is necessary to assist with the acquisition of remaining parcels needed in the 365 Tollway and IBTC Projects.

Options

The Board of Directors may opt to not approve the appraisal service contract(s).

Recommendation

Based on review by this office, **approval of Resolution 2019-11 – Approval of Award of Contract for Review Appraisal Services to HLH Appraisal Services for the 365 Tollway and International Bridge Trade Corridor Projects is recommended.**

If you should have any questions or require additional information, please advise.

EXHIBIT A

RATING CRITERA FOR REVIEW APPRAISAL SERVICES

No.	Evaluation Criteria
1	Recent experience with TxDOT or Toll Authority/Regional Mobility Authority projects comparable to the review appraisal work proposed. (0-10 Points)
2	Capability to perform all or most aspects of the review appraisal. (0-10 Points)
3	Reputation for personal and professional integrity and competence. (0-10 Points)
4	Evidence that the consultant has established and implemented an Affirmative Action Program and/or is certified as a DBE (DBE goal is for this project is 12%). (0-5 Points)
5	Key personnel's professional background, caliber and availability for the proposed work. (0-10 Points)
6	Current workload. (0-5 Points)
7	Recent experience in special areas associated with the project such as State or Federal appraisal, if applicable (0-5 points)
8	Demonstrate ability to meet schedules or deadlines. (0-10 Points)
9	Capability to complete work without having major cost escalations or overruns. (0-5 Points)
10	Qualifications and experience of consultants engaged by consultants under consideration. (0-5 Points)
11	Quality of projects previously undertaken. (0-5 Points)
12	Familiarity with the proximity of the geographical location of the project. (0-5 Points)
13	Knowledge of federal, state and local regulations, policies and procedures. (0-5 Points)
14	Capability of a branch office in Hidalgo County which will do the work to perform independently of the home office, or conversely, Firm's capability to obtain necessary support from the home office. (0-5 Points)
15	Degree of interest shown in undertaking the work. (0-5 Points)

EXHIBIT B

SCORE SUMMARY

FIRM NAME	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	TOTAL	RANK
HLH Appraisal Services	**75**	**97**	**81**	**253**	**1**
Southmost Appraisal	**66**	**67**	**65**	**198**	**3**
Professional Appraisal Services	**74**	**72**	**79**	**225**	**2**

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY
BOARD RESOLUTION NO. 2019-11

AWARD OF CONTRACT FOR REVIEW APPRAISAL SERVICES TO HLH APPRAISAL SERVICES FOR THE 365 TOLLWAY AND INTERNATION BRIDGE TRADE CORRIDOR (IBTC) PROJECTS

THIS RESOLUTION is adopted this 26th day of February 2019 by the Board of Director of the Hidalgo County Regional Mobility Authority.

WHEREAS, the Hidalgo County Regional Mobility Authority (the "Authority"), acting through its Board of Directors (the "Board"); is a regional mobility authority created pursuant to Chapter 370, Texas Transportation Code, as amended (the "Act"); and

WHEREAS, the Authority was created by Order of Hidalgo County (the "County") dated October 26, 2004; Petition of the County dated April 21, 2005; and a Minute Order of the Texas Transportation Commission (the "Commission") dated November 17, 2005, pursuant to provisions under the Act the Authority; and

WHEREAS, the Board of Directors of the Authority has been constituted in accordance with the Act to address mobility issues in and around Hidalgo County; and

WHEREAS, the Authority has adopted a Strategic Plan that prioritizes the 365 Tollway and IBTC Projects; and

WHEREAS, the Authority solicited Statements of Qualifications for Review Appraisal Services for the 365 Tollway and IBTC Projects; and

WHEREAS, on February 11, 2019, the Authority received three (3) responses to the request for Statement of Qualifications for Appraisal Services for the 365 Tollway and IBTC Projects; and

WHEREAS, a Selection Committee reviewed and ranked the proposals submitted by the responding firms; and

WHEREAS, the Authority has determined it is necessary to award a Professional Service Agreement to HLH Appraisal Services for the 365 Tollway and IBTC Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTOR OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY THAT:

Section 1. The recital clauses are incorporated in the text of this Resolution as if fully restated.

Section 2. The Board hereby awards a Professional Service Agreement for Review Appraisal Services to HLH Appraisal Services for the 365 Tollway and IBTC Projects.

Section 3. The Board hereby authorizes the Executive Director to execute the Professional Service Agreement with HLH Appraisal Services for Review Appraisal Services.

****

PASSED AND APPROVED AS TO BE EFFECTIVE IMMEDIATELY BY THE BOARD OF DIRECTORS OF THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY AT A REGULAR MEETING duly posted and noticed, on the 26th day of February 2019, at which meeting a quorum was present.

_____

S. David Deanda, Chairman

Attest:

_____

Ricardo Perez, Secretary/Treasurer

HLH APPRAISAL SERVICES

Specializing in Appraisal Review of Road and Drainage Projects

February 6, 2019

Mr. Eric Davila, PE, PMP, CFM
Chief Development Engineer
Hidalgo County Regional
Mobility Authority (HCRMA)
203 West Newcombe Avenue
Pharr, TX 78577

RE: SOQ - REVIEW APPRAISAL SERVICES - HCRMA - 2019 - 02

Dear Mr. Davila:

In accordance with the Statements of SOQ for Review Appraisal Services-2019-02 packet and the Proposal Requirements, attached are the Original and two (2) copies of the following:

- Original and two (2) copies of my proposal for the position of Review Appraiser on upcoming projects.
- Appraisal Review Log
- Resume
- Texas Appraiser Licensing and Certification Board (TALCB) Renewal Certification to 10/31/2020.
- Insurance Certificates of Professional Liability, General Liability and Automobile Business reflecting the HCRMA as Certificate Holders
- Flash Drive with the above documents in PDF form

I am on TxDOT's list of state approved fee appraisers, pre-certified by TxDOT, and under contract with TxDOT by Right of Way Professional Real Estate Appraisal Services Contract dated November 30, 2018 effective on January 1, 2019 and expires on December 31, 2020- (PREAS CONTRACT).

Please be advised that the appraisal review of the reports on HCRMA projects will be treated as priority. I will work with the primary appraiser to resolve any questions, will submit the reviews in a timely manner and will meet your schedules and deadlines.

.

Sincerely,

HLH: hh
Attachments

Harvey L. Heerssen
TX State Certified General Appraiser
No. TX-1327190-G

6107 Aberton Forest Drive, Houston, TX. 77084. 281-799-5652. heerssen@sbcglobal.net

Hidalgo County Regional Mobility Authority
Request for Statement of Qualifications for
Review Appraisal Services-2019-02 for:

Harvey L. Heerssen
Review Appraiser
TX-1327190 G

Firm Name: HLH Appraisal Services

Harvey L. Heerssen: owner, sole proprietor and contact person

- 281-855-7763 (office)
- 281-799-5652 (cell)
- 832-674-7949 (fax)
- Email: heerssen@sbcglobal.net (primary) or hlheerssen4@gmail.com (secondary)
- 6107 Aberton Forest Drive, Houston, TX. 77084 (principal office)

Name of Principal in Firm: Harvey L. Heerssen, owner

I have been in business fifteen (15) years as owner and sole proprietor.
I will be the only person working on HCRMA projects. (See attached resume.)

List of three (3) related TxDOT Projects

RCSJ 0039-17-197 (Begun and completed in November, 2018):

- Interstate Hwy. 2 in Hidalgo County, at US 83/281 Interchange
- Total of 3 parcels, total appraised value of $2,876,258
- TxDOT Pharr District Office at 600 W. Expressway 83, Pharr, TX 78577
- Contact: Ramon Jimenez at 956-702-6287.

RCSJ 0433--02-053 (Begun and completed in March 2018):

- SH 186 in Willacy County: from Hidalgo County Line to King St.
- Total of 5 parcels, total appraised value of $75,591
- TxDOT Pharr District Office at 600 W. Expressway 83, Pharr, TX 78577
- Contact: April Morin at 956-702-6169

RCSJ No. 0255-02-054 (Begun in January, 2017, and completed in June, 2017):

- US 281- Premont Bypass in Jim Wells County:
from 0.5 mile North of FM 1438 to 1 mile North of CR 431
- Total of 18 parcels, total appraised value of $1,664,07
- TxDOT Corpus Christi Office at S. Padre Island Drive, Corpus Christi, TX 78416
Contact: Michelle Khatib at 361-808-2284

Other ROW Projects
for TxDOT, Consultants, Cities and Counties

(See Experience Log attached for work from 2014 to 2017 that includes reviews of approximately 363 Parcels for the HCRMA prepared by fee appraiser Leonel Garza III on five (5) roadway sections beginning July 2014 and ending March 2017)

Current Workload of HLH Appraisal Services

I am currently working on five (5) right of way projects for L & G Engineering at 900 S. Steward Road, Mission, TX 78572. Contact: Luana Gonzalez at 956-585-1909 The five (5) projects are about 80% complete. I will be able to meet HCRMA schedules or deadlines. I am very familiar with the geographical area and real estate market of Hidalgo County having worked there for some 23 years as a self employed review appraiser and with TxDOT Pharr District Right of Way Section from 1992 to 2000 as the staff review appraiser.

Names of Sub-Consultants: None

I do all appraisal review work myself as I am sole proprietor, having no employees or sub-consultants.

Disadvantaged Business Enterprise (DBE) & Affirmative Action: None

List of Pending Ligation: None

Amount of Insurance Coverage

- Professional Liability (E&O) Coverage in the amount of $1,000,000 each claim, $2,000, 000 aggregate
- Commercial General Liability in the amount of $1,000,000 for each occurrence and $2,000,000 for general aggregate
- Automobile liability in the amount of $500,000 for combined single limit
- I do not have Workers Compensation and Employers Liability since I am a sole proprietor with no employees.
- Attached are Certificates of Liability Insurance Statements (Acord) for the HCRMA as Certificate Holder for each insurance coverage.

Bank where HLH Appraisal does Business

Comerica Bank at 6985 Hwy. 6 North, Houston, TX 77084
Contacts: Michele Bland, Manager and Alex Garcia, Retail Personal Banker at 281-550-5000

24.5 Complete the following Appraiser Experience Log:

No.	Month and Year Work Completed	Type of Residential or Non-Residential Property Appraised (Note 2)	General Location (City or Region)	Client	Condemning Authority
1	April -2014	Vacant/AG-50 Parcels	Weslaco, TX.	Hidalgo Co.	Hidalgo co.
2	June -2014	Commercial -9 Parcels	Brownsville, TX.	Consultant -ROW	City of Browsville
3	Aug..-2014	Comm./ind/-28 Parcels	Laredo, TX.	TxDOT	TxDOT
4	Sept- 2014	Commercial-15 Parcels	Roma, Tx.	Consultant -ROW	City of Roma
5	Nov.- 2014	Commercial -25 Parcels	Rio Grande City, TX.	TxDOT	TxDOT
6	Nov.-2014	SFR/ Comm.- 5 Parcels	Donna, TX.	Consultant ROW	TxDOT
7	Dec.-2014	Ag/Vacant-9 Parcels	Edinburg, TX.	Consultant-ROW	City of Edinburg
8	Dec-2015	Res-1-4/ Vac- 63 Parcels	Hidalgo County	Consultant-ROW	Hidalgo County
9	Dec.-2015	Res-1-4/ Vac. 76 Parcels	Mission, TX.	Consultant-ROW	City of Mission
10	Dec.-2015	Commercial-3 Parcels	Corpus Christi, TX.	TxDOT.	TxDOT
11	Jan.-2016	Commercial -1 Parcel	Three Rivers, TX.	TxDOT	TxDOT
12	Mar.-2016	Commercial -29 Parcels	Brownsville, TX.	TxDOT	TxDOT
13	July-2016	SFR/Ag/- 60 Parcels	McAllen, TX.	TxDOT	TxDOT
14	Sept-2016	Commercial-3 Parcels	Hidalgo County, TX.	TxDOT	TxDOT
15	Oct-2016	Commercial- 6 Parcels	Pharr, TX.	City of Pharr	City of Pharr
16	Mar-2017	Commercial -5 Parcels	Ingleside, TX.	TxDOT -	TxDOT
17	Mar-2017	SFR/Comm-363 Parcels	Hidalgo Count, TX.	HCRMA	HCRMA
18	Nov.-2017	Temp Ease. 37 Parcels	McAllen, TX.	Consultant ROW	Hidalgo County
19	Nov.2017	Commercial -3 Parcels	Brownsville, TX.	Consultant ROW	TxDOT
20	Nov. 2017	Ag/Vacant/-18 Parcels	Premont, TX.	TxDOT	TxDOT
21	Feb. 2018	Temp. Ease-24 Parcels	Brownsville, TX.	Consultant ROW	TxDOT
22	April-2018	Vacant/Comm.-5 Parcels	Raymondville, TX.	TxDOT	TxDOT
23	May 2018	SFR/ Comm.-47 Parcels	Mission, TX.	Consultant ROW	City of Mission
24	July 2018	Commercial- 8 Parcels	McAllen, TX.	Consultant ROW	TxDOT
25	Sept. 2018	SFR/ Comm-31 Parcels	Mission, TX.	Consultant ROW	City of Mission
26	Sept. 2018	SFR/ Comm--32 Parcels	Weslaco, TX.	Consultant ROW	Hidalgo County
	No. of Total Appraisals	955 Total Appraisal Reviews			

RESUME
HARVEY L. HEERSSEN
CERTIFIED GENERAL APPRAISER
NO. TX – 1327190-G
FEBRUARY 1, 2019

Objective – To provide quality appraisal reviews on highway/street/road/airport & drainage right of way projects in a timely manner to meet client deadlines and schedules.

Accomplishments – I have accomplished approximately 3,500 appraisal reviews on TxDOT/County/Airport/Drainage & Railroad Right of Way Projects within the last fifteen (15) years in the Pharr, Corpus Christi, and Laredo Districts. Below is a partial list of past projects. I am on TxDOT's list of state approved fee appraisers, pre-certified by TxDOT, and under contract with TxDOT by Right of Way Professional Real Estate Appraisal Services Contract dated November 30, 2018 effective on January 1, 2019 and expires on December 31, 2020- (PREAS CONTRACT) Below is a partial list of projects.

- IH 2@ US 83/US 281 Interchange-RCSJ 0038-17-187
- US 281 Premont Bypass-RCSJ 0255-02-054
- Liberty Road-Section 1-RCSJ 0921-l-02-372
- Inspiration Road, RCSJ 0921-02-306,
- 10th Street Project, RCSJ 0921-02-308
- HCRMA- Hidalgo County, Hidalgo County Loop, US 281, SH 365,Segments 1,2 & 4
- Loop 20, Webb County, RCSJ 0086-14-056,
- US 83 at Harlingen South Parallel Corridor
- FM 1925- RCSJ 1803-02-033
- FM 755- RCSJ 1103-04-035
- US 83- Arroyo Roma Outfall-RCSJ 0038-07-063
- FM 803-RCSJ 1138-02-016

Current /Past Clients:
2000 – 2019 (Present) - Contract Review Appraiser for Hidalgo County Regional Mobility Authority (HCRMA) , L & G Engineering in Mission, Texas, Texas Department of Transportation (TxDOT) Pharr District, Cameron County, Texas,

2000 – 2003 - St. Louis Missouri - Contract Review Appraiser for O. R. Colan and Associates, Cities of Creve Coeur and Washington, Mo. and for Przada Appraisal Services.

Work Experience:
1992 - 1999 – Right of Way Chief Staff Appraiser for Texas Department of Transportation (TxDOT) in Pharr, Texas. I retired from TxDOT on 12-31-99 with 31 years of service.

1991 – 1992 – Staff Appraiser for Hugins-Groover Real Estate in Wharton, Texas

1990 – Staff Appraiser for Val Hotz Realty in Victoria, Texas

1967-1971 &
1973- 1990- Right of Way Staff Appraiser and first line manager for Texas Department of Transportation (TxDOT) in Yoakum, Texas

1971-1972- Texas Pipe Line Co., division of Texaco, Inc., Right of Way Agent purchasing pipe line easements and settling damage claims.

EDUCATION/CERTIFICATIONS

Texas A & I University, Kingsville, Texas (Now Texas A & M University, Kingsville)
Bachelor of Science Degree in Secondary Education, 1967

Certified General Real Estate Appraiser, State of Texas, to October, 31, 2020 Certificate No. TX- 1327190-G

Certified General Real Estate Appraiser, State of Missouri to June 30, 2020, Certificate No. 2001005009

Real Estate Salesman License, State of Texas to September 30, 2020, License No. 0410917-3

Approved Fee Appraiser on states of Texas (TxDOT) and Missouri (MoDOT) lists of approved fee appraisers.

SKILLS:

Thorough knowledge of the **UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)** and the appraisal of partial takings and remaining properties before and after the taking.

Considerable management expertise having been in a management role for approximately 25 years with TxDOT.

Possess extensive writing skills as I served as a technical writer for Consultant Parsons/Brinckerhoff helping to rewrite TxDOT's right of way and utility manuals from 2,000 to 2,001.

Thorough knowledge of Utility Accommodation Policy (UAP) and Title 49, C.F.R., Parts 192 and 195

Completed a multitude of reimbursable utility adjustments and relocations during 31 year tenure with TxDOT.

You may wish to laminate the pocket identification card to preserve it.

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

HARVEY L HEERSSEN
6107 ABERTON FOREST DR
HOUSTON, TX 77084

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number#: **TX 1327190 G**

Issued: **09/14/2018** Expires: **10/31/2020**

Appraiser: **HARVEY L HEERSSEN**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1327190 G**

Issued: **09/14/2018** Expires: **10/31/2020**

Appraiser: **HARVEY L HEERSSEN**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

Douglas E. Oldmixon
Commissioner

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/23/2018

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 have ADDITIONAL INSURED provisions or 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	CONTACT NAME: NATALIE SHORT	
LIA ADMINISTRATORS & INSURANCE SERVICES 1600 ANACAPA ST SANTA BARBARA, CA 93101	PHONE (A/C, No, Ext): 805-963-6624	FAX (A/C, No): 805-962-0652
	E-MAIL ADDRESS: NATALIE@LIABILITY.COM	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: ASPEN AMERICAN INSURANCE COMPANY	43460
INSURED HLH APPRAISAL SERVICES HARVEY L. HEERSSEN 6107 ABERTON FOREST DRIVE HOUSTON, TX 77084 166125	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	PROFESSIONAL LIABILITY			AAI008173-04	04/14/2018	04/14/2019	$1,000,000 EACH CLAIM $2,000,000 AGGREGATE	

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

REAL ESTATE APPRAISERS PROFESSIONAL LIABILITY INSURANCE
POLICY INCLUDES A WAIVER OF SUBROGATION (REFER TO VI. CONDITIONS (L) SUBROGATION OF THE ASPEN POLICY).

CERTIFICATE HOLDER

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY (HCRMA)
118 S. CAGE BOULEVARD
4TH FLOOR
PHARR, TX. 78577

CANCELLATION

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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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/01/2018

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 Pisani & Associates 15024 FM 529 RD Houston, TX 77095	CONTACT NAME: Adam Pisani PHONE (A/C, No, Ext): 281-855-7115 FAX (A/C, No): 281-855-1097 E-MAIL ADDRESS: adampisani@allstate.com
INSURED Harvey L. Heerssen DBA HLH Appraisal Services 6107 Aberton Forest Drive Houston, TX 77084	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Liberty Mutual Insurance INSURER B : Allstate Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **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 X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER POLICY PRO-JECT LOC			01-CI-880553-2	04/14/2018	04/14/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS X SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS			648580090	04/16/2018	04/16/2019	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 500,000 $ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? Y / N N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU-TORY LIMITS OTH-ER 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)

2010 Ford F-150
1FTEW1C87AFD03660

CERTIFICATE HOLDER

Hidalgo County Regional Mobility Authority
118 S. Cage Boulevard. 4th Floor
Pharr, TX 78577

CANCELLATION

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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Hidalgo County Regional Mobility Authority
Request for Statement of Qualifications for
Review Appraisal Services – 2019-02

(III.) Proposal Requirements

Each SOQ must address, but is not be limited to, the following issues:

1. Firm name, including the addresses of all firm offices identifying in which office the work will be performed.

   Southmost Realty, Appraisals and Court Expert Witness
   602 E. Grimes Street
   Harlingen, TX 78550

2. Name, position, phone and fax numbers of contact person.

   Adelaido (Lalo) Gonzales - Owner
   Office phone – (956) 412-1357 Mobile: (956) 602-6432
   Email: All@SouthmostAppraisals.com Fax: (956) 412-1955

3. Names of principals in the firm; years firm has been in business.

   Adelaido Gonzales – has been in the Real Estate Industry for over forty (40) years
   Reynaldo Gonzalez (no relation to the above) – been with company for approximately 26 years and manages the company.

4. Number of staff by discipline in the office that will be working on project, copies of their resumes and appointed project manager for proposed projects.

   David Villarreal – State Certified Appraiser – resume attached
   Antonio Simon Palacios – State Certified Appraiser - resume attached

5. List at least three related TxDOT projects with dates, number of parcels appraised, final appraisal cost and names, addresses and phone numbers of representatives of these TxDOT projects who can be contacted as references.

   Response: I have done **review** assignments in federal projects in Starr County (City of Roma – RFQ Project - Appraisal Services, GLO Contract # 12-603-000-6956).

   Response: I have been engaged in appraisal related assignments on the following projects where TxDOT was the party on the opposite side. In other words, I was preparing appraisals for attorney representing the owners of the below mentioned properties:

ROW CSJ:	209401-044
County:	Hidalgo
From:	0.23 Mile North to Auburn Avenue (5 Mile Road) to FM 1924 (Buddy Owens Boulevard), McAllen, Texas

   ROW CSJ: 0038-04-063

County: Zapata
From: U.S. Highway 83 (W/S), at the Intersection of Iowa Street (NWC), Zapata, Texas

ROW CJS: 0039-08-103
County: Cameron
From: 0.35 Mi. North of Old Alice / Stillman Road, to 0.4 Mi. South of Merryman Road

6. Current workload of the staff and engineering office that would be responsible for the project(s).

Response: our current workload is manageable and are able to take on this type of assignment.

7. Names, disciplines and resume of sub-consultants (if any) proposed for the project.

Response: David Villarreal – State Certified Appraiser – resume attached
Antonio Simon Palacios – State Certified Appraiser - resume attached

Note: Above are two appraisers that are part of the team that has participated in other projects and could participate in this project should I be engaged.

8. Disadvantaged Business Enterprise (DBE) and Affirmative Action status of firm and sub-consultants.

Response: I am a minority owned business but have not completed my paperwork to obtain or update this designation again. I did have a HUB designation many years ago but have not, to reiterate, updated and renewed that status. However, my ethnicity and minority status has not changed.

9. Listing of all pending litigation against or involving the firm or its agents or employees with respect to any work performed.

Response: I am not aware of any pending litigation against me or any of my employees.

10. Amount of professional liability insurance coverage carried by your firm.

Name and phone number of person to contact at the bank where the firm does Business.

a) **Response:** The details on my Errors and Omissions Policy is as follows:
General Star National Insurance Company
P.O. Box 10360
Stamford, CT 06904
Policy No. NJA360603
Expiration Date: 09/28/2019
Each Claim: $1,000,000
Aggregate: $2,000,000

b) **Response:** The details on my Business Insurance is as follows:
Tito Resendez, Agent
State Farm Insurance
922 E. Harrison Avenue

Harlingen, TX 78550
(956) 423-8486
Commercial General Liability
Policy No.: 90-C5-F103-8
Expiration Nate: 01/05/2020
Each Occurrence: $1,000,000

Damages to Rented Premises:	$300,000
Personal & Adv. Injury:	$1,000,000
General Aggregate:	$2,000,000
Products-Comp/Op Agg.:	$2,000,000

11. Any other items, which the consultant deems necessary.

a) **Response:** The details on my Automobile Liability Insurance is as follows:
Tito Resendez, Agent
State Farm Insurance
922 E. Harrison Avenue
Harlingen, TX 78550
(956) 423-8486
Automobile Liability
Policy No.: 334 6361-A06-53A
Expiration Nate: 07/06/2019

Bodily Injury (per person):	$1,000,000
Bodily Injury (per accident):	$1,000,000
Property Damage (per accident):	$1,000,000

(V.) Evaluation Criteria

The following criteria and rating points (100 points maximum) will generally be used to evaluate the SOQ:

1. Recent experience with TxDOT projects comparable to the review appraisal work proposed. (0-10 Points)

   Response: I have been involved in several appraisals that involve TxDOT.

2. Capability to perform all or most aspects of the review appraisal. (0-10 Points)

   Response: I have done review appraisals on different types of properties including review appraisals on projects involving the governmental taking of properties.

3. Reputation for personnel and professional integrity and competence. (0-10 Points)

   Response: I have been in the real estate industry both as a licensed real estate broker and/or State Certified General Appraiser for the past forty (40) years and have spotless license records.

4. Evidence that the consultant has established and implemented an Affirmative Action Program and/or is certified as a DBE (DBE goal is for this project is 12%). (0-5 Points)

Response: I used to have a HUB designation many years ago but did not renew this designation. I am in the process of getting that designation back but that does not change the fact that I am a minority owned business. For the record, I and all my staff and associates are Hispanic.

5. Key personnel's professional background, caliber and availability for the proposed work. (0-10 Points)

   Response: David Villarreal – State Certified Appraiser – resume attached
   Antonio Simon Palacios – State Certified Appraiser - resume attached

Note: above are two appraisers that are part of the team that has participated in other projects and could participate in this project should I be engaged.

6. Current workload. (0-5 Points)

   Response: I have a manageable workload now. In general, I make every effort to maintain a steady workload but am careful not to overload myself and my staff.

7. Recent experience in special areas associated with the project such as State or Federal review appraisals (if applicable) (0-5 Points)

   Response: I have done **review** assignments in federal projects in Starr County (City of Roma – RFQ Project - Appraisal Services, GLO Contract # 12-603-000-6956).

   Response: I have been engaged in appraisal related assignments on the following projects where TxDOT was the party on the opposite side. In other words, I was preparing appraisals for attorney representing the owners of the below mentioned properties:

   ROW CSJ: 209401-044
   County: Hidalgo
   From: 0.23 Mile North to Auburn Avenue (5 Mile Road) to FM 1924 (Buddy Owens Boulevard), McAllen, Texas

   ROW CSJ: 0038-04-063
   County: Zapata
   From: U.S. Highway 83 (W/S), at the Intersection of Iowa Street (NWC), Zapata, Texas

   ROW CJS: 0039-08-103
   County: Cameron
   From: 0.35 Mi. North of Old Alice / Stillman Road, to 0.4 Mi. South of Merryman Road

8. Demonstrate ability to meet schedules or deadlines. (0-10 Points)

   Response: Appraiser has demonstrated the ability to meet schedules and deadlines. These assignments involve numerous clients. Appraiser is willing to provide a list of these clients if it becomes necessary.

   Response: I have met the deadlines on governmental and nongovernmental assignments.

9. Capability to complete work without having major cost escalations or overruns. (0-5 Points)

   Response: I have completed all my assignments and have never increased my fees once I have been retained.

10. Qualifications and experience of consultants regularly engaged by consultants under consideration. (0-5 Points)

    Response: appraiser is attaching his vitae and those of his associates/consultants shown below:

11. Quality of work previously undertaken. (0-5 Points)

    Response: as stated before, appraiser has a spotless record both on with the Texas Appraisal and Licensing Board and the Texas Real Estate Commission that provide both appraiser's certification and license respectively. Appraiser had done numerous assignments including for potential purchasing of properties by governmental officials.

12. Familiarity with the proximity of the geographical location of the project. (0-5 Points)

    Response: appraiser is familiar with the proximity of the geographical location of the project given the many years appraiser has done valuation work in the Hidalgo County market.

13. Knowledge of federal, state and local regulations, policies and procedures. (0-5 Points)

    Response: appraiser has the sufficient knowledge of federal, state and local regulations, policies and procedures given the assignments done for municipalities and the numerous assignments where state government and/or municipal entities were involved. Appraiser also has done numerous eminent domain appraisals that involve the aforementioned entities.

14. Capability of a branch office which will do the work to perform independently of the home office, or conversely, its capability to obtain necessary support from the home office. (0-5 Points)

    Response: appraiser does not rely on a branch office. The main office has operated in Hidalgo County successfully for over forty (40) years.

15. Degree of interest shown in undertaking the work. (0-5 Points)

    Response: The fact I am responding by answering these questions and the fact that I am applying I would hope indicates prima facia that I have a sincere interest in this project assignment.

Appraiser also has done numerous eminent domain appraisals that involve the aforementioned entities.

Prima facia legal definition of Prima facia - Legal Dictionary
www.legal-dictionary.thefreedictionary.com/Prima+facia

Prima Facie [Latin, On the first appearance.] A fact presumed to be true unless it is disproved. In common parlance the term prima facie is used to describe the apparent nature of something upon initial observation.

CAPABILITY PROFILE

Adelaido Gonzales, MBA
Southmost Realty, Appraisals, & Court Expert Witness
Texas State Certified General Appraiser ***#TX-1325670-G***
Texas State Real Estate Broker *#0187190*
NAICS No. 531320 and 531390

Southmost Realty, Appraisals, & Consultants: For any real estate related matters such as certified appraisals, purchase decisions, selling, litigation issues, divorce value disputes. etc. We deal with residential, commercial, and/or general real estate consulting services. (956) 412-1357 or (210) 322-0297 Adelaido Lalo Gonzales, MBA

Education

INSTITUTION	TYPE OF DEGREE
San Benito High School	High school diploma
Texas A & M University College Station	Two-year study-business
University of Texas Austin	Bachelor's in Business Administration (BBA; Finance)

Texas Southmost College	Associates degree in Real Estate
Texas Southmost College	90% - Associate Degree in Construction
University of Texas Austin	Master's in Business Administration (Class of 1990-MBA Graduate)

Associations (Past and Present)

Alpha Kappa PSI Fraternity
Society for the Advancement of Management
International Prison Fellowship

Professional Organizations

MAI Candidate at the Appraisal Institute – (not currently a candidate)
Texas Real Estate Association of Realtors
National Real Estate Association
National Board of Realtors
Multiple Listing Service (MLS) – Several Counties
National Association of Master Appraisers, Member

License / Certifications (Current)

*State **Certified General** Real Estate Appraiser #TX - 1325670 - G
Texas Licensed Real Estate **Broker** #187190

***Note:** Certified General Appraisers can perform both residential and commercial properties with no value restrictions.

Licenses (Previous)

Notary Public -- State of Texas
Texas Insurance Group License

Foreigh Language Fluency

Read, write, and understand Spanish and Tex-Mex lingo

Municipalities in which Real Estate Assignments have been performed for:

City of Harlingen / condemnation proceedings
City of Los Fresnos
City of Rio Hondo
City of San Benito / condemnation proceedings
City of Combes / condemnation proceedings
City of McAllen
City of Mercedes
City of Roma / condemnation proceedings
City of Cotulla / condemnation proceedings

School Districts in which Real Estate Assignments have been performed for:

Harlingen C.I.S.D
Hidalgo C.I.S.D
San Benito C.I.S.D
Progresso C.I.S.D

Government and Quasi-Government Registrations /Approvals

Adjutant General's Department - Texas Army National Guard
Fannie Mae Mortgage Screen Entry Approved
Federal Housing Administration - Fee Appraiser Panel / CHUMS #1337
Freddie Mac Mortgage Screen Entry Approved
U. S. Federal Registry
U.S. Department of Housing and Urban Development
U.S. Department of Justice
U.S. Marshals
U.S. Social Security Administration
Texas Commission on Environmental Quality (EPA)
Texas Veterans / General Land Board - Fee Panel Appraiser

Attorneys/Courts in which Real Estate Assignments have been performed for:

Edward (Ed) Stapleton
Stapleton & Stapleton
2401 Wild Flower Dr.
Brownsville, TX 78521
Phone: 956-504-0882

Betsy J. Johnson
Davison, Troilo, Ream & Garza
919 Congress Ave., Suite 810
Austin, TX 78701
Phone: 512-469-6006

Randell W. Friebele
Law Office of Randell W. Friebele
1212 E Harrison Ave
Harlingen, TX 78550
Phone: (956) 428-0202

Tom Fleming
Fleming & Mathews, PC
1650 Paredes Line Road, Suite 102
Brownsville, TX 78521
Phone: (956) 982-4404

William L. Pope
Adams & Graham, L.L.P.
134 East Van Buren, Suite 301
Harlingen, TX 78550
Phone: (956) 428-7495

W. Michael Fisher
Roerig Oliveira & Fisher L.L.P.
855 W Price Rd # 9
Brownsville, TX 78520-8718
Phone: (956) 542-5666

Randall P. Crane
Law office of Randall P. Crane
201 S Sam Houston Blvd.
San Benito, TX 78586-3866
Phone: (956) 399-2496

Jose Cano

William (Bill) Gault
Gault, Mye & Quintana
1325 PaLm Blvd.
Brownsville, TX 78520
Phone: (956) 544-7110

David Mathews, Attorney at Law
Mathews & Willis, P.C.
1650 Paredes Line Road, Suite 102
Brownsville, TX 78521
Phone: 956-982-4404

Amber M. Rodriguez
Davis Law firm
320 W Tyler Ave
Harlingen, TX 78550
Phone: (956) 425-0934

Nemecio Lopez
Office of Nemecio E. Lopez, Jr.
1314 East Harrison Avenue
Harlingen, TX 78550-7130
Phone: (956) 425-9554

Michael Ray (Mike) Ezell
Law office of Michael R. Ezell
312 East Van Buren Street
Harlingen, TX 78550
Phone: 956-425-2000

Ben Guerra
Ben Guerra Law Office, PLLC
902 E. Tyler Ave.
Harlingen, TX 78550
Phone: (956) 428-0300

Atlas & Hall, L.L.P.
818 Pecan Boulevard
McAllen, Texas 78501
Phone: (956) 682-5501

TJ Wingate
Wingate Law Office
7000 N. 10th Street, Suite C-5
McAllen, TX 78504
(956) 682-0100

Sandra (Guajardo) Falcon
Wingate Law Office
7000 N. 10th Street, Suite C-5
McAllen, TX 78504
(956) 682-0100

Raul A. Guajardo
Office Raul A. Guajardo, P.L.L.C.
706 East University Dr.
Edinburg. TX 78539
Phone: (956) 318-3200

Hugo Xavier De Los Santos, CPA
Office of Hugo Xavier De Los Santos
900 Vance Jackson Rd.
San Antonio, TX 78201
Phone: (210) 236-4227

Albert Garcia
Law Office of Albert Garcia
422 East Harrison Ave.
Harlingen, TX 78550
Phone: (956) 425-4171

Arturo Herrera Saenz
Office of Arturo Herrera Saenz
1314 E Harrison Ave.
Harlingen, TX 78550
Phone: (956) 423-0255

Brian G. Janice, P.C.
Law Office of Brian G. Janice, P.C.
777 E. Harrison Street, 2nd Floor
Brownsville, TX 78520
Phone: (956) 541-2168

Richard A. Cantu, P.C.
Office of Richard A. Cantu, P.C.

5307 North McColl Road
McAllen, Texas 78502
Phone: (956) 630-6330

Christopher Phillipe
Law Office of Phillipe & Associates
248 Billy Mitchell Boulevard
Brownsville, Texas 78521
Phone: (956) 544-6096

Omar Maldonado
Law Office of E. Omar Maldonado
4308 North McColl Road
McAllen, Texas 78504
Phone: (956) 668-7114

Maria Estella Perez
Law Office of Maria Estella Perez
2826 Pine Valley Drive
Harlingen, Texas 78550
Phone: (956) 423-8577

Ronald W. (Ron) Armstrong
The Armstrong Firm
2600 Old Alice Road
Brownsville, Texas 78521
Phone: (956) 546-5556

Ronald Armstrong II
The Armstrong Firm
2600 Old Alice Road
Brownsville, Texas 78521
Phone: (956) 546-5556

John Ventura
Law Office of John Ventura
62 E Price Road
Brownsville, TX 78521
Phone: (956) 542-1478

Gabriela Garcia
Law Office of Gabriela Garcia
1135 East 12th Street
Brownsville, TX 78520
Phone: (956) 542-1600

Daniel Robles
Robles Law Firm
418 W Tyler Avenue

Harlingen, Texas 78550
Phone: (956) 425-8683

David W. Showalter
Showalter Law Firm
1117 FM 359, Suite 200
Richmond, Texas 77406
Phone: (281) 341-5577

Richard R. Rodriguez
Attorney at Law
1117 E Harrison Avenue
Harlingen, Texas 78550
Phone: (956) 425-4992

John L. Carrington
John L. Carrington Law Office
1113 E Harrison Avenue
Harlingen, Texas 78550
Phone: (956) 425-5142

Arthur (Gene) E. McCullough
McCullough & McCullough
323 E Jackson Street
Harlingen, TX 78550
Phone: (956) 320-1320

Rogelio (Roy) Valdez
Chief Justice – Texas 13th Court of Appeals
100 East Cano Street
Edinburg, Texas 78539
Phone: (956) 318-2405

Richard Valdez
Valdez Law Office
316 W Tyler
Harlingen, Texas 78550
Phone: (956) 425-5775

Rafael Garcia Jr.
Thornton, Biechlin, Segrato, Reynolds & Guerra, L.C.
418 East Dove
McAllen, TX 78504
Phone: (956) 451-1616

Honorable Migdalia Lopez
197 District Court – Cameron/Willacy County
974 E Harrison St.
Brownsville, TX 78520

Phone: (956) 574-8150

Guillermo (Willy) Vega Jr.
Law Office of Guillermo Vega Jr.
302 Kings Highway, Suite 105
Brownsville, TX 78521
Phone: (956) 546-5573

Curtis Bonner
Bonner & Bonner Law Office
103 S 3rd St.
Harlingen, TX 78550
Phone: (956) 423-9152

Gabriela Garcia
Gabriela Garcia Attorney at Law
1136 E 12th St.
Brownsville, TX 78520
Phone: (956) 542-1600

Accountants / CPA's for which Real Estate Assignments have been performed for:

Arturo Palacios
A Palacios Management Consultants
6901 N Cynthia St
McAllen, TX 78504
Phone: (956) 664-0073

Fred Garza
STMS Income Tax
402 East Harrison Avenue Suite B
Harlingen, TX 78550
Phone: (956) 428-6945

RECENT SEMINARS / TRAINING ATTENDED

DECEMBER 2, 1992
MCE Keeping Current with Texas Real Estate, 15 hours

MAY 22 – 29, 1994
Week long Executive Seminars at Barton Creek Executive Conference Center by University of Texas at Austin - MBA Executive Program - Multitude of speakers on subjects such as: International Trade and Impact of Land Valuations; Finance; Databases; Negotiation Skills; N.A.F.T.A. (North American Free Trade Agreement)

AUGUST 3, 1994
U. S. Department of Housing and Urban Development Workshop in San Antonio, Texas

SEPTEMBER 21, 1994
Uniform Standards of Professional Appraisal Practice 'Update' in San Antonio, Texas by Mr. Hoachim, Executive Director of National Association of Master Appraisers

1994
VA Seminar by William d. Newton, Chief of Construction and Valuation of VA Loan Underwriting and Appraisers
East Texas Baptist University; Appraisal Standards and Ethics
MCE Keeping Current with Texas Real Estate 1993, 15 hours

1995
American College of Real Estate; 30 hours training update on appraising course #0221 in San Antonio, Texas and approved by Texas Real Estate Commission.

1996
FHA Seminar in Harlingen, Texas; FHA Appraisals & Single-Family Valuations; FHA, San Antonio Office; Speakers: David Skurka & Celia Kiger
Appraisal - Residential, 30 hours

1997
U. S. Department of Housing and Urban Development - FHA Seminar (multitude of subjects) - Finance, Appraising, etc.
Investment 1, 30 hours

1999
Appraisal - Commercial 30 hours

2001
National Uniform Standards of Professional Appraisal 15 hours
Lincoln Graduate Center, National Association of Master Appraisers National USPAP Course
Appraisal Institute - Residential Property Construction and Inspection
Appraisal Institute - Internet Search Strategies for R.E. Appraiser

2003
Computaught National USPAP 14 hours
Environmental Issues in Your Real Estate Practice 6 hours
Red Flags Inspection Guide 6 hours
Property Management and Managing Risk 6 hours

2004
USPAP Course with Exam 15 hours

2005
Farm & Land Appraisal 15 hours

2008
Keeping Current with Texas Real Estate

Legal Update and Ethics Course

2009

USPAP Course Update	7 hours
FHA & VA Appraisal Basics	7 hours
Mortgage Fraud: A Dangerous Business	7 hours
Income Approach: An Overview	7 hours

2011

Texas Ethics MCE 2010	3 hours
Texas MCE Legal 2010	3 hours
Texas Statutory Contacts	9 hours
Private Appraisal Assignments	7 hours
The Cost Approach	7 hours
The Dirty Dozen	3 hours
REO and Foreclosures	5 hours
2010-2011 National USPAP update equivalent	7 hours

2013

2012-2013 National USPAP Update Course	7 hours
Appraising FHA Today	7 hours
Risky Business: Ways to Minimize Your Liability (with Audio and Video)	5 hours
Residential Appraisal Review	7 hours
Essential Elements of Disclosures and Disclaimers	5 hours

2014

MCE Legal Update	3 hours
MCE Ethics	3 hours
MCE Broker Responsibility	6 hours
National Marketing, Negotiations and Closing the Sale	3 hours

2015

2014-2015 National USPAP Update Course	7 hours
Essential Elements of Disclosures and Disclaimers	5 hours
Land and Site Valuation	7 hours
The NEW FHA Handbook 4000.1	7 hours
Managing Appraiser Liability	6 hours

2016

The Ethics of Technology for the Age of Engage	4 hours
Broker Responsibility	6 hours
TREC Legal Update 1	4 hours
TREC Legal Update 2	6 hours

2017

Introduction to Expert Witness Testimony for Appraisers	4 hours
A Review of Disciplinary Cases	3 hours
2016-2017 – 7 Hour National USPAP Update Course	7 hours
Supporting You Adjustments: Methods for Residential	3 hours
Residential Property Inspection for Appraisers	7 hours
Fannie Mae Appraisal guidelines: Debunking the Myths	4 hours

2018

Deceptive Advertising! Not Me, I Don't Think?	4 hours
Broker Responsibility Course	6 hours
Legal Update I	4 hours
Legal Update I1	4 hours

EXPERIENCE REFERENCES

Nemecio Lopez
Attorney at Law
1314 East Harrison Ave.
Harlingen, TX 78550
(956) 425-9554

Raul A. Guajardo
Attorney at Law
706 E University Dr.
Edinburg, TX 78539
(956) 686-1977 Office

John M. Garcia
Lead Real Estate Agent
AEP Texas
539 North Carancahua
Corpus Christi, TX 78401
(361) 881-5849 Office

PERSONAL & PROFESSIONAL REFERENCES

RioPlex Appraisals
Ian Martinez, Appraiser
Appraisal Firm
1314 Ridgewood Circle
Pharr, TX 78577
(956) 463-2097

197 District Court – District Court Judge
Honorable Migdalia Lopez
574 East Harrison
Brownsville, TX 78520
(956) 574-8150

Juan Angel Guerra, Formal District Attorney (Previous)
Willacy County District Attorney
Marte Guillen
Assistant District Attorney
546 W. Hidalgo
Raymondville, TX 78580
(956) 778-9768

AREA OF APPRAISAL ACTIVITY

ALL CITIES WITHIN THE FOLLOWING COUNTIES:	**DATA RESOURCES:**
Cameron County	builders, realtors, contractors, mortgage investors, appraisers, MLS
Hidalgo County	builders, realtors, contractors, mortgage investors, appraisers, MLS
Willacy County	builders, realtors, contractors, mortgage investors, appraisers,
Starr County	builders, realtors, contractors, mortgage investors, appraisers,
Bexar County	builders, realtors, contractors, mortgage investors, appraisers, MLS
Webb County	builders, realtors, contractors, mortgage investors, appraisers, MLS
Zapata County	builders, realtors, contractors, mortgage investors, appraisers,

ADDITIONAL INFORMATION REGARDING THE EXPERIENCE OF APPLICANT

This appraiser has been familiar with the area moreover; this appraiser has been involved full time in the real estate business for many years. This familiarity and real estate experience are factored into this report. This familiarity and real estate experience is a competitive advantage. additional sources to our extensive database consist of "review appraisals" that we do, as well as several non-MLS real estate agents that our office has been involved in, all options (radius, time-frame, sources, etc) will be considered in the search for comparable sales. Additionally, appraiser has an alliance of cooperating appraisers that assist in providing additional information on non-published sales in addition to sharing professional knowledge and research. This enhances the work product of appraiser when additional data and collaboration is appropriate.

Member of the following Appraisal Management Company (AMC) Panel(s)

DataQuick Lending Solutions Inc.
TX License No. 2000006

AMC Links LLC.
TX License No. 2000037

Solidifi US Inc.
TX License No. 2000060

Xome Valuation Services, LLC
TX License No. 2000086

InHouse Inc.
TX License No. 2000141

Nations Valuation Services Inc.
TX License No. 2000063

ACT Appraisal Inc.
TX License No. 2000031

Amrock Inc.
TX License No. 2000034

Xome Settlement Services, LLC
TX License No. 2000134

Old Republic Diversified Services
TX License No. 2000033

Nationwide Appraisal Network LLC.
TX License No. 2000065

First Valuation Services LLC.
TX License No. 2000185

Murcor Inc.
TX License No. 2000021

Tennessee Appraisal Management Co. LLC.
TX License No. 2000122

Epic Real Estate Solutions Inc.

TX License No. 2000061

Appraisals 2 U LLC.
TX License No. 2000081

Real Estate Valuation Partners LLC.
TX License No. 2000028

Axios Valuation Solutions LLC.
TX License No. 2000119

Tulips Appraisal Management Inc.
TX License No. 2000118

Epic Appraisal Solutions Inc.
TX License No. 2000205

Class Appraisals
TX License No. 2000039

MyAmc, LLC
TX License No. 2000076

Priority Services, Inc.
TX License No. 2000231

Frisco Lender Services, LLC.
TX License No. 200051

SWBC Lending Solutions, LLC
TX License No. 200210

Apex Appraisal Service, LLC
TX License No. 200232

Nationwide Property & Appraisal Services, LLC
TX License No. 200004

Managed Appraisal service, Inc.
TX License No. 200245

Valuation Connect, LLC
TX License No. 200058

Approved by a Multitude of Financial Investors such as (but not limited to):

Coley Mortgage
Aames Funding Corporation
ABC Management
Absolute Mortgage
Advanced Collateral Solutions
Advantage Investors Mortgage
AmeriNetAim/Invision Mortgage
Alamo Bank of Texas
Alliance Appraisal Management
Allied Home Mortgage Capital
Americas Moneyline Inc.
American General Finance
American Home Loans
American Mortgage
Ameriquest Mortgage Company
Apex Lending-Harlingen, TX
Appraisal Bank
AppraisalPort
Appraisers Across America
CompanyArmadillo Homes
Associates National Mortgage
Atlantic Assurance
Axiom Financial Services
Bank of America
Benchmark Mortgage
BPO Direct
C. S. Mortgage
Cameron County District Attorney
Capital Funding Mortgage
Capital Plus Mortgage Company
CDC North America
Centerbank Mortgage
Central Processing Center
CFG/Diversified
Chase Manhattan Mortgage
CitiFinancial
Citinet Mortgage
City National Bank
Citywide Financial
Coastal Banc
Coldwell Banker Bank
Commerce Title Company
Community Mortgage
Community Lending
Conseco Finance Corp.
Correspondent Leading

21st Century Mortgage
Aames Home Loan
AbnamPRO
Accurate Mortgage
Advance Funding
Aetheles LLC, DBA
Airforce Federal Credit Union
All State Appraisal Review
Allegro Mortgage Services
Americas Informat Inc.
America's Wholesale Lender
American General Financial
American Home Mortgage
AmeriMortgage Group
Andy Cortez Realty Enterprises
Apex Lending-Dallas, TX
Appraisal Enhancement Services
Appraisal Management Company
Argent Mortgage
Asset Management
Assurance Mortgage of Texas
Aurora Loan Services
Banchs Financial Group
Benchmark Lending
Best Rate Mortgage
Broad Street Mortgage
Cabrera's International
Capital Funding Group
Capital Loan Associates
Carolina Mortgage Group Inc.
Celco Mortgage
Centex Home Equity
Century Financial Services, LLC
Charter Funding
CITI
CitiMortgage
City Mortgage
CityMortgage
Clarity Mortgage Services
Coastal National Mortgage
Coley Mortgage
Community America Credit Union
CompuFund Mortgage Company
Concorde Acceptance
Cornerstone Mortgage
Countrywide Funding

Country Wide Home Loans
Coventry Mortgage
Cowen Funding Services
Creative Mortgage Co.
Crest Mortgage Company
CRG Valuations
Credit Risk Solutions
Dallas Home Loan
Department of Justice
Dana Capital
Del Sol Home Construction
DFW Group
Diamond Mortgage
Dimension Mortgage
Direct Equity Mortgage
Direct Lending
Ditech.com
Downey Savings and Loan
DRI Title & Escrow
E-Loan Appraisal Team
East to West Mortgage
Enterprise Mortgage
Entrust Mortgage
EquiCredit
ESI Mortgage
Eventus Inspections
Express Financial Services
Express Mortgage
Extraco Mortgage
Fairway Mortgage
Faith Mortgage
Famaz, Co Financial Services
Fidelity
Fannie Mae
Fidelity One
Fieldstone Mortgage
Finance America
Financial Asset Services, Inc.
Finfancial Demensions
First Bank of Los Fresnos
First Choice Lenders
First Colony Financial
First Consolidated Mortgage
First Equity Corp
First Franklin Financial
First Greensboro Home Equity
First Horizon Home Loans
First Houston Appraisal
First Magnus Financial
First National Bank
First National Bank of Scottsdale
Firstplus
Freedom
First Plus Funding
First Source Financial
First United Mortgage Brokers
First Valley Mortgage
Five Brothers Mortgage
Fleetwood Mortgage
Fox Funding, Inc.
Frant Square Financial
Frontera Mortgage, Inc.
Full Spectrum
G. E. Mortgage
General Mortgage
GMAC Mortgage Corporation
Gold Financial Services
Great Financial Bank
Greenlight Financial Services
Greenpoint Mortgage
Guaranty Residential Lending
GWG Mortgage
Harlingen National Bank
Harlingen National Bank Mortgage
Hernandez Construction
Home Capital, Inc.
Home Focus Valuation Services
Homebound Mortgage
Home Help Center, L.L.C. / Real Homesite Mortgage
Homecomings Financial
Homefocus L.L.C.
Homes of America
Homeside Lending-Dallas, TX
Hometown Mortgage
Hope Mortgage
Diamond Mortgage
Houston City Mortgage
IFS Mortgage
Independent Financial
Independent Mortgage
Indy Mac Bank
Inter National Bank
International Bank of Commerce
Interplex Mortgage Co.
Invasion Mortgage
Iway Loan
J & J Investments JBL Enterprises
Kellner Mortgage
Key Mortgage
L.C. Mortgage
Land America Default Services
Landsafe Appraisal Services
Laredo National Bank
LC Mortgage
Lehman Brothers

Liberty Financial Services
Link Mortgage
Loan Star Lenders
LSI/Lender Services Inc.
Mainland Home Loans
Marder and Associates
MBI Mortgage
McAfee Mortgage
McKeever Ent. Inc. DBSA American
MCO Mortgage
MDA Lending Solutions
Meir Mortgage
Merrill Lynch
Monument Financial Services
Mortgage Services
Mortgages Direct
Navy Federal Credit Union
National Credit Home Equity Services
Nations Banc Mortgage Corp.
Nationwide Appraisals and Title
Navy Federal Credit Union
Nexstar Financial Services
North America Mortgage
Novastar Home Mortgage
Olympic Funding/Process
Option One Mortgage
Pacific Guarantee Mortgage
PCV Murcor
Premier Nationwide Lending
Primera Mortgage
Profolio Home Mortgage
Prudential Home Mortgage
Quotemearate.com
R.T. Minor Mortgage
Realink
REM
Residential Real Estate Review
Riverway Mortgage Company
San Benito Bank & Trust Co.
SARMA
Sebring Capital Corporation
Select Funding, Inc.
Sib Mortgage Corp.
Southern Lending Corporation
Spinner Mortgage
Success Investments
Sunset Mortgage Co. L.P.
Texas Bank & Trust
Texas First Choice Mortgage
Texas State Home Loans, Inc.
Texas Veterans Land Board
The Money Outlet
The Mortgage Market
The Mortgage Warehouse
Liberty Mortgage Co.
Loanstream Corporate
Lone Star National Bank
M.C.O. Mortgage
Mainsource Mortgage
Matchmaker Mortgage
MBNA America
McAllen Mortgage
MCO Construction
Med Mortgage
Megamerica DBA America Premier
Memorial Park Mortgage
Mid Americe Mortgage
Mortgage Select Co.
Mortgage Shoppers Corporation
My Mortgage Option
National City Mortgage
National Mortgage Lenders
Nations Valuation Services
Nationwide Family Mortgage
New Century Mortgage
Non-Profit Resource Housing Group
Norwest Mortgage
NTFN, Inc.
Omega Mortgage
Orion Mortgage
Pan Am Construction
Precision Mortgage Group
Prime Lending
Principal Residential Mortgage
Quality Assurance Review Co.
QARC
Quantix
Remax International Relocation
Reliable Mortgage
Residential Mortgage Corp.
Rio Grande Mortgage, Inc.
RTM Funding
Sante Fe Financial Services, LLC
Seal Construction
Secure Mortgage
Settle Appraisal Services, Inc.
Signature Lending Corp.
Southwestern Mortgage Company
State Farm
Summit Mortgage
Tena Companies
Texas Community Mortgage
Texas State Bank
Texas Tropical Center MHMR
The Accu Prime Group
The Mortgage Line
The Mortgage Outlet
Texas Military Forces, Austin

Texas Department of Transportation
The Town and Country Mortgage
U.S. Bank
U.S. Marshal Service
U.S. Property & Appraisal
UAMC
United Security Mortgage
Upland Mortgage
USA Mortgage
Valley Federal Credit Union
Vision Bookkeeping
Washington Mutual Finance
Weichert Financial Services-Wayne
Wells Fargo Home Mortgage
Dr. David A. Woolweaver, D.D.S., M.S.D.
TIB Mortgage Company
T.J. Wingatge, Attorney
U.S. Department of Social Security
U.S. Home Exchange
U.S. Real Estate Services, Inc.
United Lending Group
U.S. Department of Agriculture
USA Home Lending Corp.
USDA – RECD
Valley Home Equity
Wall Street Mortgage
Waterfield Financial
Wells Fargo Financial
Weyerhaeuser Mortgage Co.

You may wish to laminate the pocket identification card to preserve it.

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

ADELAIDO GONZALES JR
602 E GRIMES ST
HARLINGEN, TX 78550

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number#: **TX 1325670 G**

Issued: **11/27/2017** Expires: **11/30/2019**

Appraiser: **ADELAIDO GONZALES JR**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: **TX 1325670 G**

Issued: **11/27/2017** Expires: **11/30/2019**

Appraiser: **ADELAIDO GONZALES JR**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

Douglas E. Oldmixon
Commissioner

You may wish to laminate the pocket identification card to preserve it.

ADELAIDO GONZALES JR
P O BOX 121
SAN BENITO, TX 78586

Inquiry as to the status of this license may be made to:

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
www.trec.texas.gov
(512) 936-3000
Fax:(512) 936-3864

Texas Real Estate Commission
P.O. Box 12188 Austin, Texas 78711-2188
Real Estate Broker License

Broker License# **187190** License Expires: **12/31/2020**

ADELAIDO GONZALES JR
602 East Grimes
HARLINGEN, TX 78550

The Texas Real Estate Commission certifies that the above named broker has fulfilled all of the requirements of law and is authorized to transact real estate business in Texas.

Douglas E. Oldmixon
Administrator

Texas Real Estate Commission
P.O. Box 12188 Austin, Texas 78711-2188
Real Estate Broker License

Broker License# **187190** License Expires: **12/31/2020**

ADELAIDO GONZALES JR
602 East Grimes
HARLINGEN, TX 78550

The Texas Real Estate Commission certifies that the above named broker has fulfilled all of the requirements of law and is authorized to transact real estate business in Texas.

Douglas E. Oldmixon
Administrator

GeneralStar™

General Star National Insurance Company
P.O. Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA360603 Renewal of Number:

1. **NAMED INSURED:** Adelaido G Gonzales
   STREET ADDRESS: 602 E. Grimes, Harlingen, TX 78550

2. **POLICY PERIOD:** Inception Date: 09/28/2018 Expiration Date: 09/28/2019
   Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. **LIMITS OF LIABILITY:**
   Each **Claim:** $1,000,000
   Aggregate: $2,000,000
   Claim Expenses have a separate Limit of Liability:
   Each Claim: $1,000,000
   Aggregate: $2,000,000

4. **DEDUCTIBLE**: Each Claim: $0 Aggregate: $0

5. **RETROACTIVE DATE:** 09/28/2009
   If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.

6. **ANNUAL PREMIUM:** $690

7. **ENDORSEMENTS:**
   This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

   AP 10 0001 06 11, SGN 90 0001 07 10, AP 95 0006TX 06 11, AP 00 0001 06 11, AP 04 0001 06 11, AP 04 0003 07 14, AP 04 0004 07 14, AP 20 0001 06 11, AP 21 0002 06 11, AP 27 0004 06 11, AP 27 0006 10 16, AP 01 0038TX 06 11, AP 08 0044TX 06 11,

8. **PRODUCER NAME:** Norman-Spencer Agency, Inc.
   STREET ADDRESS: 8075 Washington Village Drive Dayton, OH 45458

Authorized Representative

Producer Code: 26480 Class Code: 73128
Date: 09/12/2018

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TEXAS MILITARY FORCES
Joint Force Headquarters
Adjutant General's Department
Post Office Box 5218
Austin, Texas 78763-5218
512-782-5001

REPLY TO ATTENTION OF

April 27, 2011

Southmost Really Appraisals
602 E Grimes
Harlingen, Texas 78550

Dear Mr Gonzales:

Thank you for submitting your qualifications for RFQ No. 11-04. Your firm has been selected for our pool of appraisers in Region IV. Selected firms may be tasked with performing needed services for the current known locations in the region in which they operate, for a period of up to 24 months. Upon such time that services are needed, you will be contacted with further information.

If you should have any questions, you may contact Cindy White at (512) 782-5861 or by e-mail at cindy.t.white@us.army.mil , or Katie Walters at (512) 782-5723 or by e-mail at katherine.walters2@us.army.mil .

Sincerely,

Cindy White
Real Property Manager I

Attachment

THE UNIVERSITY OF TEXAS AT AUSTIN

has conferred on

Adelaido Gonzales Gonzales, Jr.

the degree of

Master of Business Administration

and all the rights and privileges thereto appertaining.
In Witness Thereof, this diploma duly signed has
been issued and the seal of the University affixed.

Issued by the Board of Regents upon Recommendation of the Faculty.

AWARDED ON THIS FIFTEENTH DAY OF AUGUST, 1994

CHAIRMAN, BOARD OF REGENTS

PRESIDENT

CHANCELLOR

DEAN

The University of Texas at Austin

has conferred on

Laido Gonzales II

the degree of

Bachelor of Business Administration

and all the rights and privileges thereunto appertaining. **In Witness Thereof**, this diploma duly signed has been issued and the seal of the University affixed.

Issued by the Board of Regents upon Recommendation of the Faculty on this twenty-first day of August, A.D. 1975.

Chairman, Board of Regents

Chancellor

President

Dean

3rd Annual RGV State Certified Real Estate Appraiser's Conference

Left (Above): Mr. Douglas Oldmixon, Administrator – Texas Real Estate Commission

Center (Above): Mr. Adelaido (Lido) Gonzales, MBA – Texas State General Certified Appraiser and Texas State Licensed Real Estate Broker – Receiving recognition

Right (Above): Mr. Luis F. De La Garza, Chairman – Texas Appraisal Licensing and Certification Board

Simon A. "Tony" Palacios

Email: All@Southmostappraisals.com

Profile:

Result-oriented, bilingual in English, Spanish and Tex-Mex Lingo, dependable profession experienced in residential appraisals, equipment appraisals, and real estate sales/brokerage. Excels in accurate and quick turn around on residential appraisals. Works well independently and as a team. Committed to excellence. Played a key role increasing productivity for Wright Reality.

Work History:

Own and manage Sunset Travel form 1992 - 2001. I have sold homes in Laredo in the past eight years. I also had my own home inspection company and conducted home inspection for the last 8 years as well. I have worked as a trainee and staff appraiser under George Royle Wright from 2002 - 2007, in which I have appraised about 2,500 homes. I have been appraiser under my company since 2008 to present, in which I have appraised over 4,500 homes.

I am experienced in FHA, 1004 conventional, 2055 drive-bys, ERC, REO, small income, 1073, and VA, along with some commercial, equipment, and inventory.

Education:

Laredo Community College
AA in import/ export
AA in Business Administration
Certification course for real estate and appraisals-residential and commercial

Laredo State University (now Texas A&M International University) Business Courses for BS in BA

Certification in Tourism
Beverly Travel Academy
certified in using Sabre, Apollo, and System One reservation system for the tourism industry.

Texas Real Estate Commission Certifications: Professional Home Inspector License
State Certified Residential Real Estate Appraiser
Texas Real Estate Broker

NEBB INSTITUTE

Sample work upon request. References:

Wade Jordan Appraisals
8120 Garden Oaks Drive
Garden Ridge, TX 78266

Corelogic
155 North Lake Avenue
Pasadena, CA 91101
(866) 462-8113

Ramiro Martinez
International Bank of Commerce
1200 San Bernardo Ave.
Laredo, Texas 78042
(956) 722-7611

David J. Villarreal

Email: All@Southmostappraisals.com

Mission Statement:

Throughout my twenty years of experience in real estate, it has been my sole purpose to provide exceptional non-biased appraisal reports and reviews. It is also my mission to assist the client, lender, and homeowner by providing thoroughly researched and reliable information.

Qualification Summary:

Real estate appraisal with 20 years' experience managing the appraisal and valuation of single family, multi- family, condominium, leasehold and factory-built properties for lending institutions, construction companies, attorneys, and clients. Currently licensed as a State Certified Residential Real Estate Appraiser.

- Residential appraisals and reports for lending purposes.
- Field and Desk reviews on prior appraisals submitted by other appraisers to determine the quality and accuracy of the appraisal report, and to evaluate if the appraisal reports are in compliance with lender specific guidelines.
- Office management, quality control and training of employees.
- Maintains strong project/case management skills, client relations, reporting and time management skills.
- Provide expert consultation underwriters, loan administrators and contractors.
- Familiar with lender specific guidelines.
- Clients have included: Bank of America, Chase, Citigroup, Citimortgage, BBVA Compass Bank, Falcon Bank, First National Bank, Flagstar Bank, International Bank Commerce, US Bank, Wells Fargo, and numerous Appraisal Management Companies (AMC's)

Experience Details:

Owner/ Head Appraiser (1992-Present)
Villarreal Appraisals, Harlingen, TX

- Directly Managed and trained all appraiser trainees.
- Determined the valuation of real estate by utilizing specialized methods and techniques.
- Prepared market studies and internal appraisals and provided reliable market intelligence to lenders.
- Evaluated and resolved incompliance with policies and unreasonable appraisal conclusions.
- Evaluated the value of property flood zones, airports, subsidence and erosion that comprised value.
- Managed appraisal projects, resources and outside factors influencing property value

Independent Contractor/ Appraiser (1991-1992)
B.G Canas and Associates, Harlingen, TX

- Determined the valuation of real estate by utilizing specialized methods and techniques.
- Evaluated and resolved incompliance with policies and unreasonable appraisal conclusions.
- Evaluated the value of property flood zones, airports, subsidence and erosion that comprised value.

Language:

- English
- Spanish

Education:

1982-1984: Texas South most College, Brownsville, TX

1987-1988: Texas State Technical College, Harlingen, TX

1991-Present: Extensive Real Estate courses to be up to date in the real estate sector.

References:

Francis Thad Magyar
Magyar Appraisal Company
9413 Lakeshore Drive
Harlingen, TX 78550
Email: Magyar@rgv.rr.com
(956) 421-2326

Lora Ann Lara
Magyar Appraisal Company
9413 Lakeshore Drive
Harlingen, TX 78550
Email: Magyar@rgv.rr.com
(956) 421-2326

Jason Swindler – Appraisal Director
International Bank of Commerce
1329 Coronation Way
Pflugerville, TX 78660
Email: JasonSwindler@ibc.com
(512) 320-9549 Ext 29549
(512) 576-6245 mobile

PROFESSIONAL APPRAISAL SERVICES, INC.

REAL ESTATE APPRAISERS - CONSULTANTS - ANALYSTS

P.O. BOX 3722

McALLEN, TEXAS 78502

TELEPHONE (956) 687-9535

FAX (956) 687-9539

JOHN H. MALCOM, JR, MAI, CCIM, SR/WA

APPRAISAL INSTITUTE, CIREI, IRWA

STATE CERTIFIED – GENERAL APPRAISER

February 11, 2019

Ms. Maria Alaniz, Administrative Assistant

Hidalgo County Regional Mobility Authority

203 West Newcombe Avenue

Pharr, Texas 78577

RE: Request for Statement of Qualifications – HCRMA APPRAISAL SERVICES 2019-01

Dear Sirs:

Thank you for the opportunity to provide information on Professional Appraisal Services, Inc. I have completed the Request for Qualifications and attached the information requested to assist in selecting an appraiser for Hidalgo County Regional Mobility Authority. I hope that the information is helpful and look forward to working with you in the near future.

Yours Truly,

John H. Malcom, Jr., President

Professional Appraisal Services, Inc.

Contents

Firm name & address in which the work will be performed. 1

Name, position, phone and fax numbers of contact person. 1

Names of principals in the firm; years firm has been in business. 2

Number of staff by discipline in the office that will be working on project, copies of their resumes and appointed project manager for proposed projects. 2

List at least three related TxDOT projects with dates, number of parcels appraised, final appraisal cost and names, addresses and phone numbers of representatives of these TxDOT projects who can be contacted as references. 3

Current workload of the staff and office that would be responsible for the project(s). 4

Names, disciplines and resume of sub-consultants (if any) proposed for the project. 5

Disadvantaged Business Enterprise (DBE) and Affirmative Action status of firm and sub-consultants. 5

Listing of all pending litigation against or involving the firm or its agents or employees with respect to any work performed. 5

Amount of professional liability insurance coverage carried by your firm. 6

Name and phone number of person to contact at the bank where the firm does business. 6

Any other items, which the consultant deems necessary. 6

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Hidalgo County Regional Mobility Authority

Request for Statement of Qualifications for

Appraisal Services

Firm name & address in which the work will be performed.

Professional Appraisal Services, Inc.

P.O. Box 3722 or 1105 Tamarack

McAllen, Texas 78502 or McAllen, Texas 78501

Phone 956 687-9535 or Fax 956 687-9539

Professional Appraisal Services has a single office located in McAllen, Texas. All appraisal services will be provided from that location.

Name, position, phone and fax numbers of contact person.

Contact – John H. Malcom, Jr., President

Phone 956 687-9535 office phone

Fax 956 687-9539 office fax

Cell 956 369-0372 cell #

Names of principals in the firm; years firm has been in business.

Principal John H. Malcom, Jr.

Years in business = 39 years

Number of staff by discipline in the office that will be working on project, copies of their resumes and appointed project manager for proposed projects.

The office staff to assist HCRMA includes 4 persons. John Malcom is the principal and real estate appraiser; Tony Morin works in a support position, and Dottie Malcom is office manager. The fourth person is Brandon Terry, a former employee that provides support as a sub consultant. A resume for John Malcom and Brandon Terry is included in the addenda of the RFQ. John Malcom would be the project manager for the project.

I have reviewed the list of agencies cited in Part II of the RFQ. Over the course of 39 years, we have performed work for many of the agencies cited. To the best of my knowledge we have a good working relationship with all agencies active in right of way acquisition and a good reputation within the community for objective and impartial valuation services. We have provided appraisal services using both the State and Federal valuation methods.

List at least three related TxDOT projects with dates, number of parcels appraised, final appraisal cost and names, addresses and phone numbers of representatives of these TxDOT projects who can be contacted as references.

2018 – Cameron County Department of Transportation. The project involved 23 parcels to be acquired for Phase II of the US Highway 77/83 South Parallel Corridor (CCSJ: 0921-02-252). The project included fee acquisitions that included new right of way as well as expansion of existing road right of way. It included improved properties and unimproved land. Twenty-three parcels were appraised at an average cost of $2,200/parcel. The appraisal reports were prepared to TxDOT standards using TxDOT Form A-5. The contact person is John Serra, Right of Way Agent, Cameron County DOT. He can be reached at 1390 W. Expressway 83, San Benito, Texas 78586 or by phone at 956 247-3521.

2018 – Burns & McDonnell. This project included 23 parcels acquired for a sound barrier wall along Old Highway 281 in Brownsville, Texas (ROW CSJ: 0220-04-046). The project involved an acquisition of temporary easements to be used for staging construction of the sound barrier wall to be built on existing right of way. The appraisal reports were prepared to TxDOT standards using TxDOT Form A-6, the average cost was $2,700/parcel. The contact person is George L. "Slay" Schlemeyer, SR/WA. He can be reached at Burns McDonnell 8911 Capital of Texas Highway, Building 3, Suite 3100, Austin, Texas 78759 or by phone at 512 872-7149.

2017 - Texas Department of Transportation. The project involved 18 parcels to be acquired for the Premont Bypass in Jim Wells County (CCSJ: 0255-02-054). The project included fee acquisitions that included new right of way as well as expansion of existing road right of way. It included improved properties and unimproved land. Twenty parcels (18 initial and 2 updates) were appraised at an average cost of

$3,656/parcel. The appraisal reports were prepared to TxDOT standards using TxDOT Form A-5. The contact person was Maria Jimenez, Right of Way Agent. She can be reached at TxDOT San Antonio District, 4615 NW Loop 410, San Antonio, Texas 78229 or by phone at 210 615-5892.

2017-2019 – L&G Engineering for Hidalgo County. This project has included 40 parcels to be acquired for the widening of Mile 6 West Road in Hidalgo County (RCSJ: 0921-02-356). The acquisitions are in fee and the project has continued in phases beginning in late 2017. It has included improved properties and unimproved land. Forty parcels have been completed at a cost of $2,250-$2,500/parcel. The appraisal reports were prepared to TxDOT standards using TxDOT Form A-5. Contacts for this project include the Project Manager Jacinto Garza, CEO of L&G Engineering and Luana Gonzalez and Fred Herrera, Right of Way Administrators for L&G Engineering. They can be reached at 900 S. Stewart Road, Mission, Texas 78572 or by phone at 956 585-1909.

Current workload of the staff and office that would be responsible for the project(s).

Professional Appraisal Service, Inc. is currently working at full capacity and we attempt to work at that level at all times. Assignments currently scheduled should be completed within the next 45 days.

I have had discussions regarding several right of way projects but none have been awarded at this time. My office specializes in right of way assignments for public entities and I prioritize these types of projects. If we are awarded a contract with the RMA, and accept the responsibility of working on the project, the resources of the office will be available to assure that the contract is completed on budget and on schedule.

At the current time and with the available staff, our workload would approximate 20-30 right of way parcels per month.

Names, disciplines and resume of sub-consultants (if any) proposed for the project.

Brandon Terry is a former employee of Professional Appraisal Services. He currently works as a sub-consultant when appraisal volume exceeds the capacity of the company. If a contract is awarded, Mr. Terry will work under my supervision and I will be the primary appraiser.

Disadvantaged Business Enterprise (DBE) and Affirmative Action status of firm and sub-consultants.

Professional Appraisal Services, Inc. does not discriminate against any employee or applicant for employment because of race, religion, sex, national origin, or disability, unless those factors are bona fide occupational qualifications necessary to the normal operation of the contractor.

Professional Appraisal Services, Inc. is not classified as a Disadvantaged Business Enterprise.

Listing of all pending litigation against or involving the firm or its agents or employees with respect to any work performed.

There is no known litigation pending against Professional Appraisal Services, Inc. or its agents or employees.

Amount of professional liability insurance coverage carried by your firm.

Professional Appraisal Services, Inc. carries $1,000,000 in Professional Liability Insurance. A Certificate of insurance is included as an attachment.

Name and phone number of person to contact at the bank where the firm does business.

Please contact Myles Beeching at Frost Bank, 2424 North Tenth Street, McAllen, Texas 78501. Phone 956 682-1241.

Any other items, which the consultant deems necessary.

The Uniform Standards of Professional Appraisal Practice requires geographic competency and well as technical competency. Over a period of more than 30 years we have attained the knowledge necessary to provide competent services for this project. Our work has encompassed all types of property and we have worked in almost every community in Hidalgo County. Our clients have included entities of the State and Federal Government, Hidalgo, Cameron and Starr County and many of the cities in the Rio Grande Valley. We have experience working with local irrigation districts, public utilities and private companies involved in right of way acquisition.

Our success in working with governmental entities results from our knowledge of the area and from completing assignments on schedule. We are ready to begin work immediately after negotiating a contract for services.

UNDERSTANDING OF THE PROJECT – POTENTIAL PROBLEMS AND CONCERNS:

Appraisal services for Hidalgo County RMA may include the valuation of whole properties and partial acquisitions. We are thoroughly familiar with the requirements of both types of assignments.

An appraisal of a whole property will include an entire economic unit of land, together with improvements to the land. Appropriate valuation methods may include a sales comparison approach for the land and a cost approach, sales comparison approach and income approach to value the property "as improved". The minimum requirements would be to value the property in conformance with the Uniform Standards of Professional Appraisal Practice. If any Federal funding would be included for acquisition or construction purposes it would also be necessary to comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (the Uniform Act).

A partial acquisition occurs when only a portion of a property is acquired for public use. This could include a strip of land from a larger property or an acquisition of an easement. A partial acquisition results when only a portion of a larger property is being acquired. A partial acquisition may result when the property is acquired for drainage, roads, pipelines, or other purposes. When this happens, it is necessary to consider the appropriate acquisition guidelines. For Hidalgo County RMA, right of way would be acquired utilizing the requirements for the State of Texas and in conformance with the Uniform Standards of Professional Appraisal Practice. Again, if any Federal funds are utilized for acquisition or construction, the appraisals would be prepared in conformance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (the Uniform Act).

For a partial acquisition, the State of Texas requires the appraiser to consider the value of the whole property before the acquisition, the value of the part to be acquired, and the value of the remainder property both before and after the acquisition. The part to be acquired can be appraised as a separate economic unit or as a part of the larger property. The appropriate method depends on the highest and best use of the part to be acquired and if damages will result to the remainder property. Total compensation includes compensation for the part to be acquired plus damages to the remainder (if any). If the acquisition results in an enhancement (increased value to the reminder after the taking), the enhancement can only be used to offset damages.

When appraising property for right of way purposes, we will contact the property owners by certified mail, by regular mail, email or by telephone. We will offer the owner the opportunity to accompany us when we inspect the property and request permission to visit the property. The results of our investigation and analysis will be communicated to the client in a narrative appraisal report. The report will be an "Appraisal Report" as defined by the Uniform Standards of Professional Appraisal Practice. We are available to meet with the property owners or the client at any time in the course of the project. If corrections or changes are necessary for an appraisal report, we will complete revisions and changes within 2 days. If condemnation is necessary, we will be available for pre condemnation conferences, mediation, special commissioner's hearings or trial. We are familiar with the aspects of real estate appraisal for right of way purposes.

Closing

Thank you for considering Professional Appraisal Service, Inc. for appraisal services for the Hidalgo County Regional Mobility Authority.

I believe that we can provide quality and timely valuation services for your project and hope that we will be selected as one of the firms to provide those services.

Please let me know if I can provide any additional information, I look forward to hearing from you in the near future.

Sincerely,

John H. Malcom, Jr., President
Professional Appraisal Services, Inc.

Addenda

QUALIFICATIONS - JOHN H. MALCOM JR, MAI, AI-GRS, SR/WA, CCIM

EDUCATION
College
University of Texas at Austin, B.B.A. Degree Finance
Southwest Texas State University

American Institute of Real Estate Appraisers / Appraisal Institute
Exam 1A1- Real Estate Appraisal Principles - July 23, 1982
Exam 1A2- Basic Valuation Procedures - January 28, 1983
Exam I410- Standards of Professional Practice, Part A - March 20, 1997
Exam I420- Standards of Professional Practice, Part B - March 22, 1997
Exam 430 - Standards of Professional Practice, Part C - September 17, 2002
Exam 1B-A Capitalization Theory and Techniques Part A - June 08, 1985
Exam 1B-B Capitalization Theory and Techniques Part B - June 15, 1985
Exam 3 - Rural Valuation - March 17, 1986
Exam 2-1 Case Studies - September 26, 1987
Exam 2-2 Report Writing Valuation & Analysis - October 3, 1987
Comprehensive Examination - Passed February 13, 1989

Commercial Investment Real Estate Institute
Exam CI 101 - Fundamentals Real Estate Investment & Taxation - October 4, 1991
Exam CI 201 - Market Analysis for Commercial Real Estate - June 12, 1992
Exam CI 301 - Decision Analysis for Commercial Real Estate - August 7, 1992
Exam CI 402 - Essentials of Marketing Commercial Property & Services - 9/23/1995
Comprehensive Examination - Passed January 28, 1993

International Right of Way Association
Course 100 - Principles of Land Acquisition - 1998
Course 103 - Ethics and the Right of Way Profession - 2000
Course 214 - Skills of Expert Testimony - 2000
Course 401 - Appraisal of Partial Acquisitions - 1999
Course 800 - Principles of Real Estate Law - 2001
Course 803 - Eminent Domain Law Basics / Right of Way Professionals - 2014
Course 900 - Principles of Real Estate Engineering - 2000
Course 215 - Pipeline Right of Way Agents Development Program - Section - Completed October 18, 2001

PROFESSIONAL AFFILIATIONS
Member National Association of Realtors
Member Texas Association of Realtors
Member Greater McAllen Association of Realtors
Licensed Real Estate Broker State of Texas, #305134
Member Appraisal Institute, MAI Certificate #8467, AI-GRS awarded 6/29/2016
Texas General Real Estate Appraiser, Certificate #TX-1320239-G
Commercial Investment Real Estate Institute, CCIM Certificate #4906
Senior Member, International Right of Way Association, SR/WA - Registration #4785

PROFESSIONAL EXPERIENCE: 1981 to Present - Real estate appraiser Professional Appraisal Service, Inc., Rio Grande Valley and South Texas. Experience includes appraisals of single and multi-family residential units, residential & office condominiums, office buildings, retail centers, motels, country clubs and golf courses, marinas, mobile home and recreational vehicle parks, warehouses, packing sheds, unimproved land, farms, ranches, grain elevators, residential, commercial, and industrial subdivisions, right-of-way appraisals, appraisals of partial interests. Qualified as expert witness for court testimony. Primary practice area is in right of way appraisal and appraisal review.

1977 - 1981 Account executive with New York Stock Exchange member of Rotan Mosle in McAllen, Texas. Responsible for investment analysis and portfolio management for individual clients.

CONTINUING EDUCATION - SEMINARS
2011 Real Estate Appraisal Operations - Online
2011 Data Verification Methods - Online
2011 Cool Tools: New Technology for Real Estate Appraisers - Online
2013 Comparative Analysis – 7 hours online
2013 Subdivision Valuation – 7 hours online
2013 Forecasting Revenue – 7 hours online
2013 Introduction to Green Buildings: Concepts and Principles
2013 Residential and Commercial Valuation of Solar
2013 Business Practices & Ethics
2015 Review Theory General – 10/26/15 – 10/30/15
2017 Supervisory Appraiser/Trainee Appraiser Course 6/16/2017
2018-2019 National USPAP Update Course – 7 hours – 4/27/2018
2018 Online Business Practices and Ethics 11/12/2018

John Malcom is the only State Certified General Appraiser in the Rio Grande Valley that has earned the MAI designation and the SR/WA designation. The MAI designation is the highest designation awarded by the Appraisal Institute and is the most prestigious appraisal designation in the United States. The SR/WA is the senior designation awarded by the International Right of Way Association and recognizes training, education and experience in the field of right of way.

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: TX 1320239 G

Issued: 03/08/2017 Expires: 03/31/2019

Appraiser: JOHN HOLT MALCOM JR

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

Douglas E. Oldmixon
Commissioner

QUALIFICATIONS – BRANDON J. TERRY, SR/WA

EDUCATION

College

University of Texas Pan American - Finance
University of Texas Pan American - Economics
South Texas College; A.A.S. - Business Management

Appraisal Institute

Exam 100GR - Basic Appraisal Principles - May 20, 2006
Exam 101GR - Basic Appraisal Procedures - March 02, 2007
Exam 202R - Residential Sales and Income Approach - February 26, 2010
Exam 300G - Real Estate Finance and Statistics - April 13, 2008
Exam 400G - Market Analysis and Highest and Best Use - October 24, 2009
Exam 401G - General Appraiser Sales Comparison - April 30, 2009
Exam 402G - General Appraiser Cost and Site Valuation - March 8, 2008
Exam 403G - General Appraiser Income (Part I) - May 10, 2008
Exam 404G - General Appraiser Income (Part II) - September 11, 2009
Exam 405G - General Appraiser Report Writing - November 16, 2009
Exam 501GP - Advanced Income Capitalization - May 13, 2011
Exam 520GP - Advanced Concept and Case Studies - November 19, 2011
Exam 525GP - Advanced Market Analysis & Case Studies – February 13, 2012
Exam - 15 hr. USPAP - March 22, 2012
Business Practices and Ethics - September 19, 2010
Exam - MAI Comprehensive Exam - July 27, 2012

International Right of Way Association

Course 100 - Principles of Land Acquisition - March 3, 2014
Course 103 - Ethics and the Right of Way Profession - June 29, 2011
Course 200 - Principles of Real Estate Negotiation - September 23, 2010
Course 203 - Alternative Dispute Resolution - March 3, 2014
Course 205 - Bargaining Negotiations - October 13, 2010
Course 400 - Principles of Real Estate Appraisal - June 1, 2013
Course 403 - Easement Valuation - September 21, 2010
Course 700 - Introduction to Property Management - June 24, 2011
Course 800 – Principles of Real Estate Law – April 2, 2014
Course 802 - Legal Aspects of Easements - September 25, 2010

PROFESSIONAL AFFILIATIONS

Appraisal Institute – MAI Candidate for Designation
Texas General Real Estate Appraiser, Certificate #TX-1338768-G
Senior Member - International Right of Way Association - SR/WA Certificate #6470
CCIM Institute - Member
National Association of Realtors - Member
Texas Association of Realtors - Member
Greater McAllen Association of Realtors - Member
Laredo Association of Realtors - Member

PROFESSIONAL EXPERIENCE: 2005 to Present - Real estate appraiser servicing the Rio Grande Valley and South Texas. Experience includes appraisals of single and multi-family residential units, office condominiums, office buildings, retail centers, country clubs and golf courses, marinas, mobile home and recreational vehicle parks, warehouses, packing sheds, unimproved land, farms, ranches, residential-commercial-industrial subdivisions, and right-of-way appraisals.

1997 to 2002 - United States Air Force; Crew chief responsible for the maintenance, repair, and munitions on an A-10 attack aircraft

CONTINUING EDUCATION - SEMINARS

Subdivision Analysis: Guide to Valuing Improved Subdivisions – April, 2014
Comparative Analysis – April, 2014
Forecasting Revenue – April, 2014
Commercial Appraisal Review – May 2016
Discounted Cash Flow Model: Concepts and Issues – May, 2016
2018-2019 USPAP

CERTIFICATE OF INSURANCE – HCRMA

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/31/2018

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 have ADDITIONAL INSURED provisions or 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 LIA ADMINISTRATORS & INSURANCE SERVICES 1600 ANACAPA ST SANTA BARBARA, CA 93101	CONTACT NAME: NATALIE SHORT PHONE (A/C, No, Ext): 805-963-6624 FAX (A/C, No): 805-962-0652 E-MAIL ADDRESS: NATALIE@LIABILITY.COM
INSURED PROFESSIONAL APPRAISAL SERVICES, INC./JOHN H. MALCOM, JR. P.O. BOX 3722 MCALLEN, TX 78502 114651	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: ASPEN AMERICAN INSURANCE COMPANY — 43460 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE $ DAMAGE TO RENTED PREMISES (Ea occurrence) $ MED EXP (Any one person) $ PERSONAL & ADV INJURY $ GENERAL AGGREGATE $ PRODUCTS - COMP/OP AGG $
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) $ BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE $ AGGREGATE $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT $ E.L. DISEASE - EA EMPLOYEE $ E.L. DISEASE - POLICY LIMIT $
A	PROFESSIONAL LIABILITY			AAI007469-04	12/03/2018	12/03/2019	$1,000,000 EACH CLAIM $1,000,000 AGGREGATE

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

REAL ESTATE APPRAISERS PROFESSIONAL LIABILITY INSURANCE

CERTIFICATE HOLDER

HIDALGO COUNTY RMA
118 S. CAGE BLVD., 4TH FLOOR
PHARR, TX 78577

CANCELLATION

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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Item 4A

Glenn Hegar Texas Comptroller of Public Accounts

January 24, 2019

Ms. Celia Gaona
Chief Auditor
Hidalgo County Regional Mobility Authority
203 W. Newcombe Ave.
Pharr, Texas 78577-4742

Dear Ms. Gaona:

I am pleased to inform you that the Hidalgo County Regional Mobility Authority has earned a Transparency Stars Award in the area of Debt Obligations. Our website now displays your award status and the link you submitted in your application. Enclosed is your Transparency Stars Award Certificate. You will also receive a digital Transparency Stars seal you may post on your website.

Note that you are required to maintain and update your transparency content to retain your Star. Comptroller staff will perform regular checks of your site.

Congratulations on your success in demonstrating exemplary efforts toward financial transparency.

Sincerely,

Glenn Hegar

Enclosure

Comptroller.Texas.Gov
P.O. Box 13528
Austin, Texas 78711-3528
512-463-4444
Toll Free: 1-800-531-5441 ext: 3-4444
Fax: 512-463-4902

Transparency Stars

The Texas Comptroller of Public Accounts awards the **Hidalgo County Regional Mobility Authority** the

Debt Obligations Star

for exemplary efforts in creating financial transparency around public debt. The Transparency Stars program recognizes local governments across Texas that are striving to meet a high standard for financial transparency online. These efforts provide citizens with clear, consistent information about public spending in user-friendly formats.

January 24, 2019