



TEXAS SOUTHMOST COLLEGE DISTRICT
THE UNIVERSITY OF TEXAS AT BROWNSVILLE and TEXAS SOUTHMOST COLLEGE

80 Fort Brown • Brownsville, Texas 78520 • (956) 882-3879 • Fax: (956) 882-8811 • <http://blue.utb.edu/vpapa>

Board of Trustees

Chester Gonzalez

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Rosemary Breedlove

Vice Chair

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David G. Oliveira

Roberto Robles, M.D.

Dolly Zimmerman

UTB/TSC President

Juliet V. Garcia, Ph.D

Official Notice of the

**Texas Southmost College District
Regular Meeting**

for
February 14, 2008

Posted
February 8, 2008

AGENDA

The Board of Trustees of the Texas Southmost College District will convene **Thursday, February 14, 2008 at 4:30 p.m.** in the Gorgas Board Room of Texas Southmost College, 80 Fort Brown, Brownsville, Texas 78520.

Call to Order

1. Executive Session

as provided by Government
Code, Chapter 551.072

Real Estate

- Contract** and Resolution for Purchase of Fort Brown Villas II, Unit **3F**, Brownsville, Texas
- Contract** and Resolution for Purchase of Fort Brown Villas II, Unit **8D**, Brownsville, Texas
- Contract** and Resolution for Purchase of Fort Brown Villas II, Unit **7D**, Brownsville, Texas
- Contract** and Resolution for Purchase of Fort Brown Villas II, Unit **14F**, Brownsville, Texas
- Contract** and Resolution for Purchase of Fort Brown Villas I, Unit **5007**, Brownsville, Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Feb 08, 2008 at 11:39A
Joe G Rivera
County Clerk
By
Yazmin Hernandez, Deputy
Cameron County

2. Consideration and possible action on matters discussed in Executive Session

Real Estate

Contract and Resolution for Purchase of Fort Brown Villas II, Unit **3F**, Brownsville, Texas

Contract and Resolution for Purchase of Fort Brown Villas II, Unit **8D**, Brownsville, Texas

Contract and Resolution for Purchase of Fort Brown Villas II, Unit **7D**, Brownsville, Texas

Contract and Resolution for Purchase of Fort Brown Villas II, Unit **14F**, Brownsville, Texas

Contract and Resolution for Purchase of Fort Brown Villas I, Unit **5007**, Brownsville, Texas

3. Approval of minutes of previous meeting

Consideration and possible action on:

Regular Meeting January 17, 2008

4. Speakers to Agenda Items and Public Discussion

5. Resolution

Consideration and possible action on:

Adoption of a Resolution in Support of the Big Read Program

6. Business Affairs

Partnership Committee

Consideration and possible action on:

Report

Adoption of Resolution Granting Certain Tax Exemptions to Certain Historic Sites Under the 2008 Heritage Plan

Proposal for Mary Rose Cardenas North and South Halls HVAC Control System Upgrade

Proposal for REK Center Weight and Fitness Equipment

- 7. Physical Facilities Committee**
Consideration and possible action on:

Report
Competitive Sealed Proposals for
Construction of Center for Early
Childhood Studies

- 8. Change Order**
Consideration and possible action on:

Change Order to the Contract with
Design Build Solutions for
Construction of the ITECC Roof

- 9. Trustee Elections**
Consideration and possible action on:

Notice and Order of Election

10. President's Report

11. Proposed Meeting Dates

Thursday, March 27, 2008
Thursday, April 24, 2008
Monday, May 19, 2008
Thursday, June 26, 2008

12. Announcements

Adjournment

Individuals with disabilities are entitled to have access to and participate in public meetings. An individual requiring an accommodation for access to the meeting must notify the Texas Southmost College District in writing 24 hours prior to the scheduled meeting of the necessity of an accommodation. Upon receipt of this request, the Texas Southmost College District will furnish appropriate auxiliary aids and services when necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of the Board meeting as non-handicapped individuals enjoy.



TEXAS SOUTHMOST COLLEGE DISTRICT

BOARD AGENDA REQUEST FORM

Department/Division: TSC District Office	Board Meeting Date: February 14, 2008
Agenda Item: Consideration and possible action on approval of the minutes of previous meeting	
Rationale/Background: The draft minutes for the Regular Meeting of January 17, 2008 are attached for your review.	
Recommended Action: Motion to approve the minutes of the January 17, 2008 meeting as presented.	
Fiscal Implications: Budgeted Item: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain:	
Attachments (list): - Minutes, Jan. 17, 2008	

FOR OFFICE USE ONLY:
Board Action: Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Tabled for action on: _____
Certified by: _____ Title: _____ Date: _____

Texas Southmost College District

Minutes of the Regular Meeting of the Board of Trustees

January 17, 2008

The Board of Trustees of the Texas Southmost College District convened in open session on January 17, 2008, at 5:30 p.m., in the Board Room of Gorgas Hall, Texas Southmost College. Board members present were Mr. Chester Gonzalez, Chair, Ms. Rosemary Breedlove, Vice Chair, Dr. Roberto Robles, Ms. Dolly Zimmerman, Mr. David Oliveira and Mr. José A. Herrera, Jr. Absent was Mr. Eduardo A. Campirano, Secretary. Also present was Dr. Juliet V. García, President of The University of Texas at Brownsville and Texas Southmost College.

Call to Order

1. Executive Session

as provided by Government
Code, Chapter 551.071-072

Real Estate

Contract and resolution for purchase
of Fort Brown Villas I, Unit 4008,
Brownsville, Texas

Contract and resolution for purchase
of Fort Brown Villas I, Unit 1017,
Brownsville, Texas

Contract and resolution for purchase
of Fort Brown Villas I, Unit 5007,
Brownsville, Texas

Contract and resolution for purchase
of Fort Brown Villas II, Unit 12F,
Brownsville, Texas

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Legal Matters

Contract and resolution for purchase
of Lot 18, Block 12, Colonia Alta
Vista, Brownsville, Texas
Discussion on Property Adjacent
to Campus
Discussion on Construction Project
Issues

The Board convened in Executive Session at 5:40 p.m.

The Board reconvened in Regular Session at 7:32 p.m.

2. Consideration and possible action on matters discussed in Executive Session

**Contract and resolution for purchase of
Fort Brown Villas I, Unit 4008, Brownsville, Texas**

A motion was made by Ms. Zimmerman to approve the earnest money contract and resolution for the acquisition of Fort Brown Villas Unit 4008 in the amount of \$34,000. The motion was seconded by Mr. Herrera and carried unanimously. *Exhibit "A"*

**Contract and resolution for purchase
of Fort Brown Villas I, Unit 1017, Brownsville, Texas**

A motion was made by Ms. Breedlove to approve the earnest money contract and resolution for the acquisition of Fort Brown Villas Unit 1017 in the amount of \$34,000. The motion was seconded by Ms. Zimmerman and carried unanimously. *Exhibit "B"*

**Contract and resolution for purchase
of Fort Brown Villas I, Unit 5007, Brownsville, Texas**

A motion was made by Mr. Herrera to table this item. The motion was seconded by Mr. Oliveira and carried unanimously.

**Contract and resolution for purchase of
Fort Brown Villas II, Unit 12F, Brownsville, Texas**

A motion was made by Ms. Breedlove to approve the earnest money contract and resolution for the acquisition of Fort Brown Villas Unit 12F in the amount of \$47,279 as presented. The motion was seconded by Mr. Herrera and carried unanimously. *Exhibit "C"*

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**Contract and resolution for purchase of
Lot 18, Block 12, Colonia Alta Vista, Brownsville, Texas**

A Motion was made by Dr. Robles to approve the earnest money contract and resolution for the acquisition of Lot 18, Block 12, Colonia Alta Vista Subdivision, Brownsville, Texas, in the amount of \$35,000 as presented. The motion was seconded by Ms. Breedlove and carried unanimously. Exhibit "D"

3. Approval of Minutes of Previous Meeting

**Consideration and possible action on
Minutes of Regular Meeting on December 20, 2007**

Ms. Zimmerman requested that the minutes reflect that she was absent at the December 20th meeting.

A motion was made by Mr. Herrera to approve the Minutes of the Regular Meeting on December 20, 2007 with the correction noted by Ms. Zimmerman. The motion was seconded by Ms. Zimmerman and carried unanimously. Exhibit "E"

4. Speakers to Agenda Items and Public Discussion

No Speakers.

5. Board Briefing

Satisfactory Academic Progress Update

Dr. Jose Martín, Provost, updated the Board on the results of the Satisfactory Academic Progress (SAP) process after the first semester of implementation. Dr. Martín reviewed the different intervention strategies that were put into place to help student performance during the semester. He also reported that there was a decrease of 4.4 percent in withdrawn credit hours and an increase of 2.6 percent credit hours completed. He thanked all the departments involved for their hard work during the implementation of SAP.

DRAFT**6. Physical Facilities Committee Report****Consideration and possible action on
Competitive sealed proposals for Construction of
Center for Early Childhood Studies**

A motion was made by Ms. Breedlove to table this item. The motion was seconded by Ms. Zimmerman and carried unanimously.

**Consideration and possible action on
Change Order for Contract with J.E. Dunn/Terry Ray,
a Joint Venture Partnership, for Construction of
Recreation, Education and Kinesiology Complex**

Ms. Veronica Mendez, Assistant Vice President for Planning and Construction, introduced Ms. Laura Lara, the new Senior Project Manager from the Office of Facilities Planning & Construction. Ms. Lara will be responsible for supervising the Recreation, Education and Kinesiology Complex and the Science and Technology Learning Center.

Ms. Mendez reviewed the layout of the cooling infrastructure for the REK Center. She stated that estimates were obtained from the REK Center contractor to extend chilled water lines to the peninsula for future projects.

Dr. David Pearson, Vice President for Partnership Affairs, recognized Mr. Bill Harris, HVAC Foreman from Physical Plant, for the expertise he contributed to the thermal plant and energy management systems. Mr. Harris recommended that a 2 inch condensate return pipe be installed along the chilled water extension to recirculate condensate water from the AC units at the Education and Business Complex. As a result, he estimates a savings of 500,000 gallons of water per year to the REK Center project.

A motion was made by Ms. Breedlove to approve the Change Order for Contract with J.E. Dunn/Terry Ray, a Joint Venture Partnership, for Construction of Recreation, Education and Kinesiology Complex and authorize the Assistant Vice President for Planning and Construction to execute change order in the amount of \$282,191. The motion was seconded by Dr. Robles. *Exhibit "F"*

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**Consideration and possible action on
Acceptance of Guaranteed Maximum Price for
Interior Renovations at the ITEC Campus**

Dr. Martín presented the proposed program for the ITEC Campus renovations. Dr. Martin stated that the proposed program includes spaces for the Communication Broadcasting Technology and Sustainable Construction Architecture programs. He also presented the proposed locations in the ITECC for the two programs.

Ms. Mendez reviewed the status of the ITEC Campus renovations. She explained that Phase II of the projects consists of 50,000 sq. ft. of interior renovations for classrooms and offices and additional site work. Ms. Mendez stated that bids for Phase II construction services were received on January 3, 2008. SpawGlass Construction submitted a Guaranteed Maximum Price proposal in the amount of \$4,619,678.

A motion was made by Ms. Zimmerman to authorize SpawGlass Contractors Inc. to proceed with Part II-Construction Phase Services for limited site and interior renovations of the ITEC Campus in the amount of \$4,619,678. The motion was seconded by Dr. Robles and carried unanimously. Exhibit "G"

7. Trustee Elections

**Consideration and possible action on
Authorization to Enter Into Contract Negotiations with the Cameron
County Elections Administrator to Conduct Election**

Dr. Pearson introduced Mr. Allan Peakes, Assistant Vice President for Facilities Services. Mr. Peakes explained that the District will have an election on May 10, 2008 for Positions 1 and 2 on the Board of Trustees. He requested authorization to enter into contract negotiations with the Cameron County Administrator to conduct the election.

A motion was made by Ms. Zimmerman to authorize staff to enter into negotiations to contract with Cameron County Elections Administrator to conduct election services for the May 10, 2008 election as presented. The motion was seconded by Dr. Robles and carried unanimously. Exhibit "H"

**Consideration and possible on
Resolution to Hold Joint Elections**

Mr. Peakes explained that due to the District's continuing concern for cost containment, staff recommends that the election be held jointly with other entities in our District that will be holding an election on the same day.

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A motion was made by Mr. Herrera to adopt the Resolution to Hold Joint Elections as presented. The motion was seconded by Ms. Breedlove and carried unanimously. Exhibit "I"

**Consideration and possible action on
Setting Date and Time for Drawing for a Place on the Ballot**

Mr. Peakes explained that the deadline to file applications for a place on the ballot for the May 10, 2008 Board of Trustees election is Monday, March 10, 2008 at 5:00 p.m. He added that in the interest of time, staff recommends holding the drawing the following day at 3:00 p.m. at the Gorgas Tower.

A motion was made by Ms. Breedlove to hold the drawing for a place on the TSC District Ballot on March 11, 2008, at 3:00p.m. in the Gorgas Tower as presented. The motion was seconded by Dr. Robles and carried unanimously. Exhibit "J"

8. First Quarter Financial Statements and Investment Report

Ms. Melba Sanchez, Assistant Vice President for Finance, presented the Fiscal Year 2008 First Quarter Financial Statements and Investment Report. *Exhibit "K"*

9. Construction Report

Dr. Pearson reported the following:

- Construction of the REK Center is progressing as scheduled.
- Pier work continues for the New Library & Classroom buildings.
- Demolition and asbestos abatement has been completed at the ITECC.

10. President's Report

Dr. García reported the following:

- UTB/TSC received a grant entitled "The JASON Project UTB/TSC Bahia Grande Restoration Project" awarded by the Robert J., Jr. and Helen C. Kleberg Foundation. The grant proposal was written by Ms. Mary Jane Shands, Director of the JASON Project at UTB/TSC, with Co-Principal Investigators, Dr. Elizabeth Heise, Associate Professor, and Dr. Jude Benavides, Assistant Professor. Funds from this award will support the Bahia Grande wetland research and restoration,

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as well as immersion programs for the local school children via the JASON Project.

- Dr. Wilmot Godfrey James will present “Living in the World of Fragrance and Smell: The Molecular Biology of Olfaction,” as part of the President’s Leadership Lecture Series on Monday, January 28th at 6:00 p.m. in the Education and Business Complex Salon Cassia.
- Martin Luther King Day will be celebrated on Wednesday, January 30th at 6 p.m. in the SETB Lecture Hall. The keynote speaker is Mr. George McShan, Vice President of the Harlingen School Board.

11. Proposed Meeting Dates**Thursday, February 28, 2008****Thursday, March 27, 2008****Thursday, April 24, 2008****Monday, May 19, 2008****12. Announcements**

- Dr. Hilda Silva introduced Ms. Sylvia Leal as the new Assistant Vice President for Student Affairs.
- Dr. Hilda Silva also introduced the Lady Scorpion Volleyball Team. The team won the Red River Athletic Conference and the NAIA Region VI Championship. They finished the season tied for fifth place at the National Championship.

Adjournment

The meeting was adjourned by Chairman Gonzalez at 9:05 p.m.

Mr. Chester Gonzalez
Chairman, Board of Trustees

Mr. Eduardo A. Campirano
Secretary, Board of Trustees

NOTE: The tape of the Regular Board of Trustees meeting held on January 17, 2008 is on file at the District Office of the Texas Southmost College District. The master tape is on file at the UTB/TSC Media center. These minutes were taken and transcribed by Claudia L. Cortina, Administrative Secretary. Videotaping of the Board of Trustees’ meetings began on April 11, 1996. They are aired on Channel KISD in cooperation with the Brownsville Independent School District.



TEXAS SOUTHMOST COLLEGE DISTRICT

BOARD AGENDA REQUEST FORM

Department/Division: Library Special Collections	Board Meeting Date: February 14, 2008
Agenda Item: Consideration and possible action on adoption of a resolution in support of the Big Read Program	
Rationale/Background: The Big Read, an initiative of the National Endowment for the Arts, in partnership with the Institute of Museum and Library Services and in cooperation with Arts Midwest, is designed to restore reading to the center of American culture. The National Endowment for the Arts has awarded the University of Texas at Brownsville and Texas Southmost College a \$16,000 nationally competitive grant in support of the Big Read. The university has many community partners in this effort, especially the Brownsville Independent School District. The Big Read, created to address the national decline in the reading of great literature encourages such reading by asking communities to come together to read and discuss a single book. Each community "read" lasts approximately one month and the kick-off event to launch the program locally is scheduled for March 1, 2008, at Sunrise Mall Brownsville.	
Recommended Action: Motion to adopt resolution in support of The Big Read Program as presented.	
Fiscal Implications:	Budgeted Item: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A If no, explain:
Attachments (list): - Proposed resolution	

FOR OFFICE USE ONLY:			
Board Action:	Approved:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Tabled for action on:	_____
Certified by:	_____	Title: _____	Date: _____

THE STATE OF TEXAS §
COUNTY OF CAMERON §

TEXAS SOUTHMOST COLLEGE DISTRICT
Resolution in Support of the Big Read Program

WHEREAS, the Big Read is a new national program by the National Endowment for the Arts (NEA), in partnership with the Institute of Museum and Library Services (IMLS) and Arts Midwest; and

WHEREAS, the Big Read encourages reading by asking communities to come together to read and discuss one work of literature; and

WHEREAS, the Library will receive a grant of \$16,000 to promote and carry out month-long, community-based programs; and

WHEREAS, the Board of Trustees of the Texas Southmost College District supports the efforts of UTB/TSC and middle- and high-school librarians of BISD to bring this program to Brownsville.

NOW, THEREFORE, LET IT BE RESOLVED, that the Texas Southmost College District Board of Trustees does hereby support the Big Read Program and encourages the community to participate.

IN WITNESS WHEREOF I have hereunto set my hand on this 14th day of February, 2008.

Chester Gonzalez
Chairman, Board of Trustees

Eduardo A. Campirano
Secretary, Board of Trustees



TEXAS SOUTHMOST COLLEGE DISTRICT

BOARD AGENDA REQUEST FORM

Department/Division: Partnership Affairs Division	Board Meeting Date: February 14, 2008
Agenda Item: Consideration and possible action on: Adoption of Resolution Granting Certain Tax Exemptions to Certain Historic Sites Under the 2008 Heritage Plan.	
Rationale/Background: As it has for the last 21 years, the City of Brownsville is requesting that the Board of Trustees adopt a resolution granting tax exemptions to certain historic sites under the 2008 Heritage Plan. This request is in keeping with our community university's interest and commitment to the restoration and preservation of historic properties. The financial implications to the District would be a total of \$8,615.68 of tax forgone for 43 properties, which would be included in the FY 2009 budget. This amount is \$1,135.35 more than last year due to property valuation increases.	
Recommended Action: Motion to adopt resolution granting certain tax exemptions to certain historic sites under the 2008 Heritage Plan as presented.	
Fiscal Implications: Budgeted Item: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If no, explain: If approved, this item will be included in the budget for Fiscal Year 2008-2009.	
Attachments (List): Letter from the City of Brownsville, tax forgone summary, proposed resolution, and 2008 Heritage Plan survey with proposed changes.	

FOR OFFICE USE ONLY:

Board Action: Approved: Yes No Tabled for action on: _____

Certified by: _____ **Title:** _____ **Date:** _____

THE STATE OF TEXAS §

COUNTY OF CAMERON §

**RESOLUTION
OF
TEXAS SOUTHMOST COLLEGE DISTRICT**

WHEREAS, V.T.C.A. Tax Code Section 11.24 authorizes the governing body of any taxing unit to exempt from taxation part or all of the assessed value of certain historic heritage sites; and

WHEREAS, this Board supports efforts by the City of Brownsville and other taxing units to provide tax relief; NOW THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF TEXAS SOUTHMOST COLLEGE DISTRICT:

DIVISION A. FEDERAL & STATE SITES.

SECTION 1. That all taxable sites heretofore designated as Recorded Texas Historical Landmarks by the Texas Historical Commission and all taxable sites with historic structures heretofore designated as a Historic Landmark or a site on the National Register of Historic Places by the United States government to the extent that such sites remain so designated are hereby designated as historically significant sites in need of tax relief to encourage their preservation and are hereby totally (100%) exempted from all ad valorem taxation by this taxing unit. Further, that the historic sites to benefit from this section of this Resolution are listed in the Heritage Plan 2008, said plan being dated December 25, 2007 and being adopted by Ordinance Number 2008-1100.46 of the City of Brownsville, Texas.

SECTION 2. That SECTION 1 hereof shall be effective provided that the potential annual revenue foregone by this District on all historic sites under Section 1 hereof not to exceed one-third of one percent of this District's total potential annual a valorem tax revenues.

DIVISION B. PRIMARY LOCAL SITES

SECTION 3. That this Board hereby grants historical ad valorem tax exemptions equal to 50% of the gross assessed value of any historic sites which are not directly benefited by SECTION 1 of this Resolution and which are listed as Primary Local Sites in the Heritage Plan 2008 said Plan being dated December 25, 2007, and being adopted by Ordinance Number 2008-1100.46 of the City Of Brownsville. All such taxable Primary Local Sites are hereby designated as historically significant sites in need of tax relief to encourage their preservation. It is hereby declared that each Site contains at least one historic structure.

SECTION 4. That any historic site under Section 3 hereof, on which there is successful completion of substantial new rehabilitation as defined by the Board's Chairman, is hereby totally exempted from ad valorem taxation for five years.

DIVISION C. FEDERAL, STATE, & PRIMARY LOCAL SITES.

SECTION 5. That if a site which has directly benefited from an exemption granted by SECTION 1, 3, or 4 hereof loses its official historic designation due to inappropriate physical changes such as site demolition, other than those changes caused by an act of God, then an additional tax is imposed on the site equal to the difference, if any, between the taxes imposed on the site for each of the five (5) years preceding the year in which such historic designation is lost and the taxes that would have been imposed had the site not been subject to the net lost historical exemption in each of those years, plus interest at an annual rate of seven (7.0) percent calculated from the dates of which the differences would have become due.

SECTION 6. That each exempted historic site shall include not only one or more historic structures but also the land necessary for access to and use of the structure (s) with the exact boundaries of such land being determined by this Board's Chairman.

SECTION 7. That this Board's Chairman is hereby granted the authority to implement this Resolution by any means not contrary to law, including, but not limited to, the issuance of rules and policies, the making of requests for non-binding advice from any entities, and the delegation of authority.

SECTION 8. That nothing herein shall be construed to:

- a. Relieve property owners of their duty to file annual exemption application forms in accordance with all state laws, rules, and regulations if they wish to take advantage of the exemptions granted by this Board: or
- b. Prevent this Board from subsequently repealing or amending this Resolution.

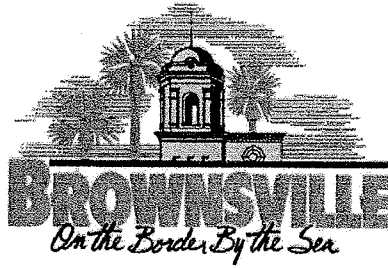
SECTION 9. That if any provision of this resolution, or the application of same to particular set of persons or circumstances, should for any reason by he held by the courts to be invalid, such end each provision of the resolution is declared to be several.

SECTION 10. That this Resolution shall become effective on February 14, 2008, if signed, attested, and recorded in the records of this District.

ADOPTED This 14th day of February 2008

Chester Gonzalez
Chair, Board of Trustees

Eduardo A. Campirano
Secretary, Board of Trustees



January 18, 2008

Dr. David E. Pearson
Vice President for Administration & Partnership Affairs
University Of Texas at Brownsville and
Texas Southmost College
83 Fort Brown
Brownsville, Texas 78520

Dear Dr. Pearson:

I would like to request that you consider placing the following item on the next agenda of the UTB/TSC Board of Trustees meeting.

Discussion and possible action on adopting a resolution granting certain tax exemptions to certain historic sites under the 2008 Heritage Plan and the expansion of the O11 Overlay District.

Attached is a suggested draft of the aforementioned resolution. Enclosed is the 2008 Heritage Plan and related information.

Also, you are invited to attend a taxing entities joint public workshop on the 2008 Heritage Plan with the City Commission tentatively scheduled for Tuesday, February 19, 2008 at 5:00 p.m. in the Commission Chambers, on the 2nd floor of the new City Hall, (old Federal Courthouse), located at 1001 E Elizabeth ST, Brownsville, Cameron, Texas, 78520.

Please extend this invitation to all members of the Board of Trustees, who are welcome to attend. If you cannot attend yourself, would you please have a representative from UTB/TSC attend this meeting.

If you have any further questions on this matter, please contact me at (956) 548-6070.

Sincerely,

A handwritten signature in cursive script that reads "José A. Gavito, Jr.".

José A. Gavito, Jr.,
Heritage Officer,
City Of Brownsville

XC: Mayor and City Commissioners
Charlie Cabler, City Manager

Attachments

Tax Summary for 2008 Heritage Plan

TAXING UNIT: Texas Southmost College

(1) Number of Exemptions				HISTORICAL
				43
(2) Appraisal Value of Exemptions				\$5,348,400
			AMOUNT TAX \$ FOREGONE	\$8,615.68
Note: 2007 tax rate =.161089				
				1/8/08 1:30pm

Notes on methods use to determine values using Entity Totals report dated 1/5/2008				
provided by the Cameron County Appraisal District:				
CAMERON COUNTY APPRAISAL FY 2008				
TAXING UNIT	# OF SITES			TAX EXEMPTION
UTB/TSC	43			\$8,615.68
COUNTY	43			\$18,355.23
BISD	42			\$55,601.75
CITY	43			\$34,792.25
BND	43			\$2,867.22
		TOTAL		\$ 120,232.14



HISTORIC BROWNSVILLE

2008

**Heritage Council's Proposed Changes
from 2007 Plan to 2008 Plan**

DRAFT

Introduction

This year marks the twenty-first anniversary of the Brownsville Heritage Survey and Heritage Plan. The City Code requires that the Survey and the Plan be adopted at least once every year.

The Survey is intended to be an inventory of all existing and potential heritage sites in Brownsville. The Survey also documents any changes to the sites that have occurred in the past year. The Plan is intended to rank those sites according to their architectural and historical significance.

The information in this Update is used by the Brownsville Heritage Council to make recommendations to the Zoning Commission regarding modifications to the preceding year's Heritage Plan. Then the Zoning Commission makes its recommendation to the City Commission.

Summary

In general, the Heritage Council's recommendation is that the 2008 Heritage Plan be adopted with five changes; these changes will affect the amount of "historic tax exemption" taxes foregone. The changes are as follows:

Five new primary local sites are added to the 2008 Heritage Plan; 1). the Golden House located at 130 E St Charles ST, 2). the Tamayo Store at 947 E 15th ST. 3). Aziz Building at 1101 E Elizabeth ST, 4). Lopez Store 789 E Washington ST and 5). Yturria Store 533 E 13th ST.

One State site be BLOCKED the Yturria Bank on 1255 E Elizabeth ST.

Contents

- 1 1249 W Washington ST (Gregg House)
- 2 130 E St Charles ST (Golden House)
- 3 2030 Palm BLVD (Glady's Porter House)
- 4 1147 E. Levee ST (Colonial Hotel)
- 5 947 E 15th ST (Tamayo Store)
- 6 525 Paredes Line Road (Neutra –Kraigher House)
- 7 623 E St Charles ST (Brooks House)
- 8 1101 E Elizabeth ST (Aziz Store)
- 9 24 Arien DR (Goodrich House)
- 10 1205 W Elizabeth ST (Aziz House)
- 11 1255 W Elizabeth ST (Barrera House)
- 12 1220 E Adams ST (La Villa de Llanes Complex)
- 13 533 E 13th ST (Yturria Store)
- 14 1255 E Elizabeth ST (Yturria Bank)
- 15 39 Sunset DR (McNair House)
- 16 Our Lady of Guadalupe Church
- 17 504, 730, 749 & 759 Fronton ST (Warehouses)
18. 789 E Washington ST (Lopez Store)

**2008 Heritage
Survey/Plan Update**

Name: Gregg House

Address: 1249 W Washington ST

Legal Description: Block 30, Lot (s) 4-6, West Brownsville Addition

Owner(s): Javier Salinas

Architectural Style: Colonial Revival

Year Built: 1920

Current Heritage Status: State Site

Proposed Status: Federal Site

Comments: No action – owner is in process of submitting application to be designated a Federal site.

**2008 Heritage
Survey/Plan Update**

Name: Golden House

Address: 130 E. St Charles ST

Legal Description: Block 116, Lot 11, Brownsville Original Townsite

Owner(s): Chris Golden

Architectural Style: Free Classic

Year Built: 1910

Current Heritage Status: Secondary Local Site, Site # RR73 on 2001
Historic Survey

Proposed Status: Property owner requests Heritage Council to consider
site as a Primary Local Site.

Comments: Heritage Council recommends that the site be designated a
Primary Local Site.

**2008 Heritage
Survey/Plan Update**

Name: Gladys Porter House

Address: 2030 Palm BLVD

Legal Description: Los Ebanos Addition

Owner(s): Dr. Zamora

Architectural Style: Mediterranean Style

Year Built: circa 1940

Current Heritage Status: Secondary Local Site

Proposed Status: Property owner requests Heritage Council to consider site as a Primary Local Site.

Comments: Request denied. Property owner would have to remove all exterior alterations and restore to the original façade to be considered for the designation.

**2008 Heritage
Survey/Plan Update**

Name: Colonial Hotel

Address: 1147 E Levee ST

Legal Description: Block , Lot , Brownsville Original Townsite

Owner(s): Mr. Patel

Architectural Style: Commercial

Year Built:

Current Heritage Status: Secondary Local Site

Proposed Status: Primary Local Site

Comments: NO CHANGE-This site will remain as a Secondary Local Site
in the O11 Overlay District.

**2008 Heritage
Survey/Plan Update**

Name: Tamayo Store

Address: 947 E 15th ST

Legal Description: Block Lot(s)

Owner(s): Mark Clark

Architectural Style: Border Brick

Year Built: 1878

Current Heritage Status: Blocked

Proposed Status: Unblock

Comments: Unblocked the site will be eligible for 50% tax exemption.

**2008 Heritage
Survey/Plan Update**

Name: Kraigher House

Address: 525 Paredes Line Road

Legal Description: Block 1 Lot(s) 1-2 Neutra Subdivion

Owner(s): City of Brownsville

Architectural Style: International Style

Year Built: 1936

Current Heritage Status: Primary Local Site

Proposed Status:

Comments: No Action

**2008 Heritage
Survey/Plan Update**

Name: Brooks House

Address: 623 E St Charles ST

Legal Description: Block 39 Lot(s) 9 OT

Owner(s): Ed Robertson

Architectural Style: Victorian Shingle Style

Year Built: 1888

Current Heritage Status: Federal Site

Proposed Status: To Block

Comments: No Action is required all repairs and maintenance have been done.

**2008 Heritage
Survey/Plan Update**

Name: Aziz Store

Address: 1101 E Elizabeth ST

Legal Description: Block 64 Lot(s) 49' of 7 OT

Owner(s): Sam Pate

Architectural Style: Spanish Colonial Revival Style

Year Built: 1927

Current Heritage Status: Primary Local Site

Proposed Status: Switch on for 5 years at 100% tax exemption.

Comments: Heritage Council's recommendation is to turn on switch for five years at 100%.

**2008 Heritage
Survey/Plan Update**

Name: Goodrich House

Address: 24 Arien DR

Legal Description: Resaca Estates Subdivision Part of 1.031

Owner(s): Roberto Garcia & Cecilia de la Garza de Garcia

Architectural Style: Spanish Mediterranean

Year Built: circa 1927

Current Heritage Status: No designation

Proposed Status: Secondary Local Site

Comments: Heritage Council approved the designation of this site as a
Secondary Local Site in the 2008 Heritage Plan.

**2008 Heritage
Survey/Plan Update**

Name: Aziz House

Address: 1205 W Elizabeth ST

Legal Description: Block Lot(s) OT

Owner(s): Federico

Architectural Style: Spanish Mediterranean

Year Built: Circa 1927

Current Heritage Status: Secondary Local Site

Proposed Status: Primary Local Site

Comments: Heritage council denied the request. Suggested the property owner apply for state status.

**2008 Heritage
Survey/Plan Update**

Name: Barrerra House

Address: 1255 W Elizabeth ST

Legal Description: Block Lot(s)

Owner(s): Delina Barrera

Architectural Style:

Year Built:

Current Heritage Status: Secondary Local Site

Proposed Status: Primary Local Site

Comments: No Action until restoration is completed.

**2008 Heritage
Survey/Plan Update**

Name: La Villa de Llanes Complex

Address: 1220 E Adams ST

Legal Description: Block 88 Lot(s) 5-7 OT

Owner(s): Tom Sweeney

Architectural Style: Border Brick Style

Year Built: 1883

Current Heritage Status: Primary Local Site

Proposed Status: Switch on for 5 years @ 100%.

Comments: Heritage council suggested that property owner apply for state status through the Cameron County Historical Commission.

**2008 Heritage
Survey/Plan Update**

Name: Yturria Store

Address: 533E St 13th ST

Legal Description: Block Lot(s) OT

Owner(s): Tom Sweeney

Architectural Style: Border Brick Style

Year Built: 1857

Current Heritage Status: Secondary Local Site

Proposed Status: To designate the site a Primary Local Site

Comments: Heritage Council recommended that the site be designated a Primary Local Site.

**2008 Heritage
Survey/Plan Update**

Name: Yturria Bank

Address: 1255 E Elizabeth ST

Legal Description: Block 63 Lot(s) 13 OT

Owner(s): William Cho

Architectural Style: Border Brick Style

Year Built: 1854

Current Heritage Status: State Site

Proposed Status: To Block

Comments: Heritage Council recommendation is to block this site.

**2008 Heritage
Survey/Plan Update**

Name: McNair House

Address: 39 Sunset DR

Legal Description: Block 1 Lot(s) 11 Los Ebanos Addition

Owner(s): Harry McNair

Architectural Style:

Year Built:

Current Heritage Status: Secondary Local Site

Proposed Status: Primary Local Site

Comments: Heritage council suggested that property owner apply for state status through the Cameron County Historical Commission.

Name: Our Lady of Guadalupe Church

Address: 1200 Lincoln ST

Legal Description: Block Lot(s)

Owner(s): Brownsville Diocese

Architectural Style:

Year Built: 1927

Current Heritage Status: None

Proposed Status: Primary Local Site

Comments: Heritage Council recommended that this site be designated a Primary Local Site.

Name: Warehouses District

Address: 504, 730, 749 & 759 E Fronton

Legal Description: Block Lot(s) OT

Owner(s): McNair

Architectural Style: Border Brick Style

Year Built:

Current Heritage Status: Secondary Local Sites

Proposed Status: Primary Local Site

Comments: Heritage Council recommended that 504 & 730 be designated Secondary Local sites in the Heritage Plan and that at this time no further action be taken.

Name: Lopez Store

Address: 789 E Washington ST

Legal Description: Block Lot(s) 9 OT

Owner(s): Scott Pajeski

Architectural Style: Border Brick Style

Year Built:

Current Heritage Status: Secondary Local Site

Proposed Status: Primary Local Site

Comments: Heritage Council recommended that the site be designated a Primary Local Site.



TEXAS SOUTHMOST COLLEGE DISTRICT

BOARD AGENDA REQUEST FORM

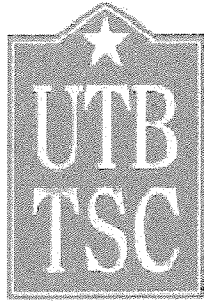
Department/Division: Physical Plant/Partnership Affairs Division	Board Meeting Date: February 14, 2008
Agenda Item: Consideration and possible action on Proposal for Mary Rose Cardenas North and South Halls HVAC Control System	
Rationale/Background: The current HVAC system in North and South Halls is computer controlled. There are 15 air handlers and approximately 277 zones (classrooms, common areas, etc.) the computer system has malfunctioned and needs to be upgraded to be controlled under Siemens the campus HVAC control system. This upgrade will allow approximately 60 percent of the building to be computer controlled. The remaining 40 percent of the upgrade will be requested next fiscal year. Siemens controls are proprietary, thus cannot be obtained elsewhere. The quoted price was obtained through TXMAS a State group purchasing program.	
Recommended Action: Motion to award contract for Mary Rose Cardenas North and South Halls HVAC Control System Upgrade to Siemens Control in the amount of \$49,950.	
Fiscal Implications: Budgeted Item: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain:	
Attachments (List): - TXMAS Quote	

FOR OFFICE USE ONLY:

Board Action: Approved: Yes No Tabled for action on: _____

Certified by: _____ **Title:** _____ **Date:** _____

Mary Rose Cardenas North & South Hall Apogee Control Upgrade from Network 8000



**The University of Texas at Brownsville
and
Texas Southmost College**

**Mr. Abraham Hernandez, III
Director
Physical Plant
80 Fort Brown
Brownsville, Texas 78520**

Presented by:
Jim Knight

Siemens Building Technologies, Inc.

TXMAS Contract TXMAS-8-84030



12001 Network Blvd. Suite 381
San Antonio, Texas 78249
Telephone (210) 641-2921 • Fax (210) 641-2922

TXMAS-8-84030

SIEMENS

February 1, 2008

**The University of Texas at Brownsville/Texas Southmost College
William B. (Bill) Harris
Physical Plant
80 Fort Brown
Brownsville, Texas 78520**

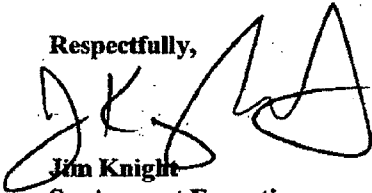
Subject: Mary Rose Cardenas North & South Hall Apogee Controls Upgrade from Network 8000

Dear Mr. Harris,

Thank you for the opportunity to submit the following TXMAS proposal for Siemens to provide an Apogee Controls System replacement for the Network 8000 at the Mary Rose Cardenas North/South Hall at UTB/TSC.

We propose to replace the two Network 8000 GCM's located in the Mary Rose Cardenas North/South Hall with two MEC 1310F Panels. These panels will be a direct replacement for the GCM's & communicate directly to the Barber Coleman field controllers (Micro Flow & Micro Zones). With the NEW MEC's, the North South Hall HVAC Control system will then be on the UTB/TSC Campus wide Apogee Energy Management & Control System. This will also allow for remote monitoring/control & remote alarm notification. Siemens will also provide new DDC controls for 25 existing VAV Boxes to allow UTB/TSC to monitor & control these areas from the campus wide EMCS. A new PXM w/ FLN will be provided that will allow communications to these 25 boxes and up to a total of 96 VAV Boxes (including these 25).

Respectfully,



Jim Knight
Sr. Account Executive
210-253-2732
210-641-2922 (fax)
James.knight@siemens.com

TXMAS-8-84030

SIEMENS



Mary Rose Cardenas North & South Hall Apogee Control upgrade of Network 8000

Work Scope

- * **Furnish and Install 2 MEC 1310F with Barber Coleman Firmware at the locations of the existing MEC 1310F's in the each building. Existing MEC's shall be returned to Siemens, not returned to UTB.**
- * **Run communications cabling from existing MEC locations to the existing GCM locations**
- * **Generate new database (PPCL, Points, alarms, etc.) to match existing sequences of operations for equipment currently connected to the Network 8000 System.**
- * **Generate new Apogee Graphics for each AHU in the building.**
- * **Generate summary graphics of the VAV's currently on the Network 8000 System.**
- * **Provide 1 new Siemens PXM on the 2nd floor of South Hall.**
- * **Provide & Install new Siemens TEC's on 25 existing VAV Boxes on the 2nd floor of South Hall that are currently unable to be viewed from any EMCS. Siemens will provide new controller, T-Stat & T-Stat Cable. All cabling will be PVC cable as North & South Hall's are ducted return and plenum cable is not required.**
- * **All VAV Boxes & actuators are assumed to be operational. Siemens will not repair or replace damper actuators or gear drive or any other Box equipment other than DDC Controller & Space T-Stat.**
- * **Demonstrate operations to UTB/TSC.**
- * **All Network 8000 components are assumed to be operational. Any failed sensors, controller or actuators are not a part of this cope of work.**
- * **Provide 12 Month Warranty on this scope of work. Any existing components that are reused (all Network 8000 devices, sensors, controllers, etc.) are not covered by any warranty.**



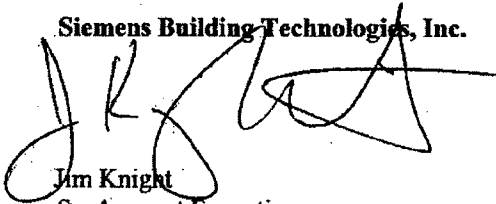
SIEMENS

The TXMAS Price: \$49,950.00 No Sales Tax is included.

Thanks again for the opportunity to provide this proposal to UTB/TSC and feel free to call me with any questions.

Respectfully,

Siemens Building Technologies, Inc.



Jim Knight
Sr. Account Executive



AUTHORIZATION TO PROCEED:

By: _____

Title: _____

Date: _____

P. O. # _____

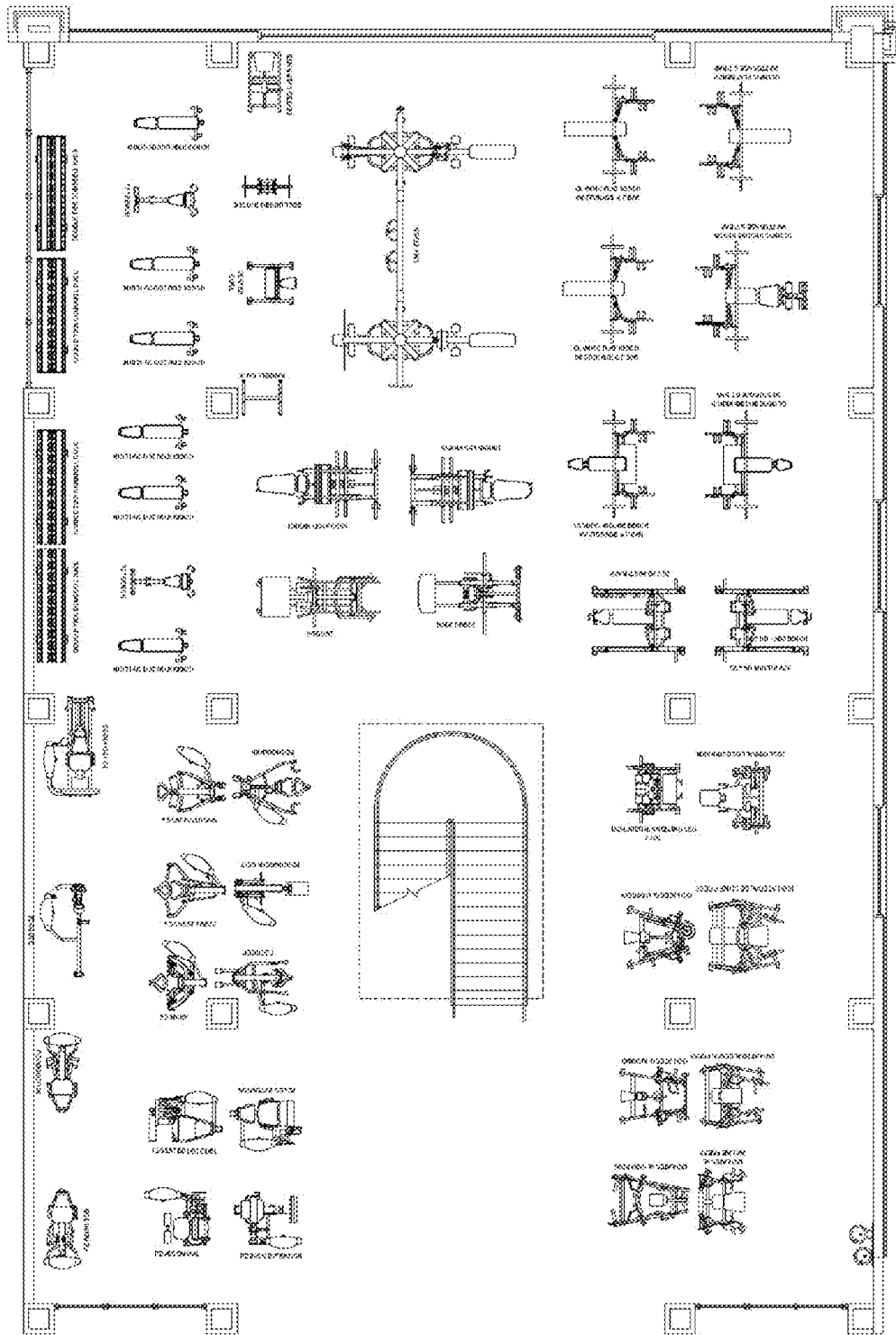


TEXAS SOUTHMOST COLLEGE DISTRICT

BOARD AGENDA REQUEST FORM

Department/Division: Office of Planning and Construction/Partnership Affairs	Board Meeting Date: February 14, 2008
Agenda Item: Consideration and possible action on Proposal for REK Center Weight and Fitness Equipment	
Rationale/Background: Owner procurement of materials was identified as one of the cost control strategies for the construction projects. Procurement of weight and fitness equipment was identified as one of the items that could provide substantial savings to REK Center project. The attached proposal includes weight equipment and fitness machines for the new Recreation, Education and Kinesiology Center as selected by the Recreation and Human Performance staff.	
Recommended Action: Motion to accept proposal from Life Fitness in the amount of \$327,283.28 and authorize the Assistant Vice President for Planning and Construction to execute the purchase order.	
Fiscal Implications: Budgeted Item: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain:	
Attachments (List): 1. Recommended Proposal	

FOR OFFICE USE ONLY:
Board Action: Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Tabled for action on: _____
Certified by: _____ Title: _____ Date: _____



**HAMMER
STRENGTH**

FACILITY LAYOUT FOR
UT Brownsville

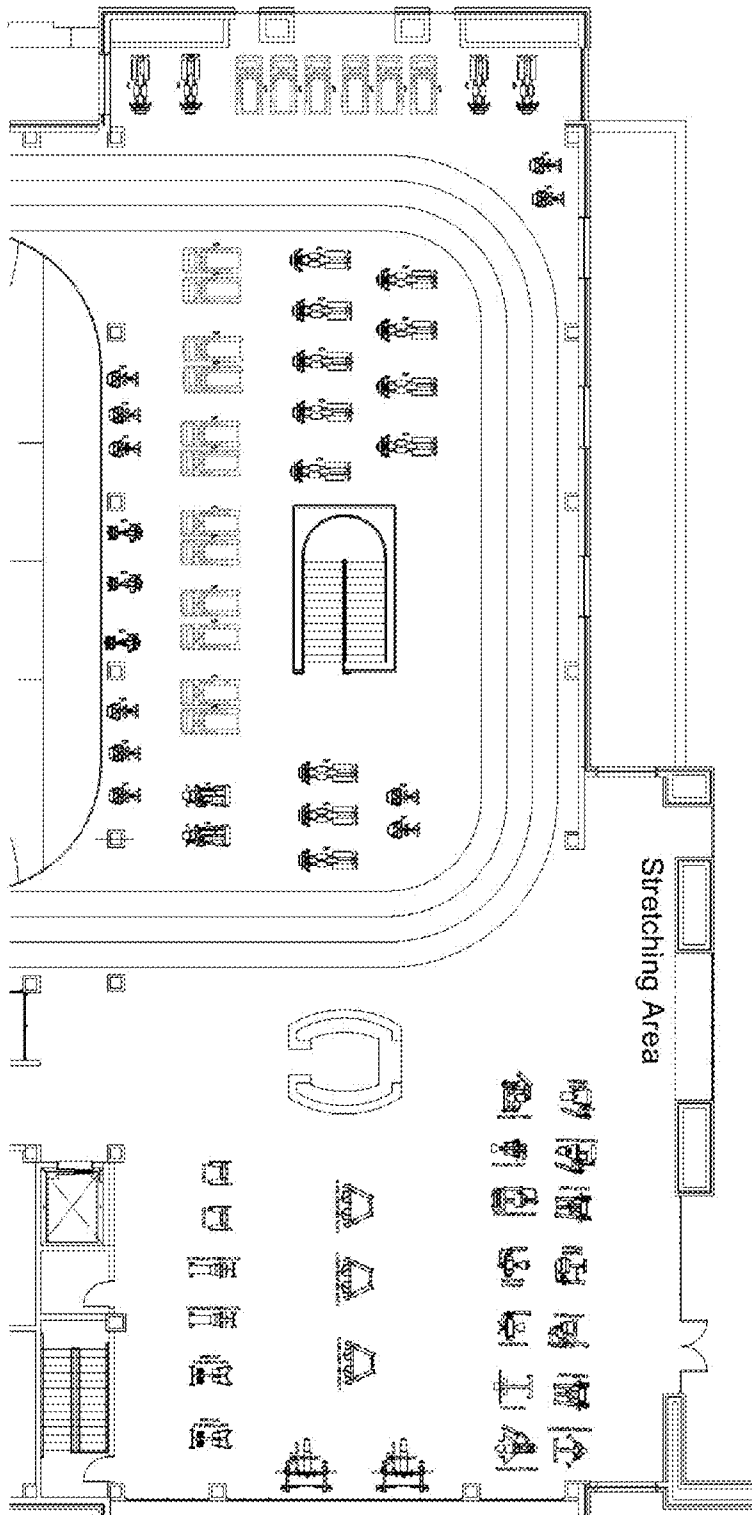
Life Fitness

SALES CENTER
Gus Rodriguez

DATE
January 25, 2007

SCALE
3/32"=1'-0"

LAYOUT VERSION
1.03



**HAMMER
STRENGTH**

FACILITY LAYOUT FOR

UT Brownsville

LifeFitness

SALE'S CONTACT

Gus Rodriguez

DATE

January 25, 2007

SCALE

3/8"=1'-0"

LAYOUT VERSIONS

2.03

Date: 01/22/2008
Expires: 04/21/2008



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Page: 1/2

Sales Representative RODRIGUEZ, GUS

Office # 210-682-8331
Cell # 210-862-8919
Fax # 210-568-6100
Email Gus.Rodriguez@lifefitness.com

Company Life Fitness

Address 5100 North River Road
Schiller Park, IL 60176
USA

Phone Main (847) 288-3440
Toll Free (800) 494-6344

Fax (847) 789-8506
GSA Contract
GS07F9380G

Sold To THE UNIVERSITY OF TEXAS
AT BROWNSVILLE
1915 UNIVERSITY BLVD.
BROWNSVILLE,CAMERON
TX 78520
United States

Bill To THE UNIVERSITY OF TEXAS
AT BROWNSVILLE
1915 UNIVERSITY BLVD.
BROWNSVILLE,CAMERON
TX 78520
United States

Ship To THE UNIVERSITY OF TEXAS
AT BROWNSVILLE
1915 UNIVERSITY BLVD.
BROWNSVILLE, CAMERON
TX 78520
United States

Contact LAURIE BRADEN
Office # --
Cell #
Fax #
Email

Contact
Office #
Cell #
Fax #
Email

Contact
Office #
Cell #
Fax #
Email

Line	Model/Description	Item Number	Qty	Unit Price (USD)	Unit Price Selling (USD)	Total Price Selling (USD)
1.0	95TI 95T BASE W 7" LCD CONSOLE MODEL - 95T TREADMILL BASE DOM - 4HP AC - HR/NC; 7-INCH LCD TREADMILL CONSOLE DOM Total: 84,582.00(USD)	95TI-DOMLX-01	18	4,699.00	4,699.00	84,582.00
2.0	95X 95X INSPIRE CROSS-TRAINER 7" - 95X CROSS-TRAINER BASE - HR/7-INCH LCD BIKE/CT CONSOLE Total: 54,784.00(USD)	95XI-DOMXX-01	16	3,424.00	3,424.00	54,784.00
3.0	95C 95Ci Lifecycle - Lifepulse Arctic Silver	95C-0000-04	10	1,611.00	1,611.00	16,110.00
4.0	95R 95Ri Recumbent Bike Lifecycle-prewrdr-HR	95R-0000-04	3	1,812.00	1,812.00	5,436.00

Date: 01/22/2008
Expires: 04/21/2008



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Page: 2/2

PO Number	Subtotal		
Payment Type		List Price	160,912.00
Payment Terms		Total Adjustment	0.00
Freight Terms		Selling Price	160,912.00
FOB			
		Charges	13,932.84
		Line Level Charges	
		FRT AND INSTALL (FREIGHTINSTAL)	13,932.84
		Tax	
		TAXES AS APPLICABLE	
		Total(USD)	174,844.84

Notes:

ADDITIONAL TERMS OF SALE:

FOB Life Fitness' dock. Invoice will issue on shipment. Life Fitness may ship partial orders, if approved in advance by customer. Orders canceled after shipment are subject to a 20% restocking fee. Delays in delivery at customer request may result in storage fees. Prices are subject to GSA contract modifications.

Date: 01/22/2008
Expires: 04/21/2008



Quote# 97923 - 1
Page: 1/8

Sales Representative RODRIGUEZ, GUS

Office # 210-682-8331
Cell # 210-862-8919
Fax # 210-568-6100
Email Gus.Rodriguez@lifefitness.com

Company Life Fitness

Address 5100 North River Road
Schiller Park, IL 60176
USA

Phone Main (847) 288-3440
Toll Free (800) 494-6344

Fax (847) 789-8506
GSA Contract
GS07F9380G

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BROWNSVILLE,CAMERON
TX 78520
United States

Ship To THE UNIVERSITY OF TEXAS
AT BROWNSVILLE
1915 UNIVERSITY BLVD.
BROWNSVILLE, CAMERON
TX 78520
United States

Contact LAURIE BRADEN
Office # --
Cell #
Fax #
Email

Contact
Office #
Cell #
Fax #
Email

Contact
Office #
Cell #
Fax #
Email

Line	Model/Description	Item Number	Qty	Unit Price (USD)	Unit Price Selling (USD)	Total Price Selling (USD)
1.0	FZAB SIGNATURE ABDOMINAL - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,397.00(USD)	FZAB	1	2,397.00	2,397.00	2,397.00
2.0	FZBE Signature Series Back Extension - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,467.00(USD)	FZBE	1	2,467.00	2,467.00	2,467.00
3.0	FZSLC SIGNATURE SEATED LEG CURL - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,679.00(USD)	FZSLC	1	2,679.00	2,679.00	2,679.00
4.0	FZLE SIGNATURE LEG EXTENSION - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,608.00(USD)	FZLE	1	2,608.00	2,608.00	2,608.00
5.0	FZBC SIGNATURE BICEPS CURL - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,397.00(USD)	FZBC	1	2,397.00	2,397.00	2,397.00
6.0	FZTP SIGNATURE TRICEPS PRESS - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,326.00(USD)	FZTP	1	2,326.00	2,326.00	2,326.00

This is a draft quote and not a contract - Subject to management approval

Date: 01/22/2008
Expires: 04/21/2008



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Line	Model/Description	Item Number	Qty	Unit Price (USD)	Unit Price Selling (USD)	Total Price Selling (USD)
7.0	FZRW SIGNATURE ROW/REAR DELT - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,397.00(USD)	FZRW	1	2,397.00	2,397.00	2,397.00
8.0	FZCP SIGNATURE CHEST PRESS - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,538.00(USD)	FZCP	1	2,538.00	2,538.00	2,538.00
9.0	FZPD SIGNATURE PULLDOWN - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,467.00(USD)	FZPD	1	2,467.00	2,467.00	2,467.00
10.0	FZSP SIGNATURE SHOULDER PRESS - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,397.00(USD)	FZSP	1	2,397.00	2,397.00	2,397.00
11.0	FZSLP SIGNATURE SEATED LEG PRESS - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 3,807.00(USD)	FZSLP	1	3,807.00	3,807.00	3,807.00
12.0	FZGL Signature Series Glute - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,397.00(USD)	FZGL	1	2,397.00	2,397.00	2,397.00
13.0	FZHAB Signature Series Hip Abduction - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,326.00(USD)	FZHAB	1	2,326.00	2,326.00	2,326.00
14.0	FZHAD Signature Series Hip Adduction - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB Total: 2,326.00(USD)	FZHAD	1	2,326.00	2,326.00	2,326.00
15.0	ILIPH Hammer Iso-Lateral Incline Press Horizontal - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY/PLATINUM WORKARM Total: 1,384.00(USD)	ILIPH	1	1,359.00	1,359.00	1,359.00
15.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	ILIPH-F02-99	1	25.00	25.00	25.00
16.0	ILHR Hammer Iso-Lateral High Row - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY/PLATINUM WORKARM Total: 1,384.00(USD)	ILHR	1	1,359.00	1,359.00	1,359.00
16.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	ILHR-F02-99	1	25.00	25.00	25.00



Line	Model/Description	Item Number	Qty	Unit Price (USD)	Unit Price Selling (USD)	Total Price Selling (USD)
17.0	ILBPH Hammer Iso-Lateral Bench Press Horizontal - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY/PLATINUM WORKARM Total: 1,384.00(USD)	ILBPH	1	1,359.00	1,359.00	1,359.00
17.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	ILBPH-F02-99	1	25.00	25.00	25.00
18.0	ILROW Hammer Iso-Lateral Rowing - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY/PLATINUM WORKARM Total: 1,233.00(USD)	ILROW	1	1,208.00	1,208.00	1,208.00
18.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	ILROW-F02-99	1	25.00	25.00	25.00
19.0	ILLE Hammer Iso-Lateral Leg Extension - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY/PLATINUM WORKARM Total: 1,309.00(USD)	ILLE	1	1,284.00	1,284.00	1,284.00
19.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	ILLE-F02-99	1	25.00	25.00	25.00
20.0	ILKLC ISO-LATERAL KNEELING LEG CURL - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY/PLATINUM WORKARM Total: 1,460.00(USD)	ILKLC	1	1,435.00	1,435.00	1,435.00
20.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	ILKLC-F02-99	1	25.00	25.00	25.00
21.0	ILDPC Hammer Iso-Lateral Decline Press - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY/PLATINUM WORKARM Total: 1,384.00(USD)	ILDPC	1	1,359.00	1,359.00	1,359.00
21.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	ILDPC-F02-99	1	25.00	25.00	25.00
22.0	ILLR Hammer Iso-Lateral Low Row - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY/PLATINUM WORKARM Total: 1,384.00(USD)	ILLR	1	1,359.00	1,359.00	1,359.00
22.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	ILLR-F02-99	1	25.00	25.00	25.00
23.0	FWDR2 Hammer Dumbbell Rack- double tier - PLATINUM FRAME Total: 1,964.00(USD)	FWDR2	4	491.00	491.00	1,964.00
24.0	FWMAB FREE WEIGHT MULTI ANGLE BENCH - FRAME.PLT/UPH.CUS Total: 3,768.00(USD)	FWMAB	6	603.00	603.00	3,618.00

Date: 01/22/2008
Expires: 04/21/2008



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Line	Model/Description	Item Number	Qty	Unit Price (USD)	Unit Price Selling (USD)	Total Price Selling (USD)
24.1	UPH.CUS	FWMAB-0299	6	25.00	25.00	150.00
25.0	FWUB75 Hammer Utility Bench- 75 - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY Total: 578.00(USD)	FWUB75	2	264.00	264.00	528.00
25.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	FWUB75-F02-99	2	25.00	25.00	50.00
26.0	FWBAR Hammer Barbell Rack - PLATINUM FRAME Total: 452.00(USD)	FWBAR	1	452.00	452.00	452.00
27.0	FWAC Hammer Arm Curl, Seated - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY Total: 553.00(USD)	FWAC	1	528.00	528.00	528.00
27.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	FWAC-F02-99	1	25.00	25.00	25.00
28.0	FWDWT Hammer Deluxe Weight Tree - PLATINUM FRAME Total: 249.00(USD)	FWDWT	1	249.00	249.00	249.00
29.0	PLCALF Hammer Seated Calf Raise - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY/PLATINUM WORKARM Total: 780.00(USD)	PLCALF	1	755.00	755.00	755.00
29.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	PLCALF-F02-99	1	25.00	25.00	25.00
30.0	HSLLP HAMMER STRENGTH LINEAR LEG PRESS - FRAME.PLT/UPH.NVY/LANG.ENG Total: 4,936.00(USD)	HSLLP	2	2,468.00	2,468.00	4,936.00
31.0	PLVSQ V-SQUAT - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY/PLATINUM WORKARM Total: 2,064.00(USD)	PLVSQ	1	2,039.00	2,039.00	2,039.00
31.1	CUSTOM COLOR UPHOLSTERY	PLVSQ-F02-99	1	25.00	25.00	25.00
32.0	PLLHP PLATE LOADED LINEAR HACK PRESS - FRAME.PLT/UPH.NVY Total: 1,888.00(USD)	PLLHP	1	1,888.00	1,888.00	1,888.00
33.0	HDHR8 HD HALF RACK 8 FOOT - HDHR8 FRAME FEATURE 1 PLT/HDHR8 FRAME FEATURE 2 MID/NO TOP BAND PEG/YES-SPOTTER PLATFORMS Total: 2,354.00(USD)	HDHR8	2	1,027.00	1,027.00	2,054.00
33.1	HDHR8 FRAME FEATURE 2 MID	HDHR8-0204	2	30.00	30.00	60.00

This is a draft quote and not a contract - Subject to management approval



Line	Model/Description	Item Number	Qty	Unit Price (USD)	Unit Price Selling (USD)	Total Price Selling (USD)
33.2	YES-SPOTTER PLATFORMS	HDHR8-0402	2	120.00	120.00	240.00
34.0	HDADJ HD ADJUSTABLE BENCH - HDADJ FRAME FEATURE PLT/HDADJ UPHOLSTERY FEATURE NVY Total: 1,156.00(USD)	HDADJ	2	543.00	543.00	1,086.00
34.1	HDADJ UPHOLSTERY FEATURE NVY	HDADJ-0232	2	35.00	35.00	70.00
35.0	OFB Hammer Olympic Flat Bench - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY Total: 1,548.00(USD)	OFB	3	491.00	491.00	1,473.00
35.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	OFB-F02-99	3	25.00	25.00	75.00
36.0	OIB Hammer Olympic Incline Bench - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY Total: 1,182.00(USD)	OIB	2	566.00	566.00	1,132.00
36.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	OIB-F02-99	2	25.00	25.00	50.00
37.0	ODB Hammer Olympic Decline Bench - PLATINUM FRAME/CUSTOM COLOR UPHOLSTERY Total: 591.00(USD)	ODB	1	566.00	566.00	566.00
37.1	CUSTOM COLOR UPHOLSTERY Custom Color Upholstery	ODB-F02-99	1	25.00	25.00	25.00
38.0	OBWS Hammer Olympic Bench Weight Sto. - PLATINUM FRAME Total: 1,128.00(USD)	OBWS	6	188.00	188.00	1,128.00
39.0	PSFLYSE PRO2 SE PECTORAL FLY/REAR DELTOID - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 2,029.00(USD)	PSFLYSE	1	2,029.00	2,029.00	2,029.00
40.0	PSCPSE PRO2 SE CHEST PRESS - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 2,029.00(USD)	PSCPSE	1	2,029.00	2,029.00	2,029.00
41.0	PSADCSE PRO2 SE ASSISTED DIP/CHIN - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 4,582.00(USD)	PSADCSE	2	2,291.00	2,291.00	4,582.00
42.0	PSFPDSE PRO2 SE FIXED PULL DOWN - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 2,115.00(USD)	PSFPDSE	1	2,115.00	2,115.00	2,115.00



Line	Model/Description	Item Number	Qty	Unit Price (USD)	Unit Price Selling (USD)	Total Price Selling (USD)
43.0	PSBCSE PRO2 SE BICEPS CURL - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 1,898.00(USD)	PSBCSE	1	1,898.00	1,898.00	1,898.00
44.0	PSTESE PRO2 SE TRICEPS EXTENSION - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 1,898.00(USD)	PSTESE	1	1,898.00	1,898.00	1,898.00
45.0	PSABCSE Pro 2 Series Abdominal Crunch SE - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 2,029.00(USD)	PSABCSE	1	2,029.00	2,029.00	2,029.00
46.0	PSBESE PRO2 SE BACK EXTENSION - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 2,029.00(USD)	PSBESE	1	2,029.00	2,029.00	2,029.00
47.0	PSHCSE PRO2 SE HORIZONTAL CALF - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 1,964.00(USD)	PSHCSE	1	1,964.00	1,964.00	1,964.00
48.0	PSRWSE PRO2 SE SEATED ROW - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 2,029.00(USD)	PSRWSE	1	2,029.00	2,029.00	2,029.00
49.0	PSSPSE PRO2 SE SHOULDER PRESS - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 1,964.00(USD)	PSSPSE	1	1,964.00	1,964.00	1,964.00
50.0	PSLESE PRO2 SE LEG EXTENSION - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 2,226.00(USD)	PSLESE	1	2,226.00	2,226.00	2,226.00
51.0	PSSLCSE PRO2 SE SEATED LEG CURL - FRAME.PLT/UPH.NVY/LANG.ENG/WGT STK.LB/SHR.REAR Total: 2,291.00(USD)	PSSLCSE	1	2,291.00	2,291.00	2,291.00
52.0	CMDAP CABLE MOTION DUAL ADJUSTABLE PULLEY - FRAME.PLT/WGT STK.LB/SHR.REAR Total: 9,306.00(USD)	CMDAP	3	3,102.00	3,102.00	9,306.00
53.0	SSM SIGNATURE SMITH MACHINE - FRAME.PLT/LANG.ENG Total: 4,632.00(USD)	SSM	2	2,316.00	2,316.00	4,632.00



Line	Model/Description	Item Number	Qty	Unit Price (USD)	Unit Price Selling (USD)	Total Price Selling (USD)
54.0	SMAB SIGNATURE MULTIPLE ADJUSTABLE BENCH - SMAB PLATINUM FRAME/SMAB UPH NVY Total: 1,176.00(USD)	SMAB	2	588.00	588.00	1,176.00
55.0	SADB SIGNATURE ADJUSTABLE DECLINE BENCH - SADB PLATINUM FRAME/SADB UPH NVY Total: 914.00(USD)	SADB	2	457.00	457.00	914.00
56.0	SCDLR SIGNATURE CHIN DIP LEG RAISE - SCDLR PLATINUM FRAME/SCDLR UPH, NVY Total: 1,570.00(USD)	SCDLR	2	785.00	785.00	1,570.00
57.0	MJ8 8 STATION MULTI-JUNGLE - FRAME.PLT/UPH.NVY/WGT STK.LB/1LP/2-8AXO/3RW/4TP/5LPD/6RWD/7AP Total: 11,274.00(USD)	MJ8	1	1,268.00	1,268.00	1,268.00
57.1	1LP Lat Pulldown	MJ-0404	1	1,268.00	1,268.00	1,268.00
57.2	2-8AXO Adjustable Cable Crossover	MJ-0501	1	2,397.00	2,397.00	2,397.00
57.3	3RW Single Row	MJ-0606	1	1,268.00	1,268.00	1,268.00
57.4	4TP Triceps Pushdown	MJ-0708	1	915.00	915.00	915.00
57.5	5LPD Dual Pulley Pulldown	MJ-0805	1	1,480.00	1,480.00	1,480.00
57.6	6RWD Dual Pulley Row	MJ-0907	1	1,480.00	1,480.00	1,480.00
57.7	7AP Adjustable Pulley	MJ-1003	1	1,198.00	1,198.00	1,198.00
58.0	SBWBE SIGNATURE BODY WT BACK EXT - SBWBE PLATINUM FRAME/SBWBE UPH NVY Total: 1,126.00(USD)	SBWBE	2	563.00	563.00	1,126.00

Date: 01/22/2008
Expires: 04/21/2008



Quote# 97923 - 1
Page: 8/8

PO Number	Subtotal	
Payment Type	List Price	130,723.00
Payment Terms	Total Adjustment	0.00
Freight Terms	Selling Price	130,723.00
FOB		
	Charges	21,715.44
	Line Level Charges	
	FRT AND INSTALL (FREIGHTINSTALL)	21,715.44
	Tax	
	TAXES AS APPLICABLE	
	Total(USD)	152,438.44

Notes:

ADDITIONAL TERMS OF SALE:

FOB Life Fitness' dock. Invoice will issue on shipment. Life Fitness may ship partial orders, if approved in advance by customer. Orders canceled after shipment are subject to a 20% restocking fee. Delays in delivery at customer request may result in storage fees. Prices are subject to GSA contract modifications.

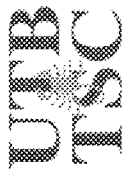


TEXAS SOUTHMOST COLLEGE DISTRICT

BOARD AGENDA REQUEST FORM

Department/Division: Office for Planning and Construction Office/Partnership Affairs	Board Meeting Date: February 14, 2008
Agenda Item: Consideration and possible action on Competitive Sealed Proposal for the Construction of the Center for the Early Childhood Studies	
Rationale/Background: On August 27, 2007, a recommendation was made and accepted by the Board of Trustees to proceed with competitive sealed proposals for the construction phase of the Center for Early Childhood Studies. The project was advertised according to TSC Board Policies. Proposals were received on December 19, 2007. The proposals were evaluated by members of the Construction Council, as well as Ms. Diana Bravo Gonzalez, Mr. Larry Janousek and Mr. Joe Rafac. In addition, the proposals were reviewed during the Physical Facilities Committee meeting on January 28, 2008. Upon evaluation of the proposals, the Physical Facilities Committee proposed the recommendation listed below under the Recommended Action.	
Recommended Action: Motion to award the contract for Construction of the Center for Early Childhood Studies to RGV Paint Center and Construction in the amount of \$4,175,000 and to authorize the Assistant Vice President for Planning and Construction to negotiate the contract. If unable to reach an agreement with RGV Paint Center and Construction, negotiations should then be made with the second highest ranked respondent, American Contracting USA, Inc.	
Fiscal Implications: Budgeted Item: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain: The contract amount will be charged against the Center for Early Childhood Studies project allocation.	
Attachments (List): 1. Bid Summary 2. Evaluation Matrix 3. Recommended Proposal	

FOR OFFICE USE ONLY:
Board Action: Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Tabled for action on: _____
Certified by: _____ Title: _____ Date: _____



Bid Summary

**The University of Texas at Brownsville and Texas Southmost College
Competitive Sealed Proposals for the Construction of the
Center for Early Childhood Studies project**



	Contractor's Name	Proposal Bond (Y/N)	Add-1&2 Received (Y/N)	Base Proposal	Alternate #1
1	RGV Paint Center & Const.	Yes	Yes	\$4,175,000	\$25,000
2	American Contracting USA, Inc.	Yes	Yes	\$4,420,000	\$77,600
3	Terry Ray Construction	Yes	Yes	\$4,609,000	\$72,899
4	Donald D. Ferguson, Inc.	Yes	Yes	\$5,029,000	\$75,000



Evaluation Matrix
Competitive Sealed Proposals for the Construction of the
Center for Early Childhood Studies Project

Evaluation Team	RGV Paint Center & Construction							American Contracting USA, Inc.						
	Proposal Sum 50	Past Performance 4	Change Order 4	Personnel 4	Reputation 4	Financial Stability 4		Proposal Sum 50	Past Performance 4	Change Order 4	Personnel 4	Reputation 4	Financial Stability 4	
Evaluator 1	50.0	3.0	2.0	3.0	4.0	3.0		45.0	2.0	2.0	3.0	3.0	3.0	
Evaluator 2	50.0	3.0	3.0	3.0	4.0	4.0		45.0	2.0	2.0	2.0	2.0	2.0	
Evaluator 3	50.0	2.5	2.0	3.0	2.5	2.0		47.0	2.0	2.0	2.5	3.0	2.0	
Evaluator 4	50.0	2.0	4.0	3.0	3.0	2.0		45.0	2.0	4.0	1.0	3.0	2.0	
Evaluator 5	50.0	3.0	3.0	3.0	3.0	3.0		47.0	2.0	3.0	2.0	2.0	3.0	
Evaluator 6	46.0	3.3	2.5	2.6	3.0	2.5		45.0	3.5	3.0	2.6	3.0	2.8	
Evaluator 7	50.0	3.0	3.0	4.0	4.0	4.0		47.1	4.0	3.0	4.0	4.0	3.0	
Score	346.0	19.8	19.5	21.6	23.5	20.5		321.1	17.5	19.0	17.1	20.0	17.8	
Total Points	450.9							412.5						
Evaluation Team	Terry Ray Construction							Donald D. Ferguson Inc.						
	Proposal Sum 50	Past Performance 4	Change Order 4	Personnel 4	Reputation 4	Financial Stability 4		Proposal Sum 50	Past Performance 4	Change Order 4	Personnel 4	Reputation 4	Financial Stability 4	
Evaluator 1	40.0	3.0	3.0	4.0	2.0	4.0		35.0	3.0	2.0	4.0	4.0	4.0	
Evaluator 2	40.0	2.0	4.0	4.0	2.0	4.0		35.0	3.0	2.0	4.0	4.0	4.0	
Evaluator 3	45.0	4.0	4.0	4.0	4.0	4.0		41.5	4.0	4.0	3.0	4.0	4.0	
Evaluator 4	40.0	2.0	4.0	4.0	3.0	4.0		35.0	3.0	4.0	4.0	4.0	4.0	
Evaluator 5	45.0	2.0	2.0	4.0	3.0	4.0		40.0	2.0	3.0	4.0	3.0	4.0	
Evaluator 6	42.0	3.0	3.2	2.9	2.8	3.0		40.0	3.4	3.2	2.6	3.5	3.1	
Evaluator 7	40.0	2.0	2.0	4.0	3.0	4.0		40.0	4.0	4.0	4.0	4.0	4.0	
Score	292.0	18.0	22.2	26.9	19.8	27.0		266.5	22.4	22.2	25.6	26.5	27.1	
Total Points	405.9							390.3						

Bid Opening: December 19, 2007 at 4:00 p.m.
Date Advertised: Sunday, November 18 and 25, 2007
Award Date: February 14, 2008

BID PROPOSAL

To: University of Texas at Brownsville
and Texas Southmost College
Brownsville, Texas 78520

Center For Early Childhood Studies

Sealed Bids are due: Thursday, December 19, 2007 at 4:00 PM at The
Office of Planning and Construction, 1301 E. Madison, Lucena House;
Brownsville, TX 78520

Note: Mark outside of envelope:

Bid Proposal For: CENTER FOR EARLY CHILDHOOD STUDIES

I have received the documents titled CENTER FOR EARLY CHILDHOOD
STUDIES and drawings dated 11/12/07

I have received Addenda No. (s) ONE, TWO, and I have included their
provisions in my bid. I have examined both the documents and the site.

In submitting this bid, I agree:

1. To hold the Bid open for a period of sixty (60) days after the Bid Opening date.
2. To accept the provisions of the Instructions to Bidders regarding dispositions of the Bid Security.
3. To enter into and execute a Contract with the Texas Southmost College, if awarded on the basis of the Bid, and to furnish Bonds if required, in accordance with the owners requirements and Instructions to Bidders.
4. To accomplish the work in accordance with the Contract Documents
5. To complete the work within three-hundred (300) calendar days commencing not less than ten (10) days after receiving the Notice to Proceed. Notice To Proceed shall be issued after permit is acquired. The calendar days for completion of the work thirty (30) calendar days for anticipated weather delays.

In compliance with the above, I propose to perform all work required for this project for the lump sum price of:

\$4,175,000.00 (Four Million One hundred Seventy Five Thousand).

Alternate No. 1 - Bead Board Wainscot and Cap Trim at eight classrooms:
Add the amount of : Add \$25,000.00 (Twenty Five Thousand).

In submitting this Bid, I certify that RGV Paint Center and Construction Inc. Has not been found guilty in a judicial or state administrative agency proceeding for unfair business practices within the year preceding the date of this statement. I further certify that no officer of RGV Paint Center and Construction Inc. Has served, within the past year as an officer of another company which has been found guilty in a judicial or state administrative agency proceeding of unfair business practice.

Respectfully submitted,

RGV Paint Center and Construction Inc.

Luis G Higuera
President

12/19/07

810 Del Oro
Address

Pharr
City

Texas
State

(956)783-3126
Phone Number

Attachment "A"



Letters Of Credit Department
1200 SAN BERNARDO
LAREDO, TEXAS 78040
(956) 722-7611 SWIFT: IBCLUS44
MEMBER INTERNATIONAL BANCSHARES CORPORATION
MEMBER FDIC lccdepartment@ibc.com

ACSTAR INSURANCE COMPANY
233 MAIN STREET
NEW BRITAIN, CT 06050-2350
ATTN: MIKE CIFONE USA

Irrevocable
Standby Letter of Credit No.. SBP702033

Issue on Laredo, Texas on DECEMBER 18,2007

Expiration date: DECEMBER 18,2008

Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit, effective immediately, in your favor, at the request of RGV PAINT CENTER AND CONSTRUCTION INC. We hereby authorize you to draw on International Bank of Commerce, 1200 San Bernardo Ave., Laredo, Texas 78040 up to an aggregate amount of 78,750.00 (SEVENTY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND 00/100) by your draft(s) at sight in the event you deem it necessary by reason of your having executed bond(s) on behalf of RGV PAINT CENTER AND CONSTRUCTION INC. and/or any affiliates/subsidiaries. All drafts so drawn must be marked "Drawn under International Bank of Commerce Irrevocable Standby Letter of Credit No. SBP702033."

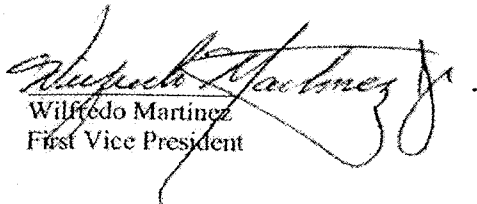
It is a condition of this Irrevocable Standby Letter of Credit that it shall be deemed automatically extended without amendment for one year from the present or any future expiration date hereof, unless forty-five (45) days prior to any such date we shall notify you in writing by certified mail, receipted overnight mail or receipted courier at the above listed address that we elect not to consider this Irrevocable Standby Letter of Credit renewed for any such additional period. Upon receipt by you of such notice, you may draw hereunder by means of your draft(s) on us at sight accompanied by your letter stating that the proceeds of your drafts well be retained and used by you, and that in the event your liability under your bond(s) is satisfied, you will refund to us the amount paid, less any amount which may have been paid by you in the meantime under your bond(s) or any other contract and any unpaid premium due you.

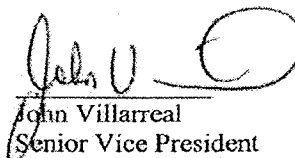
Except as expressly stated herein, this undertaking is not subject to any agreement, condition, or qualification. The obligation of International Bank of Commerce under this Irrevocable Standby Letter of Credit is the individual obligation of International Bank of Commerce and is in no way contingent upon reimbursement with respect thereto.

We engage with you that all drafts drawn under and in compliance with the terms of the credit will be duly honored if presented at this office on or before DECEMBER 18,2008 or any automatically extended date, as hereinbefore set forth. We confirm credit and hereby undertake that all drafts drawn and presented will be duly honored by us.

Except so far as otherwise expressly stated, this undertaking is issued subject to the International Standby Practices 1998.

Sincerely,


Wilfredo Martinez
First Vice President


John Villarreal
Senior Vice President

Provisions applicable to this credit

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce Publication No. 600

9/07

IBC-6094-01 (7-07)

Attachment "B"

Credit eValuator Report

RGV PAINT CENTER

810 DEL ORO LN
PHARR, TX 78577
Phone: 956 783-3126
D-U-N-S Number: 16-781-8355

Report as of : December 18, 2007 **



Need more in-depth information and analysis?
Upgrade to the Comprehensive Insight Plus Report and receive credit for the amount of your eValuator purchase.

[Learn more](#)

How much credit should you extend this business?

Upgrade to the Credit eValuator Plus and receive a Credit Limit Recommendation and Payment Trend information on this company

[Learn More](#)

[Upgrade Now](#)

Included with this Credit eValuator Report are continuous tracking of key business changes and free Alert messages in the View My Reports/Alerts page. You can also choose to receive e-mail notifications of the important changes. **IMPORTANT NOTE: You will not receive e-mail alerts if you have opted out of receiving communications from D&B.

Risk Summary



Lower Risk Higher Risk
Risk of Late Payment

Risk of late payment is based on the following prioritized factors in addition to other information in D&B's files:

- 71% of trade experiences indicate slow payment
- Payment experiences exist for this firm which are greater than 60 days past due

Indications of slowness can be the result of disputes over merchandise, skipped invoices, etc



Unchanged
Payment Performance Trend

The payment performance trend for this company is Unchanged. The most recent payment information in D&B's files is:

- Payments currently: 36 days beyond terms
- Payments 3 months ago: 36 days beyond terms
- Industry average: 5 days beyond terms

*Note: Payments to suppliers are averaged weighted by dollar amounts.

Company Profile

Chief Executive:	Luis Higareda, Owner	Line of business:
Years in business:	3	Paint, Glass, And Wallpaper
Employees total:	2	Stores

Legal Filings and Other Important Information

Bankruptcies: None
Judgments: None
Liens: None
Suits: None

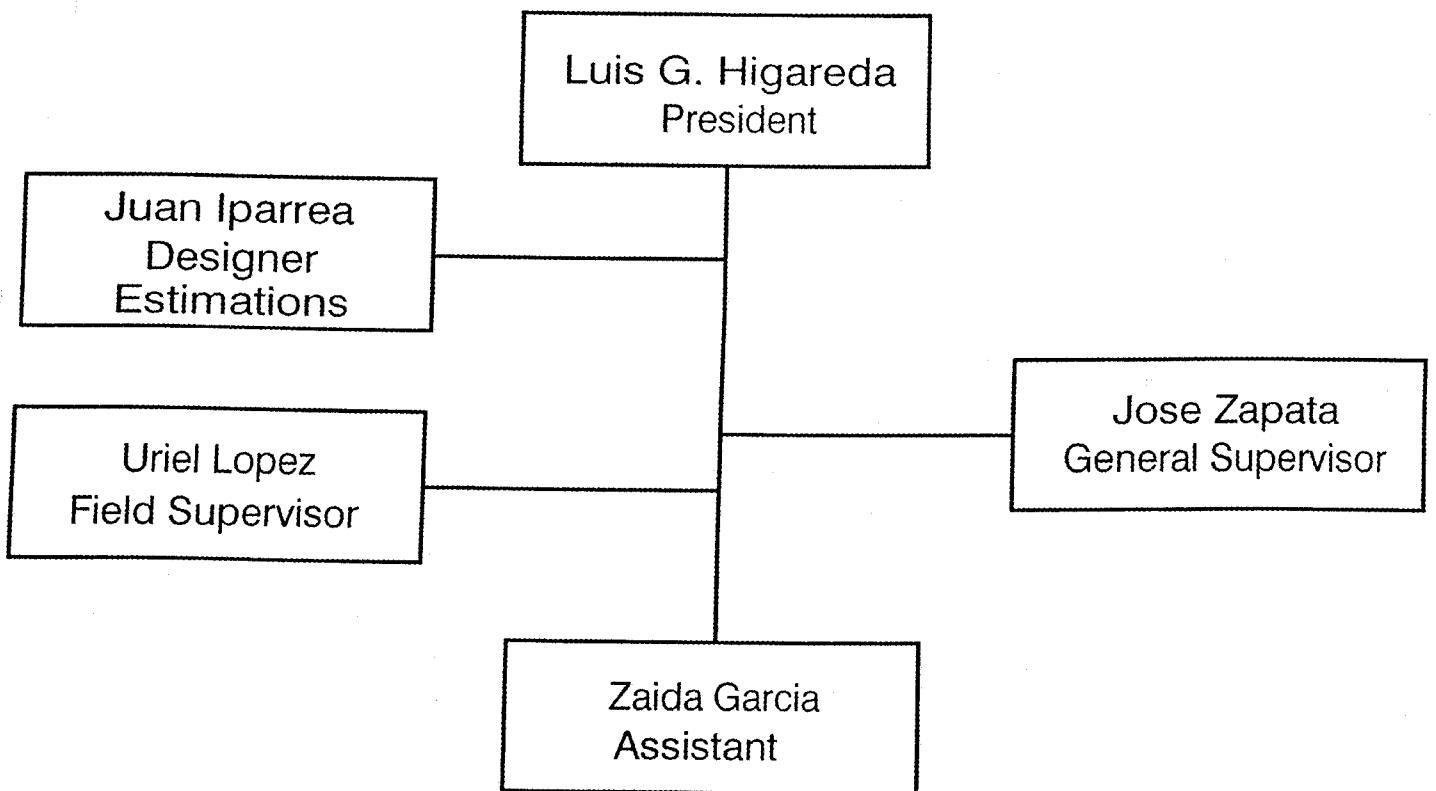
Negative Payment Experiences: None
Payments Placed for Collection: None

Need more in-depth information and analysis? Upgrade to the Comprehensive Insight Plus Report and receive credit for the amount of your eValuator purchase.

This report is prepared and provided under contract for the exclusive use of Luis Higareda, RGV Paint Center and Construction.
This report may not be reproduced in whole or in part by any means of reproduction.

Attachment "C"

RGV Paint Center & Construction Inc.



Attachment "D"

Attachment "E"

PROJECTED

DIALYSIS CLINIC IN HARLINGEN

DESCRIPTION	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Notice to Proceed							
Site Work							
Utilities							
Paving							
Foundation							
Block Walls							
Roof Framing							
Metal Structure							
Porch							
Glazing							
Siding							
Brick							
Roofing							
Landscaping							
Metal Stud							
Electrical Rough In							
Plumbing Rough In							
A/C Rough In							
Drywall							
Exterior Paint							
Interior Paint							
Suspended Ceiling							
A/C Inside Unit & Grills							
Cabinets							
Vanities							
Interior Doors							
Interior Trim							
Floor Tile							
Electrical Fixtures							
Plumbing Finish							
City Finals							
Meters							
Final Clean Up							
Final Completion							

ACTUAL SCHEDULE

DIALYSIS CLINIC IN HARLINGEN

DESCRIPTION	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Notice to Proceed							
Site Work							
Utilities							
Paving							
Foundation							
Block Walls							
Roof Framing							
Metal Structure							
Porch							
Glazing							
Siding							
Brick							
Roofing							
Landscaping							
Metal Stud							
Electrical Rough In							
Plumbing Rough In							
A/C Rough In							
Drywall							
Exterior Paint							
Interior Paint							
Suspended Ceiling							
A/C Inside Unit & Grills							
Cabinets							
Vanities							
Interior Doors							
Interior Trim							
Floor Tile							
Electrical Fixtures							
Plumbing Finish							
City Finals							
Meters							
Final Clean Up							
Final Completion							

Attachment "F"

Dec 15 2007 11:41AM HP LASERJET 524

5. Respondent's Past Performance on Other Construction Projects for Texas Southmost College.

5.1 Describe the Respondent firm's performance on other construction projects for Texas Southmost College within the last five (5) years.

6. Respondent's Safety Program

***6.1 Give the Respondent firm's primary insurance provider as follows:

- Full Name: TEXAS SPECIALTY UNDERWRITERS, INC. (HOUSTON)
- Mailing Address: 12777 JONES ROAD, STE. 101-HOUSTON, TX 77070
- Telephone Number: 800/752-1997

6.2 Give the Respondent firm's Experience Modifier Rate (EMR) and Recordable Incident Rate (RIR). SEE ATTACHED

6.3 Summarize the Respondent firm's safety program execution plan (1 page).

7. Respondent's Quality Assurance Program

7.1 Summarize the Respondent firm's quality assurance program (1 page).

8. Respondent's Current Workload

8.1 Summarize the Respondent firm's current workload and state the Respondent's availability to start construction of the project.

1.3 ACCEPTANCE OF EVALUATION METHODOLOGY

Submission of a proposal indicates respondent's acceptance of the evaluation technique and respondent's recognition that some subjective judgments must be made by the Owner during the evaluation.

1.4 QUESTIONS TO RESPONDENTS

Respondents are requested to submit a complete answer to each of the questions listed in 1.2.C. Format. The answers to these questions will be the basis for the Owner's evaluation of the proposal and selection of the successful respondent.

1.5 COLLEGE CONTACT

Any inquiries or concerns regarding the specified Competitive Sealed Proposal procedures or processes shall be directed to:

Texas Southmost College
 Attention: Diana Bravo Gonzalez, AIA Project Manager
 Brocdous & Associates
 Telephone: 956 / 548-8702
 Fax: 956 / 548-8783

The Owner specifically requests that all proposals and responses be submitted in a Competitive sealed envelope to the address listed below.

December 18, 2007

*** ATT: LORENA:
FAX: 956/783-3176

1 FAXED 12-18-07

Loss Run

SCOTTSDALE INSURANCE COMPANY
DETAIL LOSS INFORMATION FOR SELECTED POLICY

Back

Agency Information

REQUESTOR: 42025
INSURED:

REQUESTED DATE TIME: 12/18/2007 14:49:26
RGV PAINT CENTER
LUIS G HIGAREDA, DBA

POLICY: CLS1377582 DEPT CODE: 00003

AGENT:

PHARR, TX
TEXAS SPECIALTY UNDERWRITERS,
42025 --- HOUSTON, TX

POLICY PERIOD 08/18/2007 TO 09/18/2008

Claim Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

STATUS:

Policy Term Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

Policy Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

O=OPEN/E=OPEN FOR ALAE/C=CLOSED/I=NON-RESERVED INCIDENT Amounts shown do not reflect deductibles or payments below SIRs. See Total Recovery field for collected costs, salvage and/or subro.

Agency Information

REQUESTOR: 42025
INSURED:

REQUESTED DATE TIME: 12/18/2007 14:49:26
RGV PAINT CENTER
LUIS G HIGAREDA, DBA

POLICY: CLS1239497 DEPT CODE: 00003

AGENT:

PHARR, TX
TEXAS SPECIALTY UNDERWRITERS,
42025 --- HOUSTON, TX

POLICY PERIOD 08/18/2006 TO 08/18/2007

Claim Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

STATUS:

Policy Term Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

Policy Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

O=OPEN/E=OPEN FOR ALAE/C=CLOSED/I=NON-RESERVED INCIDENT Amounts shown do not reflect deductibles or payments below SIRs. See Total Recovery field for collected costs, salvage and/or subro.

Agency Information

REQUESTOR: 42025
INSURED:

REQUESTED DATE TIME: 12/18/2007 14:49:26
RGV PAINT CENTER
LUIS G HIGAREDA

POLICY: CLS1153532 DEPT CODE: 00003

AGENT:

PHARR, TX
TEXAS SPECIALTY UNDERWRITERS,
42025 --- HOUSTON, TX

POLICY PERIOD 08/12/2005 TO 08/12/2006

Claim Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

STATUS:

Policy Term Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

12/18/2007 15:57

3818941271

page 2 of 4

Loss Run

Policy Totals	LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
	0	0	0	0	0	0	0

O=OPEN/E=OPEN FOR ALAE/C=CLOSED/I=NON-RESERVED INCIDENT Amounts shown do not reflect deductibles or payments below SIRs. See Total Recovery field for collected dedts, salvage and/or subro.

Agency Information

REQUESTOR: 42025 REQUESTED DATE TIME: 12/18/2007 14:49:26 POLICY: CLS1040435 DEPT CODE: 00003

INSURED: RGV PAINT CENTER
810 DEL ORO DRIVE
PHARR, TX

AGENT: TEXAS SPECIALTY UNDERWRITERS,
42025 --- HOUSTON, TX

POLICY PERIOD 08/11/2004 TO 08/11/2005

Claim Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

STATUS:

Policy Year Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

Policy Totals

LOSS RESERVE	PAID LOSS	INCURRED LOSS	ALAE RESERVE	PAID ALAE	INCURRED ALAE	RECOVERY
0	0	0	0	0	0	0

O=OPEN/E=OPEN FOR ALAE/C=CLOSED/I=NON-RESERVED INCIDENT Amounts shown do not reflect deductibles or payments below SIRs. See Total Recovery field for collected dedts, salvage and/or subro.

Attachment "G"

6.3.- Give the Respondent firm's safety program execution plan (1 page)

Safety and health in our business must be a part of every operation. Without question it is every employee's responsibility at all levels.

It is the intent of this company to comply with all laws. To do this we must constantly be aware of conditions in all work areas that can produce injuries. No employee is required to work at a job he or she knows is not safe or healthful.

It is the responsibility of our company to ensure the safety of all workers conducting business on the site. When an employer arranges to have employees of another employer (SubContractors) perform work that involves activities that may put personnel at risk, our company must inform the SubContractor that the workplace contains specific hazards and that the work to be done is permitted only if all workers have the proper training, equipment and work conditions to accomplish the task(s) in a safe manner.

This employer will ensure that safe work practices are used by SubContractor personnel to provide for the control of hazards during operations such as lockout/tagout, confined space entry, welding, opening process equipment or piping, and general safety within the Job Site. We will ensure that, when selecting a SubContractor, we obtain and evaluate information regarding the contract employer's safety performance and programs to ensure that occupational safety and health policies have been established and are being followed.

Attachment "H"

7

7.1.- Summarize the Respondent firm's quality assurance program (1 page)

Quality Assurance Program

Our quality assurance program is based on changing the company culture to learn how to work systematically, getting everyone in the company involved (quality is everyone's responsibility) and getting building owners to recognize the criticality of quality in addition to safety and lowest bid.

Job Specific Quality plans are developed for each Job to ensure that quality is being managed.

Attachment "I"

U.S. RENAL CARE

109 E. Toronto Ste 100
McAllen, TX 78501
956.994.3374
956.972.1352 Fax

December 19, 2007

University of Texas at Brownsville
Texas Southmost College
Center for Early Childhood Studies

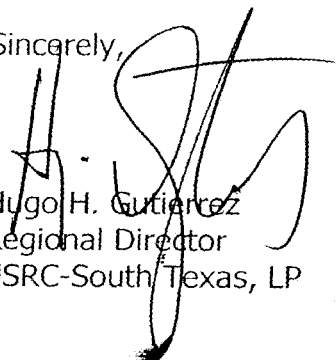
To Whom It May Concern:

I confirm via this letter that RGV Paint Center and Construction, Inc. has been my construction contractor since 2004. RGV Paint Center has provided my business with excellent support in the construction area.

RGV Paint Center and Construction, Inc is a company that performs a work of great quality, on a timely manner and within schedule. Always providing and honoring its construction contract, documentation and the warranty that is stated in it. Whenever a change order arises there has been a fair price drawn in.

I can confidently recommend RGV Paint Center and Construction, Inc, as a solid and reliable supplier, customer service oriented company, and experts in their field.

Sincerely,



Hugo H. Gutierrez
Regional Director
USRC-South Texas, LP

DECEMBER 19, 2007.

UNIVERSITY OF TEXAS AT BROWNSVILLE-
TEXAS SOUTHMOST COLLEGE
CENTER FOR EARLY CHILDHOOD STUDIES

I confirm via this letter that RGV Paint Center and Construction, Inc. has been my construction contractor since 2005. RGV Paint Center has provided my business with excellent support in the construction area.

RGV Paint Center and Construction, Inc, is a company that performs a work of great quality, on a timely manner and within schedule. Always providing and honoring its construction contract, documentation and the warranty that is stated in it. Whenever a change order arises there has been a fair price drawn in.

I can confidently recommend RGV Paint Center and Construction, Inc, as a solid and reliable supplier, customer service oriented company, and experts in their field.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Oscar Cortez".

Dr. Oscar Cortez

(956) 451 0348

DECEMBER 17, 2007.

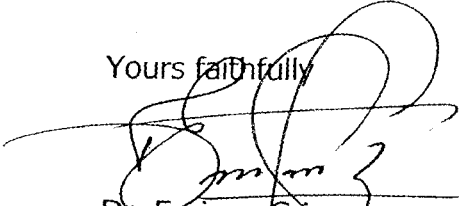
UNIVERSITY OF TEXAS AT BROWNSVILLE-
TEXAS SOUTHMOST COLLEGE
CENTER FOR EARLY CHILDHOOD STUDIES

I confirm via this letter that RGV Paint Center and Construction, Inc. has been my construction contractor since 2004. RGV Paint Center has provided my business with excellent support in the construction area.

RGV Paint Center and Construction, Inc, is a company that performs a work of great quality, on a timely manner and within schedule. Always providing and honoring its construction contract, documentation and the warranty that is stated in it. Whenever a change order arises there has been a fair price drawn in.

I can confidently recommend RGV Paint Center and Construction, Inc, as a solid and reliable supplier, customer service oriented company, and experts in their field.

Yours faithfully



Dr. Enrique Griego
Griego Family, LLP
1309 E. Ridge Rd, Suite 2,
McAllen, TX
Ph. (956) 687 6667

DECEMBER 19, 2007.

UNIVERSITY OF TEXAS AT BROWNSVILLE-
TEXAS SOUTHMOST COLLEGE
CENTER FOR EARLY CHILDHOOD STUDIES

I confirm via this letter that RGV Paint Center and Construction, Inc. has been my construction contractor since 2003. RGV Paint Center has provided my business with excellent support in the construction area.

RGV Paint Center and Construction, Inc, is a company that performs a work of great quality, on a timely manner and within schedule. Always providing and honoring its construction contract, documentation and the warranty that is stated in it. Whenever a change order arises there has been a fair price drawn in.

I can confidently recommend RGV Paint Center and Construction, Inc, as a solid and reliable supplier, customer service oriented company, and experts in their field.

Yours faithfully,


Dr. Juan Gonzalez Dikson

(956) 968 0802

Attachment "J"

DECEMBER 19, 2007

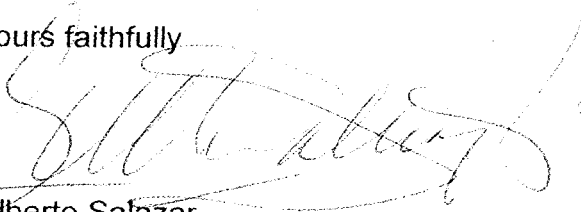
UNIVERSITY OF TEXAS AT BROWNSVILLE-
TEXAS SOUTHMOST COLLEGE
CENTER FOR EARLY CHILDHOOD STUDIES

I would like to confirm that we have been working with RGV Paint Center and Construction for the last 3 years, as sub-contractors on the area of structural steel.

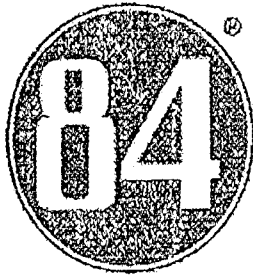
I can confirm that It has been a good experience to work with RGV Paint Center Construction as a general contractor, since they are a company with great integrity, outstanding experience and very well management.

I confidently recommend RGV Paint Center and Construction and will be more than happy to provide further information if necessary.

Yours faithfully



Gilberto Salazar
Friendly Valley Enterprise, Inc
7804 N. Bentsen Palm, Dr
Mission, Tx
(956) 585 8486



LUMBER
Build on what we know.™

Date: December 19, 2007

To: Whom it May Concern

From: Joe Salinas
Manager
84 Lumber Company
3200 Ash Ave
McAllen, TX 78501

Re: RGV Paint Center & Construction Inc.
810 Del Oro Lane
Pharr, TX 78577
Acct. #01761942-000

The above referenced account is currently in good standing. The account has been open since August 2006 as a net 10. The account has always been paid in a timely manner and is well managed. The account is well known for its quality construction and outstanding workmanship in this market. I would be proud to recommend this builder to anyone considering a sound quality construction project.

I may be reached for further detailed comments on my cell number 956-227-6577

DECEMBER 19, 2007

UNIVERSITY OF TEXAS AT BROWNSVILLE-
TEXAS SOUTHMOST COLLEGE
CENTER FOR EARLY CHILDHOOD STUDIES

I would like to confirm that I have been working with RGV Paint Center and Construction as sub-contractor for the last 3 years. I can confirm that It has been a good experience working with RGV Paint Center and Construction, they are an accessible and good-attitude team, well organized, they always pay us on time.

RGV Paint Center and Construction has a good communication with all sub-contractors while working on a specific job site .

I strongly recommend RGV Paint Center and Construction as an excellent general contractor company to work with.



Lone Star Plumbing
Frank Lopez
7008 N. Mile 6 West
Weslaco, Tx
(956) 463 0985

DECEMBER 19, 2007

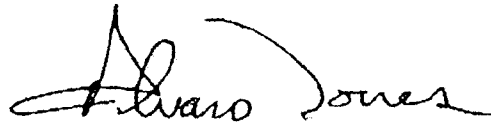
UNIVERSITY OF TEXAS AT BROWNSVILLE-
TEXAS SOUTHMOST COLLEGE
CENTER FOR EARLY CHILDHOOD STUDIES

I would like to confirm that I have been working with RGV Paint Center and Construction as sub-contractor for the last 3 years. I can confirm that it has been a good experience working with RGV Paint Center and Construction, they are an accessible and good-attitude team, well organized, they always pay us on time.

RGV Paint Center and Construction has a good communication with all sub-contractors while working on a specific job site.

I strongly recommend RGV Paint Center and Construction as an excellent general contractor company to work with.

Torres Electric
Alvaro Torres
3124 S. Amanda St.
Weslaco, TX
(956) 534 85 09


Owner

DECEMBER 19, 2007

UNIVERSITY OF TEXAS AT BROWNSVILLE-
TEXAS SOUTHMOST COLLEGE
CENTER FOR EARLY CHILDHOOD STUDIES

I would like to confirm that I have been doing bussines with RGV Paint Center and Construction for the last 3 years. RGV Paint Center and Construction is an accessible and good attitude team, very well organized, they always pay us on time.

RGV Paint Center and Construction has a good communication with all sub-contractors while working on a specific job site .

I strongly recommend RGV Paint Center and Construction as an excellent general contractor company to work with.

NN & D Interiors Construction
Noe Alvarado
900 Washingtonian Ave.
San Juan, TX, 785589
(956) 784 0476




Attachment "K"

RGV PAINT CENTER & CONSTRUCTION
810 DEL ORO LANE
PHARR, TX 78577
(956) 783-3126

ACKNOWLEDGEMENT OF VARIANCE

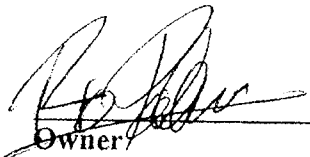
I, Rio Palma, am in accordance with being responsible for any cost incurred by changes in construction plan approved by me. All cost for changes approved by me will be under this agreement, which includes material, labor, and any other item not included in the original construction agreement. I am aware that each individual job will commence when payment is received in full for that particular job. Description of job can be found on page attached.

Agreed:


Contractor

Luis G Higareda
Printed Name

3/18/07
Date


Owner

Rio Palma
Printed Name

3/18/07
Date

RGV PAINT CENTER & CONSTRUCTION
810 DEL ORO LANE
PHARR, TX 78577
(956) 783-3126

Job Description:

Increase main entrance of house by 6X3

Total Cost:

\$1,800.00

Itemized Cost:

JOB	LABOR	MATERIALS	TOTAL COST
FOUNDATION	\$120.00	\$200.00	\$320.00
FRAMING	\$95.00	\$180.00	\$275.00
STUCCO	\$220.00	\$405.00	\$625.00
ROOF	\$178.00	\$402.00	\$580.00

Attachment "L"

Jose Zapata

617 Walnut Avenue
McAllen, Texas 78501
Phone: (956)624-5054
Fax: (956)631-9343

QUALIFICATIONS

Managing all aspects of construction

- Ability to start and manage a high volume of different construction job sites up to completion.
- Developing purchasing and payment schedules for budgeting quality cost.
- Knowledge to negotiate contracts for materials and labor.
- Excellent people management for supervision & training of construction supervisors.
- Delineating job descriptions and setting time frame for work completion.
- Ordering all necessary materials for construction and monitoring all expenses.
- Assuring all jobs are performed in accordance with all plans & specifications.

WORK HISTORY

2006 – Present
*Construction Supervisor,
RGV Paint Center and Construction*

Startup to completion of construction. This includes, obtaining work permits from all municipal entities. Cost control and scheduling. Research material and labor variances. Coordinate scheduling of work to ensure work is completed within the allotted time frame. Supervise work of sub-contractors to ensure compliance to company standards and building codes. Approving of payments to suppliers and vendors.

2001-2006
*Construction Foreman
Toscano Construction*

Startup and completion of a 72,000 square foot, 72 units apartment complex. Startup to completion of construction. This included, site plans, utilities, estimates of project. Contracting and training sub-contractors as well as obtaining work permits from all municipal entities. Cost control and scheduling. Research material and labor variances. Coordinate scheduling of work to ensure work is completed within the allotted time frame. Supervise work of sub-contractors to ensure compliance to company standards and building codes. Approved payments to suppliers and vendors.

Juan Iparrea

611 Rio Grande Dr.
Mission, Texas 78572
(956) 330-9012
avantconstruction@gmail.com

EDUCATION

- August 88 – May 93** **Architecture College Degree**
Facultad de Arquitectura, Universidad
Autonoma de Nuevo Leon
(UANL Monterrey, México)
- August 85 - June 88** **Cristóbal Colon High School.** (Reynosa,
Tamaulipas. México).

WORK HISTORY

- Present** **RGV Paint Center and Construction** – Designer, supervisor, and estimations, projects range from residential to large commercial.
- 1995 – 2005 Hidalgo County – Urban County Program** – Supervisor, construction inspector and cost estimator of HUD related projects.
- 1994 – 1995 Panorama Construction** - Supervisor, construction inspector and designer of residential projects.

COMPUTER SKILLS

- **AutoCAD R14 & 2004:** 5 years of Schematic design, design development, construction documents
- **Minicad / Vectorworks:** 7 years of Schematic design, design development, construction documents
- **Photoshop, Illustrator, Quark, PageMaker, & Word:** 10 years of experience on all programs in Mac and PC platforms for presentations, portfolios, competitions, public relations, reports, websites, etc
- **InDesign, After Effects, PowerPoint and Excel:** 4 years of experience on all programs for presentations and design.

OTHER SKILLS

- **Website & graphic design:** Designed several websites & graphic materials for various clients.

Attachment "M"



International Bank
of Commerce

December 19, 2007

Re: RGV Paint Center and Construction, Inc. and Luis G. Higareda

To whom it may concern:

Luis G. Higareda and RGV Paint Center and Construction, Inc. have been banking with International Bank of Commerce since August 2006. For your information, we are providing the following information.

The above mentioned customer and his business has maintained a year to date average deposit balance in the low five-figure range.

We have recently loaned Mr. Higareda a high credit balance in the moderate five-figure range, of which they currently owe in the low five-figure range. The outstanding loan is secured by real estate.

Mr. Higareda is a very responsible individual and has performed satisfactory on the repayment of all his loans. Mr. Higareda is a very good customer and we value him as a bank customer. If you have any questions, or if I can be of any other assistance, please call me at (956) 632-3557.

Sincerely,


Elizabeth Gauna

Assistant Vice-President
International Bank of Commerce

Attachment "N"



CONSENT TO RATE APPLICATION
For
Any type Bond or Policy

Important: A separate application must be completed for each bond or policy as required

1. Name of Principal: RGV Paint Center & Construction

Address: 810 Del Oro Lane, Pharr, TX 78577

2. Policy or Bond:

(a) Effective date 12/19/07

(b) Type of Bond or Policy Contract Bonds

(c) Bond or Policy Amount \$3,500,000.00

(d) Oblige UNIVERSITY OF TEXAS - BROWNSVILLE / TEXAS SOUTHWEST COLLEGE

3. Coverage may be required to be written at rates or premiums greater than standard or filed rates.
4. I (we) do hereby acknowledge that rates or premium charged may be greater than standard rates.
5. I (we) understand that the price of the requested bond/policy includes premium/s, fee/s, and commission/s. A more detailed invoice showing premium/s fee/s is available upon request.
6. I (we) understand that all premium/s, fee/s, and/or commission/s will be fully earned upon issuance of the bond/policy. The date of issuance will be determined by the actual date shown on the bond, or the date on which you or your agent receives the bond/policy, whichever comes first.

Signature Blanca Trevino Date 12-19-07

(signature of principal or person authorized to represent principal named above)

The Insurance Place
522 S. Texas Str. 108
Hidalgo, TX 78596

11361 N. 99th Ave #107
Peoria, AZ 85345

12-19-07
Attn: Lorena
See All Attached

Regards, M. Muela

Phone: (623) 933-9334
Fax: (623) 933-9376
Toll Free: (888) 2-SURETY


Attachment "O"

RGV PAINT CENTER AND CONSTRUCTION

810 Del Oro Dr
Pharr TX 78577
Phone (956) 783-3126
Fax (956) 783-3176
lghadam@yahoo.com.mx

December 19, 2007

RGV Paint Center and Construction, Inc., Luis G. Higareda, nor our predecessor companies or entities or any of these companies' or entities' principals have never filed for bankruptcy.



Luis G. Higareda
RGV Paint Center and Construction, Inc
810 Del Oro
Pharr, TX, 78577
Ph. 956- 783 3126
Fax. 956- 783 3176

BID PROPOSAL

To: University of Texas at Brownsville
and Texas Southmost College
Brownsville, Texas 78520

Center For Early Childhood Studies

Sealed Bids are due: Thursday, December 19, 2007 at 4:00 PM at The
Office of Planning and Construction, 1301 E. Madison, Lucena House;
Brownsville, TX 78520

Note: Mark outside of envelope:

Bid Proposal For: CENTER FOR EARLY CHILDHOOD STUDIES

I have received the documents titled CENTER FOR EARLY CHILDHOOD
STUDIES and drawings dated 11/12/07

I have received Addenda No. (s) ONE, TWO , and I have included their
provisions in my bid. I have examined both the documents and the site.

In submitting this bid, I agree:

1. To hold the Bid open for a period of sixty (60) days after the Bid Opening date.
2. To accept the provisions of the Instructions to Bidders regarding dispositions of the Bid Security.
3. To enter into and execute a Contract with the Texas Southmost College, if awarded on the basis of the Bid, and to furnish Bonds if required, in accordance with the owners requirements and Instructions to Bidders.
4. To accomplish the work in accordance with the Contract Documents
5. To complete the work within three-hundred (300) calendar days commencing not less than ten (10) days after receiving the Notice to Proceed. Notice To Proceed shall be issued after permit is acquired. The calendar days for completion of the work thirty (30) calendar days for anticipated weather delays.

In compliance with the above, I propose to perform all work required for this project for the lump sum price of:


\$4,175,000.00 (Four Million One hundred Seventy Five Thousand).

Alternate No. 1 - Bead Board Wainscot and Cap Trim at eight classrooms:
Add the amount of : Add \$25,000.00 (Twenty Five Thousand).

In submitting this Bid, I certify that RGV Paint Center and Construction Inc.
Has not been found guilty in a judicial or state administrative agency proceeding
for unfair business practices within the year preceding the date of this statement.
I further certify that no officer of RGV Paint Center and Construction Inc.
Has served, within the past year as an officer of another company which has
been found guilty in a judicial or state administrative agency proceeding of unfair
business practice.

Respectfully submitted,

RGV Paint Center and Construction Inc.


Luis G Higareda
President

12/19/07

810 Del Oro
Address

Pharr
City

Texas
State

(956)783-3126
Phone Number

UNIVERSITY OF TEXAS AT BROWNSVILLE - TEXAS SOUTHMOST
COLLEGE CENTER FOR EARLY CHILDHOOD STUDIES

W JA Project No. 0534 BROWNSVILLE, TEXAS

Eight-section format as follows:

1. Respondent Firm

1.1 Organization

- 1.1.1 Give the legal name, address, and telephone number of Respondent firm.

***RGV Paint Center and Construction, Inc.
810 Del Oro lane
Pharr, Texas 78577
Ph. (956) 783-3126
Fax (956) 783-3176
Cell. (956) 239-1320***

- 1.1.2 State whether the Respondent firm is an individual, partnership, corporation, or a joint venture. If Respondent firm is a corporation, give state of incorporation.

***Our firm is a corporation.
Incorporated in the state of Texas.***

- 1.1.3 Give number of years Respondent firm has been in business as a construction contractor.

***RGV Paint Center and Construction has been in
business as a construction contractor for six (6) years.***

- 1.1.4 Give number of years Respondent firm has been in business under its present business name.

***RGV Paint Center and Construction has been in
business with this present name for seven (7) years.***

1.1.5 Give any other names under which Respondent firm has operated.

Advanced Materials, which is an enterprise of RGV Paint Center and Construction dedicated to the production and distribution of ICF's (Insulated Concrete Forms).

RGV Paint Center, paint stores no longer in existence.

1.2 Claims and Suits. (If the answer to any of the questions below is yes, attach details.)

1.2.1 Has Respondent firm ever failed to complete any work it was awarded?

No, RGV Paint Center and Construction has not failed to complete any work, we take our pride on this fact.

1.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against Respondent firm or its officers?

No, RGV Paint Center and Construction does not have any judgments, claims, arbitration proceedings or suits pending or outstanding nor any of its officers.

1.2.3 Has Respondent firm filed any lawsuits or requested arbitration with regard to construction contracts within the last five years?

No, RGV Paint Center and Construction has not filed any lawsuits or requested arbitration ever.

1.3 Financial Status

1.3.1 Provide a letter from Respondent firm's Surety stating Respondent firm's ability to acquire bonding in the full amount of the contract.

Please see attachment "A".

1.3.2 Provide a photocopy of the current Dunn & Bradstreet report showing its financial rating for the Respondent firm.

Dunn & Bradstreet does not have a current report of our company, what they have is a 4 years old report of the paint and supplies stores that we don't longer have: RGV Paint Center, for that report please see Attachment "B".

2. Respondent's Project Team

- 2.1 Provide an organization chart showing the Respondent firm's key personnel positions and lines of authority.

Please see attachment "C".

- 2.2 Give names, Qualifications, and experience of Respondent firm's key personnel positions proposed for the project.

***Luis G. Higareda. General Administration.
Mr. Higareda has a bachelor degree on Administration.***

***Jose Zapata. Administration and Supervision.
Mr. Zapata has been Administrator for Key construction companies such as Armadillo Construction and Toscano Construction, he has over 20 years of experience on the field.***

***Uriel Lopez. Field Supervision.
Mr. Lopez has been in several administrative positions; he has worked helping the development of new enterprises as an administrator, and he has also supervised several construction projects.***

***Juan Iparrea. Estimations, Designer, CAD Drafting and General Supervision.
Mr. Iparrea has a bachelor degree on Architecture, he has been in several administrative positions working with the government in construction related projects over the course of ten years, he has also worked for Architectural firms.***

***Zaida Garcia. Secretarial work.
Mrs. Garcia has worked with several companies in charge of clerical work and administration of personnel, besides keeping a close communication with the company accountants.***

3. Respondent's Experience with Other Similar Projects

3.1 Give examples of Respondent firm's experience in constructing other similar projects within the last five (5) years. Provide examples as follows:

. Owner's Name: **Daniel Perez**
. Project Name: **Dialysis Clinic**
. Construction Cost: **\$525,000.00**
. Year of Completion: **2004**
. Location (City and State): **Harlingen Texas**

. Owner's Name: **Dr. Enrique Griego**
. Project Name: **Guajira Family Clinic Center**
. Construction Cost: **\$1,065,000.00**
. Year of Completion: **2005**
. Location (City and State): **Edinburg Texas**

. Owner's Name: **U.S. Renal Care**
. Project Name: **Dialysis Clinic**
. Construction Cost: **\$494,000.00**
. Year of Completion: **2007**
. Location (City and State): **Laredo Texas**

. Owner's Name: **Kleber Rodrigues**
. Project Name: **Superior Home Health**
. Construction Cost: **\$751,000.00**
. Year of Completion: **2007**
. Location (City and State): **Eagle Pass, Texas**

3.2 Give references for Respondent firm's experience in constructing other similar projects. Provide references as follows:

. Full Name and Title: **Dr. Enrique Griego**
. Firm Name: **Guajira Family Clinics**
. Mailing address: **1309 E Ridge Road, Suite 2, McAllen, Texas 78503**
. Telephone Number: **(956) 687-6667, (956) 453-2263 cell**

. Full Name and Title: **Daniel Perez**
. Firm Name: **CIMA Hospice**
. Mailing address: **5317 N McColl Rd, McAllen, TX 78504**
. Telephone Number: **(956) 631-4354, (956) 802-1393 cell**

. Full Name and Title: **Kleber Rodrigues**
. Firm Name: **Superior Home Health**
. Mailing address: **2108 South "M" Street Suite 9,
McAllen, Texas 78503**
. Telephone Number: **(866) 971-0037, (956) 451-4944 cell**

. Full Name and Title: **Hugo Gutierrez**
. Firm Name: **U.S. Renal Care**
. Mailing address: **506 South Bryan Road,
Mission, Texas 78572**
. Telephone Number: **(956) 581-8489, (956) 648-1690 cell**

. Full Name and Title: **Jaime Salazar**
. Firm Name: **U.S. Renal Care**
. Mailing address: **1301 E Ridge Road, Suite C
McAllen, Texas 78503**
. Telephone Number: **(956) 668-8484, (956) 460-1636 cell**

4. Respondent's Project Schedules for Proposed Project and Other Similar Projects

- 4.1 Provide a summary level schedule for the project indicating the Respondent firm's proposed construction schedule:
- . Base the schedule on calendar days.
 - . Start with the Owner's notice to proceed and end with final completion of the work.

Please see attachment "D".

- 4.2 Provide a summary level schedule for each similar project given under 3.0 comparing the Respondent firm's initial construction schedules with the final construction schedules:
- . Base the schedules on calendar days.
 - . Start with the Owner's notice to proceed and end with final completion of the work.
 - . If the comparison reveals a disparity between the initial and final construction schedules explain why.

Please see attachment "E".

5. Respondent's Past Performance on Other Construction Projects for Texas Southmost College.

5.1 Describe the Respondent firm's performance on other construction projects for Texas Southmost College within the last five (5) years.

RGV Paint Center and Construction has not had an opportunity to work with UTB-TSC, we expect to have this opportunity soon due to the new mindset of the UTB and its Architects of renovate the construction systems with the use of ICF's, since we have been producing and distributing ICF systems in our area with the difference that one of our goals that we have accomplished is to produce it now to an affordable price, we want to provide this systems and our experience with similar construction projects allows to provide a complete package with the quality that UTB expects and specifies.

6. Respondent's Safety Program

6.1 Give the Respondent firm's primary insurance provider as follows:

. Full Name: ***Texas Specialty Underwriters, Inc.***
. Mailing Address: ***12777 Jones Road, Suite 101
Houston, Texas 77070***
. Telephone Number: ***(800) 752-1997***

6.2 Give the Respondent firm's Experience Modifier Rate (EMR) and Recordable Incident Rate (RIR).

Please see attachment "F".

6.3 Summarize the Respondent firm's safety program execution plan (1 page).

Please see attachment "G".

7. Respondent's Quality Assurance Program

7.1 Summarize the Respondent firm's quality assurance program (1 page).

Please see Attachment "H".

8. Respondent's Current Workload

- 8.1 Summarize the Respondent firm's current workload and state the Respondent's availability to start construction of the project.

RGV Paint Center and Construction has just finished last week a Dialysis Clinic for Dr. Kotaki of 6,000 s.f. in Mission, Texas; this week the project for Superior Home Health in Eagle Pass, Texas, which was a commercial center of 16,152 s.f.; was also completed.

We are currently working on the Koolwal Family Clinic at Pharr, Texas; and we are also working on the development of two medical construction projects for the spring of 2008.

RGV Paint Center and Construction has worked with several large commercial construction projects without any incidents or difficulties, whenever we have felt that it is convenient to increase personnel we have done it.

The availability to start construction of the project for UTB for RGV Paint Center and Construction is particularly great, since the work that we have just accomplish, warranty us the ability to start work for this project at any moment.

1.3 ACCEPTANCE OF EVALUATION METHODOLOGY

Submission of a proposal indicates respondent's acceptance of the evaluation technique and respondent's recognition that some subjective judgments must be made by the Owner during the evaluation.

1.4 QUESTIONS TO RESPONDENTS

Respondents are requested to submit a complete answer to each of the questions listed in 1.2.C. Format. The answers to these questions will be the basis for the Owner's evaluation of the proposal and selection of the successful respondent.

1.5 COLLEGE CONTACT

Any inquiries or concerns regarding the specified Competitive Sealed Proposal procedures or processes shall be directed to:

Texas Southmost College Attention: Diana Bravo Gonzalez, AIA Project Manager
Broaddus & Associates

Telephone: 956/548-8702
Fax: 956/548-8783

SECTION 00250 - SELECTION CRITERIA

1.3 RANKING/SELECTION CRITERIA

A. Construction Experience: (0-4 points for each item)

- 1) Please list the institutional, school or commercial projects constructed of similar size, type, and complexity as this project. Please put projects in chronological sequence beginning with most recent.

*Koolwal Family Clinic
U.S. Renal Care Dialysis Clinic at Mission Texas
U.S. Renal Care Dialysis Clinic at Edinburg Texas
U.S. Renal Care Dialysis Clinic at Laredo Texas
Mayfair Plaza
Dialysis Clinic at Edinburg Texas
Imagine Center for Dr. Mego
Dialysis Clinic at San Benito Texas
Obee's Plaza
Dialysis Clinic at Harlingen Texas
Guajira Family Clinic Center at Edinburg Texas*

- 2) Has your firm had direct experience with UTB-TSC, or its Architect? Please, list all such projects.

RGV Paint Center and Construction has not had an opportunity to work with UTB-TSC, we expect to have this opportunity soon due to the new mindset of the UTB of renovate the construction systems with the use of ICF's, it's here were it lays our interest since we have been producing and distributing ICF systems in our area now to an affordable price.

- 3) How long has your firm been in the construction business?

RGV Paint Center and Construction has been in business as a construction contractor for six (6) years.

B. Past performance: (0-4 points for each item)

Provide letters of reference from Owners listed in response to Item 1, which specifically address the following items. Insure letters specifically address ALL items listed and are dated within the past three years. (More than 4 letters may be provided.)

- 4) The quality of work provided by Offeror.
- 5) The Offerors history of providing warranty documents.
- 6) The Offerors history of timeliness in completing initial construction and subsequent warranty work.
- 7) The Offerors history of staying on schedule.
- 8) The Offeror's cooperative attitude when working with the Owner and its architect or engineer in resolving construction issues.
- 9) The Offeror's history of providing detailed documentation and a fair assessment of change order pricing.

Please see attachment "I".

The information

Provide letters of reference from major suppliers and sub-contractors, which specifically address the following items. Insure letters are dated the past three years.

- 10) The Offeror's history of paying subcontractors and material providers on time.

Please see attachment "J".

C. Change Order Procedures: (0-4 points for each item).

Please provide a letter of reference from an architectural firm addressing the following points. Insure letters specifically address ALL points listed and are dated within the past three years.

- 11) The Offeror's history of providing detailed documentation and a fair assessment of change order pricing.

During the timeframe given after we receive these questions (addendum 2), the Architect was not available in the area.

- 12) Please provide a recent example of an executed change order.

Please see attachment "K".

D. Personnel: (0 -4 points for each item).

- 13) Please provide the names and complete resumes of key supervisory personnel to be assigned to the project. Key personnel should have demonstrated experience on projects of similar size and complexity.

Please see attachment "L".

E. Reputation: (0-4 points for each Item).

Please provide relevant information addressing the following Including the clients and architects and complete information on how to reach these contacts.

- 14) Has the Offeror demonstrated a long-term presence in the South Texas market?

Yes, RGV Paint Center and Construction has demonstrated a long-term presence in the South Texas Market due to the fact that since this company started has not declined its workload, we are very grateful with our clientele because of that.

- 15) Have past clients expressed a willingness to work with Offeror again?

Yes, Our Clients have expressed a willingness to work with RGV Paint Center and Construction, and have also in repetitive occasions worked with us, the following is an example:

U.S. Renal Care has selected us as their Construction Contractor in four (4) occasions and they have expressed their intention to keep us as their sole construction company for all their future buildings, with plans for expansion through all the state of Texas.

Daniel Perez has selected us as their Construction Contractor in six (6) occasions, for Spring of 2008 a 15,500 s.f. medical center is scheduled.

Dr. Enrique Griego has selected us as their Construction Contractor in five (5) occasions.

Kleber Rodrigues from Superior Home Health has selected us as their Construction Contractor in six (6) occasions.



TEXAS SOUTHMOST COLLEGE DISTRICT


BOARD AGENDA REQUEST FORM

Department/Division: Office for Planning and Construction Office/Partnership Affairs	Board Meeting Date: February 14, 2008
Agenda Item: Consideration and possible action on a Change Order to the Contract with Design Build Solutions for Construction of the ITECC Roof	
Rationale/Background: <p>At the request of Texas Southmost College, Broaddus & Associates obtained a cost estimate from Design Build Solutions, a Garland Company, to increase the roof replacement work at the ITEC Campus.</p> <p>On August 2007, the Board of Trustees awarded the roofing project for the ITEC Campus to Design Build Solutions, a Garland Company, through a TXMAS (State group purchasing contract) contract in the amount of \$1,998,402. The scope of work consisted of re-roofing 142,845 sq. ft. of the ITECC roof.</p> <p>During the construction process the project realized a credit on roof decking in the amount of \$220,762.60. Due to the poor conditions of the incubator roof, a recommendation was made to extend the contract to repair the Incubator and the Incubator Expansion roof area.</p> <p>The proposed cost for the new 44,278 sq. ft. area is \$598,493, with the applied credit of \$220,762.60, the remaining balance of the proposed change order for the area will be \$377,730.40</p>	
Recommended Action: Motion to approve Change Order to the Contract with Design Build Solutions, a Garland Company, for Construction of the ITECC Roof in the amount of \$377,730.40 and authorize the Vice President for Planning and Construction to execute the change order.	
Fiscal Implications: Budgeted Item: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain: \$220,762.60 of the total cost for increasing the area of roof replacement is covered under the current contract. The remaining \$377,730.40 will be charged to the project.	
Attachments (List): 1. Recommendation Letter 2. Change Order	

FOR OFFICE USE ONLY:
Board Action: Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Tabled for action on: _____
Certified by: _____ Title: _____ Date: _____

**BROADDUS
& ASSOCIATES**
INNOVATIVE PROJECT MANAGEMENT AND PLANNING

To: Veronica Mendez
Assistant VP for Planning and Construction

From: Diana Bravo Gonzalez 
Bond Project Manager/Architect

Date: February 6, 2008

Subject: Extension of roof replacement at the ITEC Campus

Please accept this letter of recommendation to accept the proposal submitted by Design Build Solutions (DBS), a Garland Company to extend the roof replacement work in to the Incubator space at the ITEC Campus.

In August 2007, using the purchasing cooperatives the Texas Southmost College District was able to obtain a reduced price to re-roof a major portion of the ITEC Campus roof area. The Board of Trustees awarded DBS through a TXMAS contract in the amount of \$1,998,402 to perform this work.

During the roof replacement process, the project realized credit for unused deck in the amount of \$220,762.60. A recommendation was made to the owner representative from Texas Southmost College to apply this credit to re-roof part of the Incubator space roof area at the ITEC Campus due to its poor and deteriorated conditions.

The scope of work is for the roof replacement of 44,278.5 sq. ft. of the following areas: E1, E2 and E3 at the Incubator space. The proposed work cost is \$598,493, with the applied credit of \$220,762.60 the remaining balance of the change order will be \$377,730.40

I recommend acceptance of the proposal submitted by Design Build Solutions for the roof replacement area at the Incubator space of the ITEC Campus and the approval of change order in the amount of \$377,760 to begin replacement process.



Design-Build Solutions, Inc.™

CHANGE ORDER - OWNER

DBS Project #: DBS-TX-2007.014
Initiation Date: 2/04/2008
Change Order #: 02.2007.014

- Checked boxes for Sales Rep, Project Manager, and Other: DBS Accounting. Unchecked boxes for Superintendent and Roofing Subcontractor.

Sub-Contractor: AMERICAN CONTRACTING USA, INC.

Project Name: UTB/TSC HECC roof replacement
Address: 300 Mexico Blvd. Brownsville, TX 78535

Contract For: Roof Replacement
Contract Date: 9/25/2007

The following is a change from the original scope of work for the above referenced job:

Table with 2 columns: CHANGE and AMOUNT. Rows include ADD: roof replacement of area's E1, E2, and E3 (\$598,493.00), DEDUCT(Credit): from change order 02.2007.014 (\$(220,762.60)), and TOTAL CONTRACT INCREASE: \$377,730.40.

Summary table with 2 columns: Description and Amount. Rows include The original Contract Sum (\$1,998,366.00), Net change by previously authorized Change Orders (\$(220,762.60)), The Contract Sum prior to this Change Order (\$1,777,603.40), The amount Contract Sum will be increased by this Change Order (\$377,730.40), The new Contract Sum including this Change Order will be (\$2,155,333.80), and The Contract Time will be unchanged by (65 Calendar day's).

APPROVED BY:

DBS Project Manager

Owner's Representative

Sign Name:

Sign Name: _____

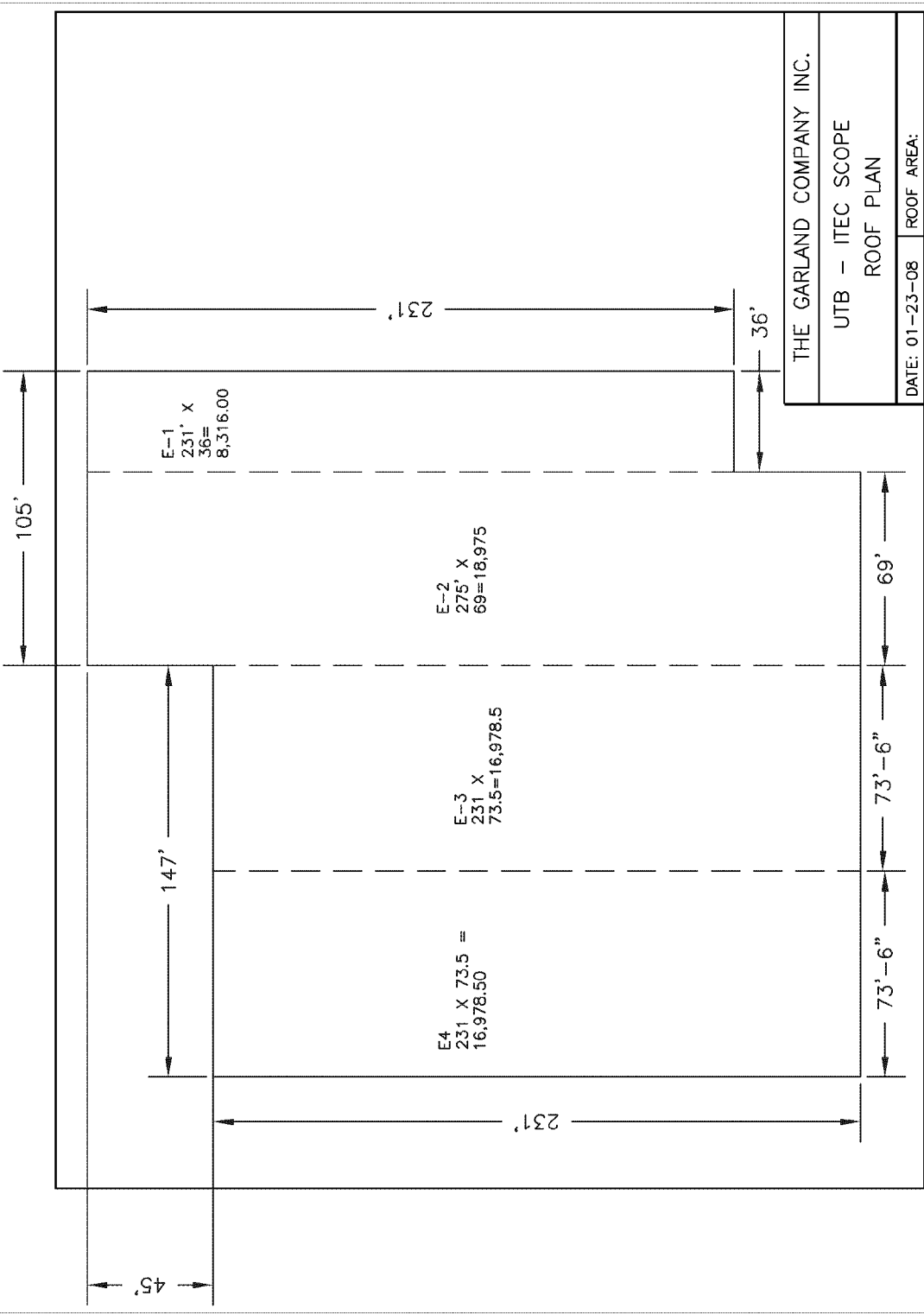
Handwritten signature of Norm Crawford

Printed Name: _____

Printed Name: Norm Crawford, CART, CSI-CDT

Date: 2/4/2008

Date: _____



THE GARLAND COMPANY INC.
 UTB - ITEC SCOPE
 ROOF PLAN
 DATE: 01-23-08 ROOF AREA:



TXMAS-4-56030
TXMAS-4-56060-1

ROOFING MATERIAL AND SERVICES PROPOSAL

**UNIVERSITY OF TEXAS BROWNSVILLE
TSC – WEST CAMPUS – ITECC**

**Proposal Date: JULY 13, 2007 – FINAL REVISION August 21, 2007
Quote #: DBS-TX-2007.014**

THE FOLLOWING PROPOSAL (S) ARE SUBMITTED IN ACCORDANCE TO THE ACCOMPANYING PROJECT DOCUMENTS INCLUDING BUT NOT LIMITED TO;

1. DETAILS AND DRAWINGS -CS, R1-R7 DATED JULY 9, 2007
2. PROJECT MANUAL AND SPECIFICATION DATED JULY 9, 2007 SUBMITTED BY DESIGN BUILD SOLUTIONS, INC.
3. 2007 EDITION UNIFORM GENERAL AND SUPPLEMENTARY CONDITIONS FOR BUILDING CONSTRUCTION CONTRACTS FOR THE TEXAS SOUTHMOST COLLEGE
4. ADDENDA #1 DATED JULY 9, 2007.

In addition to the scope of work from the original project documents, this pricing includes allowance for replacement of 30% of each option, (BB = to 18,850 square feet and Alt #1 = to 24,000 square feet) of metal substrate. Based on the given information and understanding that drop ceiling systems or other major items attached to the underside of the deck will not be salvaged. Any portions that do require salvaging will incur an additional charge of \$3.00 per square foot.

This proposal is in accordance to the original project documents, with the identified areas of work now identified and indicated as BB and ALT 1 per the attached drawing "Revised Scope Roof Plan 8-21-07 provided by Joe Rafac".

The applicable line items at the end of this proposal may result in additional charges or cost reductions depending on actual site conditions encountered.

BB = BASE BID

ITEM #	DESCRIPTION	UNIT LOT	UNIT COST	EXTENSION AMOUNT
1	MATERIALS	1		\$ 219,035.52
	DESCRIPTION	SQ. FT.	AMOUNT / SF	AMOUNT
2	ANCILLARY SERVICES Sold in Conjunction with Garland material	62,845	\$ 10.50	\$ 660,137.48
3	TOTAL AMOUNT	62,845	\$ 13.99	\$ 879,173.00

ALT 1 = ALTERNATE #1

ITEM #	DESCRIPTION	UNIT LOT	UNIT COST	EXTENSION AMOUNT
1	MATERIALS	1		\$ 279,233.46
	DESCRIPTION	SQ. FT.	AMOUNT / SF	AMOUNT
2	ANCILLARY SERVICES Sold in Conjunction with Garland material	80,000	\$ 10.50	\$ 839,959.54
3	TOTAL AMOUNT	80,000	\$ 13.99	\$ 1,119,193.00

The following unit pricing is applicable to these proposals based on actual conditions encountered in the performance of this contract.

- Additional metal substrate replacement with no underside system requiring salvage \$6.10 per sq. ft.
- Metal substrate replacement requiring underside system to be salvaged \$9.10 per sq. ft.
- Wood blocking replacement \$5.27 per lin. ft.
- Installation of new roof drains (no connection) \$2,000.00 each
- Installation of new drain connected to plumbing \$2,778.00 each
- Plexiglas window pane replacement \$105.00 each

Furthermore, these items may result in a credit, I.E. reduced contract price if they are in actuality less than the allowances in the base bid prices.

Daily work reports recording the areas work was performed and itemizing the quantities of unit priced / allowance materials used and or replaced will be provided. These reports and quantities can be confirmed by TSC's assigned construction inspector Mr. Jacinto Cabrera, BSE.

TXMAS-4-56030
TXMAS-4-56060-1



Norm Crawford, CART, CSI-CDT
South Central Regional Sales/Project Manager
Design Build Solutions, Inc.

Accepted By: University of Texas at Brownsville – Texas Southmost College

Signature:  _____

Printed Name: Ms. Veronica Mendez

Title: Assistant VP for Planning
and Construction.

Pricing is valid for ninety days (90) from the date of this proposal.

Communication relating to this proposal may be directed to:

DBS, Inc.
Norm Crawford, CART, CSI-CDT
18178 Windy Oaks Ct.
Porter, TX 77365
281-825-7625
281-354-1173 fax
ncrawford@garlandind.com

END OF PROPOSAL



TEXAS SOUTHMOST COLLEGE DISTRICT

BOARD AGENDA REQUEST FORM

Department/Division: Facilities Services/Partnership Affairs	Board Meeting Date: February 14, 2008
Agenda Item: Consideration and possible action on Notice and Order of General Election	
Rationale/Background: The Notice and Order of Election gives notice to the public that the District will conduct an election and lists the dates and times of the early voting and regular voting. There will be 38 polling places for the General Election, the same as the last election. There are also 8 early voting sites, one more than the last election.	
Recommended Action: Motion to approve the Notice and Order of General Election as presented.	
Fiscal Implications: Budgeted Item: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A If no, explain:	
Attachments (list): - Notice and Order of General Election	

FOR OFFICE USE ONLY:
Board Action: Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Tabled for action on: _____
Certified by: _____ Title: _____ Date: _____

NOTICE AND ORDER OF GENERAL ELECTION

NOTICE OF ELECTION TEXAS SOUTHMOST COLLEGE DISTRICT CAMERON COUNTY, TEXAS

To the voters of the Texas Southmost College District of Cameron County, Texas:

Notice is hereby given that the polling places listed below will be open from 7:00 a.m. to 7:00 p.m. on May 10, 2008, for voting in a general election to elect:

TWO (2) TSC DISTRICT TRUSTEES Place 1 for 6 year term Place 2 for 6 year term

This order is given under and by virtue of an Order for said election made and entered by Texas Southmost College District on the 14th day of February 2008, copy of which is incorporated and made part of this notice.

ORDER OF ELECTION TEXAS SOUTHMOST COLLEGE

An election is hereby ordered to be held on May 10, 2008, for the purpose of:

ELECTING TWO (2) TSC DISTRICT TRUSTEES Place 1 for 6 year term Place 2 for 6 year term

and

It is further ordered and directed that the following are named as polling places as hereinafter set out, and that the District be and is divided into Election Precincts as hereinafter set out:

PRECINCT	ADDRESS	PRECINCT	ADDRESS
1, 83	Garriga Elementary School 600 Washington Port Isabel, Texas	Pt.2 and 2a	Las Yescas Elementary School FM 803 & FM 106 Las Yescas, Texas
3, Pt. 50, 65, 66	Los Fresnos Community Center 204 Brazil Los Fresnos, Texas	Pt. of 4	Villarreal Elementary School 7700 E. Lakeside Olmito, Texas
5	Victoria Heights Elementary School 2801 E. 13th Street Brownsville, Texas	6	Brownsville Learning Academy 1351 E. Polk St. Brownsville, Texas
7, 9	UTB/TSC Mary Rose Cardenas North 80 Fort Brown Brownsville, Texas	8	Resaca Elementary School 901 E. Filmore St. Brownsville, Texas
10, 69	Cromack Elementary School 3200 E. 30th St. Brownsville, Texas	11	Skinner Elementary School 411 W. St. Charles St. Brownsville, Texas
12	Russell Elementary School 800 Lakeside Brownsville, Texas	13	First Presbyterian Church 435 Palm Blvd. Brownsville, Texas
14, 82	El Jardin Elementary School 6911 Boca Chica Blvd Brownsville, Texas	15	R. L. Martin Elementary School 1701 Stanford St. Brownsville, Texas
Pt. 16, Pt. 17	Villanueva Elementary School 7 Mi Military Hwy. Brownsville, Texas	37	J. T. Canales Elementary School 1811 E. International Blvd. Brownsville, Texas
38	Sharp Elementary School 1439 Palm Blvd. Brownsville, Texas	45	Faulk Middle School 2000 Roosevelt St. Brownsville, Texas
46	Gonzalez Elementary School 4350 Coffeepport Rd. Brownsville, Texas	47, 49	Stell Middle School 1105 Los Ebanos Blvd. Brownsville, Texas
48	Yturria Elementary School 2955 W. Tandy Rd. Brownsville, Texas	52	South Padre Island City Hall 4501 Padre Blvd. South Padre Island, Texas
53	Palm Grove Elementary School 7942 Southmost Road Brownsville, Texas	54	Burns Elementary School 1974 Alton Gloor Blvd. Brownsville, Texas
59	Port Isabel High School Highway 100 Laguna Heights, Texas	60	Morningside Elementary School 1025 Morningside Rd. Brownsville, Texas

61, 72	Hudson Elementary School 2920 FM 802 Brownsville, Texas	62, 62A	James Pace High School 314 W. Los Ebanos Blvd. Brownsville, Texas
63	Oliveira Middle School 444 Land O' Lakes Dr. Brownsville, Texas	67	Laguna Vista City Hall 122 Fernandez St. Laguna Vista, Texas
68, 86	Rivera High School 6955 FM 802 Brownsville, Texas	70	Christ the King Catholic Church 2255 Southmost Rd. Brownsville, Texas
71	Perkins Middle School 4750 Austin Rd. Brownsville, Texas	73	Brownsville Country Club Golf Center 1800 W. San Marcelo Blvd. Brownsville, Texas
74	Cameron Park Community Center 2100 Gregory Ave. Brownsville, Texas	75	Garden Park Elementary School 855 Military Hwy. Brownsville, Texas
76	Hanna High School 2615 Price Rd. Brownsville, Texas	77	Garza Elementary School 200 Esperanza Lane Brownsville, Texas

Poll locations are subject to change in accordance with the Texas Education Code §43.061 and as determined by the President of Texas Southmost College or her designee.

Early voting by personal appearance will be conducted at the following dates, times and locations:

**ELECTION ADMINISTRATOR'S OFFICE
CAMERON COUNTY ELECTIONS OFFICE
954 E. HARRISON ST.
BROWNSVILLE, TEXAS 78520**

**BROWNSVILLE INDEPENDENT SCHOOL DISTRICT
1900 PRICE ROAD
BROWNSVILLE, TEXAS 78521**

**THE UNIVERSITY OF TEXAS AT BROWNSVILLE AND TEXAS SOUTHMOST COLLEGE
MARY ROSE CARDENAS NORTH HALL (MRCN)
80 FORT BROWN
BROWNSVILLE, TEXAS 78520**

**BROWNSVILLE PUBLIC LIBRARY
2600 CENTRAL BOULEVARD
BROWNSVILLE, TEXAS 78521**

**CHRIST THE KING CATHOLIC CHURCH
2255 SOUTHMOST ROAD
BROWNSVILLE, TEXAS 78521**

**BROWNSVILLE NAVIGATION DISTRICT OFFICE
1000 FOUST ROAD
BROWNSVILLE, TEXAS**

**PORT ISABEL / SOUTH PADRE ISLAND
HON. BENNY OCHOA III
505 HIGHWAY 100
PORT ISABEL, TEXAS 78578**

Monday – Friday	April 28 – May 2, 2008	8:30 a.m.	–	5:30 p.m.
Saturday	May 3, 2008	11:00 a.m.	–	4:00 p.m.
Monday – Tuesday	May 5 - 6, 2008	8:00 a.m.	–	8:00 p.m.

**LOS FRESNOS COMMUNITY CENTER
204 BRAZIL STREET
LOS FRESNOS, TEXAS 78566**

Monday	April 28, 2008	8:00 a.m.	–	5:00 p.m.
Tuesday	April 29, 2008	7:00 a.m.	–	7:00 p.m.
Wednesday – Friday	April 30 – May 2, 2008	8:00 a.m.	–	5:00 p.m.
Saturday	May 3, 2008	11:00 a.m.	–	5:00 p.m.
Monday	May 5, 2008	8:00 a.m.	–	5:00 p.m.
Tuesday	May 6, 2008	7:00 a.m.	–	7:00 p.m.

Poll locations are subject to change in accordance with the Texas Education Code §43.061 and as determined by the President of Texas Southmost College or her designee.

Applications for ballot by mail shall be mailed to:

**ROGELIO ORTIZ
ELECTIONS ADMINISTRATOR'S OFFICE
964 E. HARRISON ST.
BROWNSVILLE, TX 78520**

Applications for ballot by mail must be received no later than the close of business on May 2, 2008.

Issued this the 14th day of February 2008.

Chester Gonzalez, Chair
Texas Southmost College District Board of Trustees

AVISO Y ORDEN DE ELECCIÓN GENERAL

AVISO DE ELECCIÓN TEXAS SOUTHMOST COLLEGE DISTRICT CAMERON COUNTY, TEXAS

A los votantes registrados del Texas Southmost College District del Condado Cameron de Texas:

Por la presente se notifica que las casillas para votar situadas en la Orden de Elección se abrirán desde las 7:00 a.m. a las 7:00 p.m. el día 10 de mayo del 2008, para votar en la Elección general de:

DOS (2) MIEMBROS DE LA MESA DIRECTIVA DEL TSC DISTRICT Lugar 1 – por un termino de seis (6) años Lugar 2 – por un termino de seis (6) años

Este aviso es expedido por una Orden para dicha elección hecha y archivada por el Texas Southmost Collage District este día 14 de febrero del 2008, cual copia es incorporada y hecha parte de este aviso.

ORDEN DE ELECCIÓN TEXAS SOUTHMOST COLLEGE DISTRICT

Por la presente se convoca a elecciones el día 10 de mayo del 2008, con el propósito de:

DOS (2) MIEMBROS DE LA MESA DIRECTIVA DEL TSC DISTRICT Lugar 1 – por un termino de seis (6) años Lugar 2 – por un termino de seis (6) años

Asimismo se ordena y se dispone que quedan establecidas como casillas electorales los lugares que a continuación se mencionan, y que el Distrito deberá dividirse, y en este acto se divide, en los precintos que a continuación se mencionan:

PRECINTO	DIRECCION	PRECINTO	DIRECCION
1, 83	Garriga Elementary School 600 Washington Port Isabel, Texas	Pt.2 and 2a	Las Yescas Elementary School FM 803 & FM 106 Las Yescas, Texas
3, Pt. 50, 65, 66	Los Fresnos Community Center 204 Brazil Los Fresnos, Texas	Pt. of 4	Villarreal Elementary School 7700 E. Lakeside Olmiteo, Texas
5	Victoria Heights Elementary School 2801 E. 13th Street Brownsville, Texas	6	Brownsville Learning Academy 1351 E. Polk St. Brownsville, Texas
7, 9	UTB/TSC Mary Rose Cardenas North 80 Fort Brown Brownsville, Texas	8	Resaca Elementary School 901 E. Filmore St. Brownsville, Texas
10, 69	Cromack Elementary School 3200 E. 30th St. Brownsville, Texas	11	Skinner Elementary School 411 W. St. Charles St. Brownsville, Texas
12	Russell Elementary School 800 Lakeside Brownsville, Texas	13	First Presbyterian Church 435 Palm Blvd. Brownsville, Texas
14, 82	El Jardin Elementary School 6911 Boca Chica Blvd Brownsville, Texas	15	R. L. Martin Elementary School 1701 Stanford St. Brownsville, Texas
Pt. 16, Pt. 17	Villanueva Elementary School 7 Mi Military Hwy. Brownsville, Texas	37	J. T. Canales Elementary School 1811 E. International Blvd. Brownsville, Texas
38	Sharp Elementary School 1439 Palm Blvd. Brownsville, Texas	45	Faulk Middle School 2000 Roosevelt St. Brownsville, Texas
46	Gonzalez Elementary School 4350 Coffeepport Rd. Brownsville, Texas	47, 49	Stell Middle School 1105 Los Ebanos Blvd. Brownsville, Texas
48	Yturria Elementary School 2955 W. Tandy Rd. Brownsville, Texas	52	South Padre Island City Hall 4501 Padre Blvd. South Padre Island, Texas
53	Palm Grove Elementary School 7942 Southmost Road Brownsville, Texas	54	Burns Elementary School 1974 Alton Gloor Blvd. Brownsville, Texas
59	Port Isabel High School Highway 100 Laguna Heights, Texas	60	Morningside Elementary School 1025 Morningside Rd. Brownsville, Texas

61, 72	Hudson Elementary School 2920 FM 802 Brownsville, Texas	62, 62A	James Pace High School 314 W. Los Ebanos Blvd. Brownsville, Texas
63	Oliveira Middle School 444 Land O' Lakes Dr. Brownsville, Texas	67	Laguna Vista City Hall 122 Fernandez St. Laguna Vista, Texas
68, 86	Rivera High School 6955 FM 802 Brownsville, Texas	70	Christ the King Catholic Church 2255 Southmost Rd. Brownsville, Texas
71	Perkins Middle School 4750 Austin Rd. Brownsville, Texas	73	Brownsville Country Club Golf Center 1800 W. San Marcelo Blvd. Brownsville, Texas
74	Cameron Park Community Center 2100 Gregory Ave. Brownsville, Texas	75	Garden Park Elementary School 855 Military Hwy. Brownsville, Texas
76	Hanna High School 2615 Price Rd. Brownsville, Texas	77	Garza Elementary School 200 Esperanza Lane Brownsville, Texas

Los lugares designados como casillas electorales están sujetos a cambio conforme a lo estipulado en el código §43.061 de la educación de Texas y establecido por la presidenta de Texas Southmost College o su designado(a).

La votación por adelantado en persona se llevará a cabo en:

**ELECTION ADMINISTRATOR'S OFFICE
CAMERON COUNTY ELECTIONS OFFICE
954 E. HARRISON ST.
BROWNSVILLE, TEXAS 78520**

**BROWNSVILLE INDEPENDENT SCHOOL DISTRICT – ADMINISTRATION BUILDING
1900 EAST PRICE ROAD
BROWNSVILLE, TEXAS 78521**

**THE UNIVERSITY OF TEXAS AT BROWNSVILLE AND TEXAS SOUTHMOST COLLEGE
MARY ROSE CARDENAS HALL NORTH (MRCN)
80 FORT BROWN
BROWNSVILLE, TEXAS 78520**

**BROWNSVILLE PUBLIC LIBRARY
2600 CENTRAL BOULEVARD
BROWNSVILLE, TEXAS 78521**

**CHRIST THE KING CATHOLIC CHURCH
2255 SOUTHMOST ROAD
BROWNSVILLE, TEXAS 78521**

**BROWNSVILLE NAVIGATION DISTRICT OFFICE
1000 FOUST ROAD
BROWNSVILLE, TEXAS**

**PORT ISABEL / SOUTH PADRE ISLAND
HON. BENNY OCHOA III
505 HIGHWAY 100
PORT ISABEL, TEXAS 78578**

lunes - viernes	28 de abril – 2 de mayo del 2008	8:30 a.m. – 5:30 p.m.
sábado	3 de mayo del 2008	11:00 a.m. – 4:00 p.m.
lunes – martes	5 - 6 de mayo del 2008	8:00 a.m. – 8:00 p.m.

**LOS FRESNOS COMMUNITY CENTER
204 BRAZIL STREET
LOS FRESNOS, TEXAS 78566**

lunes - viernes	28 de abril – 2 de mayo del 2008	8:00 a.m. – 5:00 p.m.
martes	29 de abril del 2008	7:00 a.m. – 7:00 p.m.
miércoles - viernes	30 de abril – 2 de mayo del 2008	8:00 a.m. – 5:00 p.m.
sábado	3 de mayo del 2008	11:00 a.m. – 5:00 p.m.
lunes	5 de mayo del 2008	8:00 a.m. – 5:00 p.m.
martes	6 de mayo del 2008	7:00 a.m. – 7:00 p.m.

Los lugares designados como casillas electorales están sujetos a cambio conforme a lo estipulado en el código §43.061 de la educación de Texas y establecido por la presidenta de Texas Southmost College o su designado(a).

Las solicitudes para votar por correo deberán enviarse a:

**ROGELIO ORTIZ
ELECTIONS ADMINISTRATOR'S OFFICE
964 E. HARRISON ST.
BROWNSVILLE, TX 78520**

Las solicitudes de boletas para votar por correo deberán recibirse al finalizar las horas de oficina de el 2 de mayo del 2008.

Emitida este día 14 de febrero del 2008.

Chester Gonzalez, Presidente
Mesa Directiva de Texas Southmost College District