

**NOTICE OF SHORELINE TASK FORCE REGULAR MEETING
CITY OF SOUTH PADRE ISLAND**

TUESDAY, MAY 9, 2023

3:00 PM AT THE MUNICIPAL COMPLEX BUILDING
2ND FLOOR CITY COUNCIL CHAMBERS
4601 PADRE BOULEVARD SOUTH PADRE ISLAND, TX 78597

1. Call to Order

2. Pledge of Allegiance

3. Public Comments and Announcements

This is an opportunity for citizens to speak to the board relating to agenda or non-agenda items. Speakers are required to address the board at the podium and give their name before addressing their concerns. [Note: State law will not permit the Shoreline Task Force to discuss, debate, or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future Shoreline Task Force meeting]

4. Consent Agenda

4.1. Approval of the minutes from the regular meeting on April 11, 2023. (Hughston)

4.2. Approve an excused absence from Abbie Mahan from the regular meeting on April 11, 2023. (Mahan)

5. Regular Agenda

5.1. Discussion and action to recommend to City Council a ranking and submission of the Coastal Management Program (CMP)'s Cycle 29 proposals.

5.2. Discussion and action to recommend to City Council the submission of the Coastal Erosion Planning and Response Act (CEPRA) Cycle 13 proposals.

5.3. Discussion and action to provide a recommendation to City Council regarding the statement of qualification(s) received for public bay access improvements.

6. Adjourn

NOTE:

One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

DATED MAY 5, 2023


Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON MAY 5, 2023, AT/OR BEFORE 3:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.


Angelique Soto, City Secretary

THIS FACILITY IS WHEELCHAIR-ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, GEORGE MARTINEZ AT (956)761-8103.

Agenda: MAY 9, 2023



**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: May 9, 2023

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Approval of the minutes from the regular meeting on April 11, 2023. (Hughston)

ITEM BACKGROUND

Minutes from the regular meeting on April 11, 2023.

BUDGET/FINANCIAL SUMMARY

None

COMPREHENSIVE PLAN GOAL

Chapter 9: Shoreline

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**MINUTES OF REGULAR MEETING
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE**

Tuesday, April 11th, 2023

I. CALL TO ORDER.

The Shoreline Task Force of the City of South Padre Island, Texas, held a regular meeting on Tuesday, April 11th, 2023, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Robert Nixon called the meeting to order at 3:00 p.m. A quorum was present with Task Force Chairman Robert Nixon, Vice-Chairman Stormy Wall (3:04), Task Force Members Norma Trevino, Michael Sularz, Todd Williams, and Carol Bolstad. Task Force Members absent include Abbie Mahan.

City staff present included: City Manager Randy Smith, Shoreline Director Kristina Boburka, and Coastal Coordinator Erika Hughston.

II. PLEDGE OF ALLEGIANCE.

Chairman Robert Nixon led the Pledge of Allegiance.

III. PUBLIC COMMENTS AND ANNOUNCEMENTS:

Public comments were given by Task Force Chairman Robert Nixon, indicating Vice-chairman Wall would be delayed to the meeting. Task Force Member Sularz congratulated 50 years to the City of South Padre Island. Task Force Member Bolstad commented that the new restrooms featured at Whitecap Circle Beach Access #8 should be implemented across the island.

IV. CONSENT AGENDA

I. APPROVAL OF THE MINUTES FROM THE REGULAR MEETING ON MARCH 28, 2023. (HUGHSTON)

Shoreline Task Force Member Trevino motioned to approve the consent agenda, seconded by Task Force Member Williams. The motion passed unanimously.

V. REGULAR AGENDA

I. DISCUSSION AND ACTION TO PROVIDE A RECOMMENDATION TO CITY COUNCIL ON THE PRELIMINARY DESIGNS FOR BEACH ACCESS IMPROVEMENTS AT FANTASY CIRCLE,

PARTIALLY FUNDED BY THE COASTAL MANAGEMENT PROGRAM (CMP)'S CYCLE 27. (BOBURKA, HUGHSTON)

Task Force Member Williams motioned to recommend the first design option, routing pedestrian traffic along a designated sidewalk. Task Force Member Trevino seconded the motion. Motion passed unanimously.

II. DISCUSSION AND ACTION TO PROVIDE A RECOMMENDATION TO CITY COUNCIL REGARDING THE PUBLIC BAY ACCESS IMPLEMENTATION PROTOCOL. (BOBURKA)

Task Force Member Trevino made a motion to conduct an Open House to gather input from residents on bay access protocol. Task Force Member Wall seconded the motion. Motion passed unanimously.

III. DISCUSSION AND ACTION TO CANCEL OR CHANGE THE TIME OF THE REGULAR MEETING ON APRIL 25TH, 2023. (BOBURKA)

Task Force Chairman Nixon made a motion to cancel the April 25th meeting. Task Force Member Sularz seconded the motion. Motion passed unanimously.

V. ADJOURNMENT.

There being no further business, Chairman Nixon adjourned the meeting at 4:19 p.m.

Erika Hughston, Coastal Coordinator

Robert Nixon, Chairman

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: May 9, 2023

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Approve an excused absence from Abbie Mahan from the regular meeting on April 11, 2023. (Mahan)

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: May 9, 2023

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to recommend to City Council a ranking and submission of the Coastal Management Program (CMP)'s Cycle 29 proposals.

ITEM BACKGROUND

Pre-proposals for NOAA-funded CMP Cycle 29 are Fantasy Circle improvements (Access #22) and full engineering for three beach accesses (#1, #9, and #12).

Final proposal for GOMESA-funded CMP Cycle 29 is land acquisition.

BUDGET/FINANCIAL SUMMARY

NOAA-funded CMP Cycle 29 will provide up to \$400,000 with a \$270,000 match.

GOMESA-funded CMP Cycle 29 proposals are not required to have a match and requests can be from \$200,000 to \$5 million. Requesting the full \$5 million.

COMPREHENSIVE PLAN GOAL

Chapter 9: Shoreline

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: May 9, 2023

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to recommend to City Council the submission of the Coastal Erosion Planning and Response Act (CEPRA) Cycle 13 proposals.

ITEM BACKGROUND

Proposals that will be submitted include: beneficial use of dredged material (BUDM), BUDM new work material, dune restoration, and bayside restoration/recreation.

BUDGET/FINANCIAL SUMMARY

For any BUDM-related projects, CEPRA will provide 75% of the costs with a local match of 25% All other projects are at a 60% CEPRA and 40% local funds matching ratio.

COMPREHENSIVE PLAN GOAL

Chapter 9: Shoreline

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: May 9, 2023

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM

Discussion and action to provide a recommendation to City Council regarding the statement of qualification(s) received for public bay access improvements.

ITEM BACKGROUND

The City posted a request for qualifications to solicit an engineering and consulting firm to work on the design of public bay access improvements. One statement of qualification was received from Green, Rubiano & Associates.

BUDGET/FINANCIAL SUMMARY

None at this time

COMPREHENSIVE PLAN GOAL

Chapter 9: Shoreline

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Green, Rubiano & Associates
Structural Engineers

Statement of Qualifications
Architectural, Engineering, or Surveying Services
For Bay Access Improvements
RFQ No. 2023-SL02



City of South Padre Island
Attn: City Secretary
4601 Padre Blvd
South Padre Island, Texas 78597

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GREEN, RUBIANO & ASSOCIATES

Structural Engineers
Firm Registration #: F-4145

1220 West Harrison
Harlingen, Texas 78550
(956) 428-4461
www.graengineering.com

LETTERS AND CERTIFICATIONS

GREEN, RUBIANO & ASSOCIATES

Structural Engineers
Firm Registration #: F-4145

1220 West Harrison
Harlingen, Texas 78550
(956) 428-4461
www.graengineering.com

April 24, 2023

Ms. Kristina Boburka
Shoreline Director
City of South Padre Island
4601 Padre Blvd
South Padre Island, TX 78597

Re.: City of South Padre Island – Request for Statement of Qualifications for RFQ # 2023-SL02
Architectural, Engineering, or Surveying Services for Bay Access Improvements

Dear Ms. Boburka,

Please accept this letter as Green, Rubiano and Associates' (GRA's) statement of interest to provide professional engineering services for the design of the Bay Access Improvements as requested by the City of South Padre Island RFQ 2023-SL02.

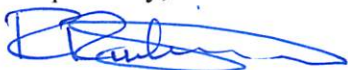
GRA has over 46 years combined engineering experience in the Rio Grande Valley. Our firm has overseen a wide range of municipal, educational, and commercial projects in Texas. Our project experience encompasses assisting building owners with consulting services on existing facilities to providing complete structural engineering services on projects exceeding 145 million dollars in construction costs.

GRA is familiar with the unique needs of projects on the City of South Padre Island. With extensive experience designing several beach access walk-overs and drive-overs for the City of South Padre Island and Cameron County, including the Whitecap Circle Beach Access currently in construction and EK Atwood Park for Cameron County Beach Access #5, GRA offers the City the experience and expertise to readily assist the City in meetings its design scope, schedule and budget for the construction of the Bay Access Improvements.

As the principal registered engineer of the firm for over 23 years, I am well supported by my partner, Mr. Heriberto Cavazos, P.E., four graduate engineers and one design coordinator. Together with our technical and administrative staff, GRA has the experience to assist the City with complete project management services. Our engineers are in good standing with the Texas Board of Professional Engineers and GRA is fully knowledgeable and compliant with all federal, state and local design laws.

If you have any questions, please do not hesitate to contact me. I can be reached by phone at (956) 428-4461 or by e-mail at rrubiano@graengineering.com.

Respectfully,




Rolando R. Rubiano, P.E.
Senior Partner



Certification and Acknowledgement

The undersigned affirms that they are duly authorized to submit this Proposal, that this Proposal has not been prepared in collusion with any other Respondent, and that the contents of this Proposal have not been communicated to any other Respondent prior to the official opening. To the extent this Contract is considered a Contract for goods or services subject to § 2270.002 Texas Government Code, Respondent certifies that it: i) does not boycott Israel; and ii) will not boycott Israel during the term of the Agreement.

Signed By:  Title: Senior Partner

Typed Name: Rolando R. Rubiano, P.E. Company Name: Green, Rubiano & Associates

Phone No.: 956-428-4461 Fax No.: N/A

Email: rrubiano@graengineering.com

| | | | | |
|----------------|---------------------------|------------------|--------------|--------------|
| Bid Address: | <u>1220 W Harrison</u> | <u>Harlingen</u> | <u>TX</u> | <u>78550</u> |
| | <u>P.O. Box or Street</u> | <u>City</u> | <u>State</u> | <u>Zip</u> |
| Order Address: | <u>1220 W Harrison</u> | <u>Harlingen</u> | <u>TX</u> | <u>78550</u> |
| | <u>P.O. Box or Street</u> | <u>City</u> | <u>State</u> | <u>Zip</u> |
| Remit Address: | <u>1220 W Harrison</u> | <u>Harlingen</u> | <u>TX</u> | <u>78550</u> |
| | <u>P.O. Box or Street</u> | <u>City</u> | <u>State</u> | <u>Zip</u> |

Federal Tax ID No.: 74-2950532

DUNS No.: 036149474

Date: 04/24/2023

SECTION A FIRM INTRODUCTION



Firm Introduction

GRA has more than 46 years of combined engineering experience providing sound, cost-effective structural design solutions for new structures and structural evaluations of existing facilities to architects, contractors, public entities and private industry. GRA has participated in a wide range of projects from assisting building owners with structural engineering consulting services on existing facilities to providing complete structural engineering services on projects exceeding 145 million dollars in construction costs.

Our office is centrally located within the Rio Grande Valley in Harlingen, Texas. This central office location provides us the ability to quickly respond as necessary to meet the needs of the City of South Padre Island not only throughout the project development and construction but as well in assisting any future developments to be assessed at the project site.

Our firm has a total of 15 full-time staff members. As the principal registered engineer of the firm for 23 years, Mr. Rolando Rubiano, P.E. is well supported by his partner, Mr. Heriberto Cavazos, P.E, four graduate engineers and one design coordinator. Together with our technical and administrative staff, GRA has the experience to assist the City of South Padre Island with project engineering services and contract administration as required for the Bay Access Improvements, including the preparation of bid documents and bidding negotiations. GRA is fully knowledgeable and compliant in design with all federal, state, and local design laws and ordinances.

At GRA we approach all technical projects with the experience gained from working with local contractors and trades. Our design philosophy incorporates an understanding of local products, contractors and manufacturers. With this knowledge of local construction methods, designs can quickly evolve into cost-effective solutions. With GRA, the City will not only find exceptional and cost-effective design, but also client service that goes above and beyond the typical scope of services extended by most structural engineering firms. Our philosophy is to focus on the best outcome for each project and client. We recognize that close collaboration and coordination between all disciplines involved in a project is essential for the project team to work together to solve design and construction developments or concerns that may arise quickly and efficiently during a project's design and construction process.

GRA is familiar with the unique needs of bay and beach access projects in the City of South Padre Island. With extensive experience designing over ten of the City's beach access walk-overs and drive-overs since 2006, as well as providing evaluations of the bayside causeway boardwalk and serving as prime consultant for the EK Atwood Park for Cameron County Beach Access #5, GRA offers the City experience and expertise to assist the City in meetings its design scope, schedule and budget for the development of a bay access standard design concept which can be customized to each unique bay access selected for construction under the Bay Access Improvements project.

Green, Rubiano and Associates, Inc.

1220 W. Harrison
Harlingen, Texas 78550
(956) 428-4461

www.graengineering.com

Firm Established:

1983: Green & Associates

2000: Re-organized as
Green, Rubiano & Associates

Partners:

Rolando R. Rubiano, P.E.

Heriberto Cavazos, P.E.

Primary Contact:

Rolando R. Rubiano P.E.

rrubiano@graengineering.com

Texas Firm Registration:

#F-4145

Texas HUB Certification:

#1742950532800

Corporate Structure:

S-Corporation

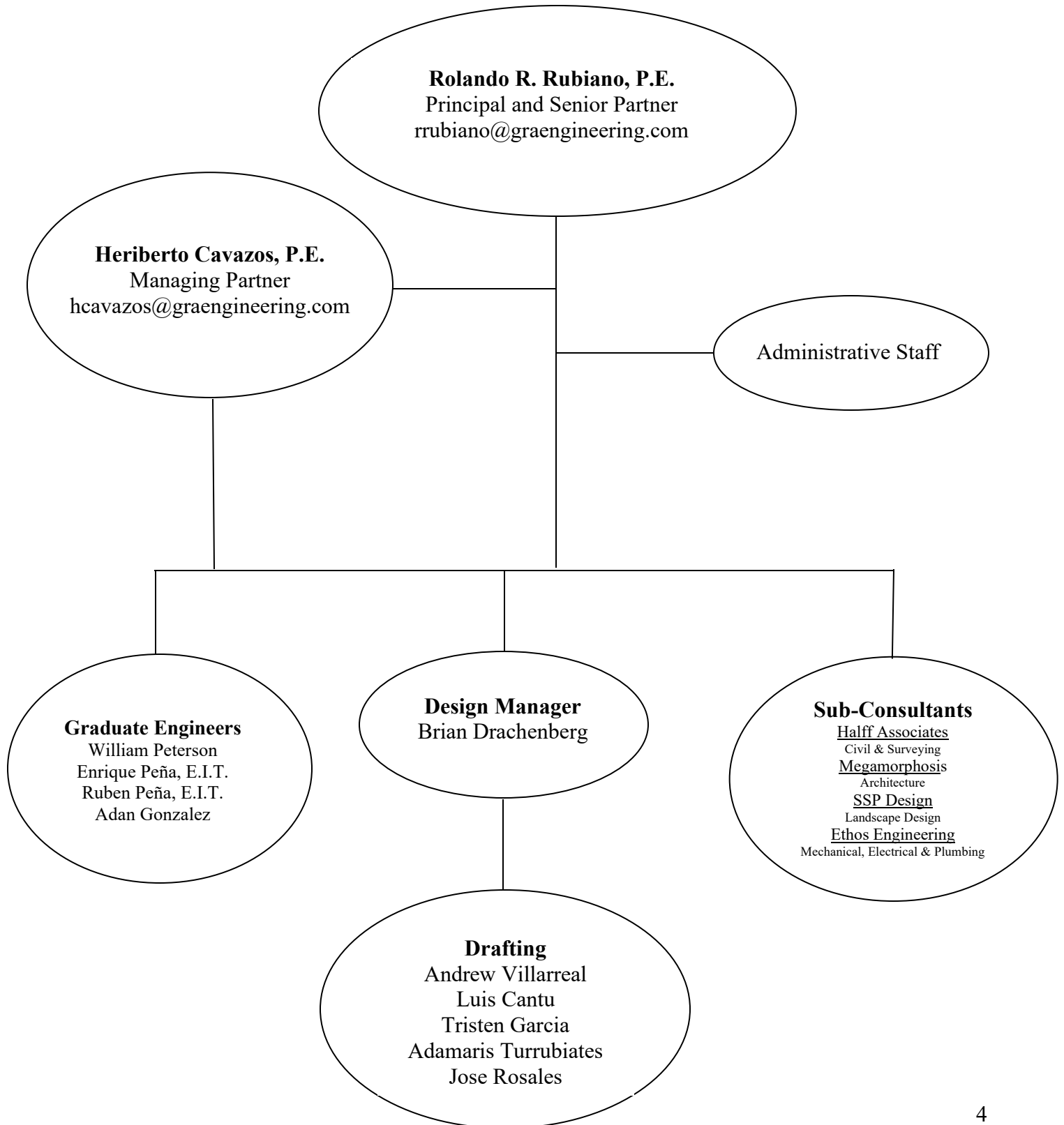
Texas Department of Insurance

Appointed Qualified Inspectors:

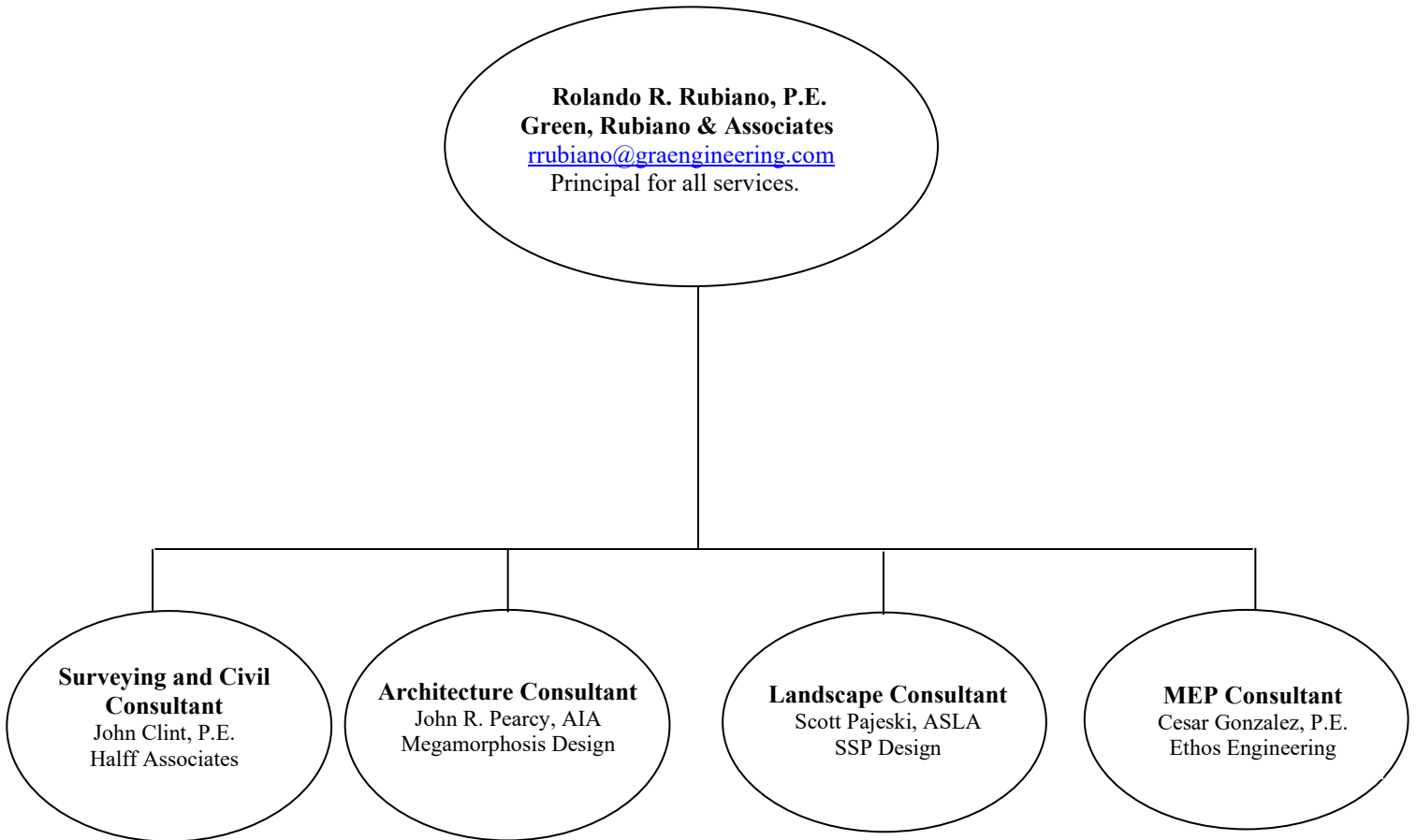
Rolando R. Rubiano, P.E.

Heriberto Cavazos, P.E.

GRA Project Organizational Chart



Sub-Consultants Resource Chart



SECTION B

TEAM LEADER QUALIFICATIONS

PROFESSIONAL RESUME

ROLANDO R. RUBIANO, P.E.

Structural Engineer
Principal
Senior Partner



EDUCATION

Bachelor of Science in Civil Engineering - 1993
University of Texas at Austin

REGISTERED PROFESSIONAL ENGINEER

Texas – 2000
License No.: 86369 Active Expires 12/31/2024

REGISTERED TEXAS DEPARTMENT OF INSURANCE

Building Inspector – 2000
Forensic Investigation Working Group – 2010

LOCAL AND STATE BOARD APPOINTMENTS

Texas Board of Professional Engineers and Land Surveyors - December 2018 - September 2023
Texas Industrialized Building Code Council Member – January 2008 to January 2019
Texas Industrialized Building Code Council Chairman – January 2014 - 2017
Governor’s Commission for Disaster Recovery and Renewal – Hurricane Preparedness -2008
City of Harlingen Valley International Airport Board – 2016 to 2022
City of Harlingen Audit Committee – 2017- 2021

EXPERIENCE AND QUALIFICATIONS

Rolando has over 29 years of experience in engineering design, contract administration, structural and forensic evaluation, and consulting. A 1993 graduate of the University of Texas at Austin with a BS in Civil Engineering, he has served as principal and owner of Green, Rubiano & Associates (GRA) since 2000. As principal and senior partner of the firm, Rolando provides design, facility evaluation and project management expertise for GRA projects. Committed to both his profession and his community, Rolando has served on many state, local, and educational boards including the State of Texas Industrialized Building Code Council from 2008-2019. He was appointed by Governor Greg Abbott to the Texas Board of Professional Engineers and Land Surveyors in 2019 and by Governor Rick Perry to the Governor’s Commission for Disaster Recovery and Renewal – Hurricane Preparedness in 2008. Fully versed with coastal design criteria and building requirements, he assisted in the development of guidelines and procedures in the Texas Department of Insurance (TDI) Qualified Inspector Program while appointed to the TDI Forensic Working Group. Rolando is a registered TDI Windstorm Inspector.

GREEN, RUBIANO & ASSOCIATES

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Firm Registration #: F-4145

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Harlingen, Texas 78550
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www.graengineering.com

EXPERIENCE WITH SIMILAR PROJECTS

Rolando has extensive experience working with projects within the City of South Padre Island from evaluations and assessments to design and contract administration of projects including several of the City of South Padre Island beach access walkovers and drive-overs, Cameron County's EK Atwood Park and other public and private building projects.

As principal of the firm, Rolando has supervised the following South Padre Island GRA project teams for the design, permitting and contract administration of the following similar projects:

City of South Padre Island:

- Fantasy Circle Beach Access Improvements – *in design*
- Convention Centre Boardwalk Assessment and Repair Details - 2023
- Whitecap Circle Beach Access Improvements – 2023
- White Sands Access Drive-over - 2020
- Queen Isabella Causeway Pedestrian Walkway Evaluation – 2015
- Beach Circle Access Drive-over – 2015
- Aquarius Beach Access Walkover – 2011
- Good Hope Beach Access Walkover – 2011
- Gay Dawn Beach Access Walkover – 2011
- Surf Circle Beach Access Walkover – 2009
- Bougainvillea Beach Access Walkover – 2008
- Starlight Beach Access Drive-over – 2006
- Neptune Beach Access Walkover – 2006

Cameron County

- South Texas Ecotourism Center – 2022
- County Park Access #2 – Andy Bowie Park Evaluation for Park Improvements – 2021
- Beach Access #5 - EK Atwood Park Improvements- 2019

TECHNICAL PRESENTATIONS

- **“Professional Ethics”**
Texas Society of Professional Engineers-RGV Chapter Meeting – September 22, 2021
- **“Selection of Professional Services & Procedures”**
Texas Municipal League Regional Meeting – May 18, 2021
- **“Slab on Grade Construction: Merging Traditional Practices with Written Standards”**
American Concrete Institute South Texas Chapter – May 7, 2019
- **“Requirements of Windstorm Compliance: TDI Windstorm Inspection Program”**
AIA-LRGV Building Communities Conference South Padre Island – September 30, 2016
Associates General Contractors RGV Chapter – December 2, 2015

EMPLOYMENT

June 2000 – Present Green, Rubiano & Associates – Structural Engineers, Harlingen, Texas
June 1999 - May 2000 Green & Associates – Structural Engineers – Harlingen, Texas
June 1993 – June 1999 Celanese Chemicals – Bay City, Texas

SECTION C

SUB-CONSULTANT QUALIFICATIONS

JOHN W. CLINT, PE
HALFF ASSOCIATES, INC.

Bachelor of Science/Civil Engineering

University of Texas – San Antonio (1994)

Licenses and Registrations

Licensed Professional Engineer State of Texas - No. 85417 (1999) (exp. June 30, 2023)

Mr. Clint has over 28 years of experience in the water and wastewater planning and design, storm drainage and pavement design, water distribution system modeling, masterplan development, civil site design and construction management. He also has experience in geotechnical investigations, construction materials testing engineering and construction inspection.

He has extensive experience with local, state and federal funding and regulatory agencies. Mr. Clint has effectively served as a Project Engineer, Project Manager, Senior Project Manager and Principal Engineer in the preparation of plans, specifications and engineering estimates for various types of public infrastructure projects. Mr. Clint has successfully overseen the planning, design and construction of more than 180 miles of water and sanitary sewer utilities, 50 pump stations, 70+ miles of roadways, and many other public and private improvement projects.

Mr. Clint has assisted numerous local entities in successfully obtaining nearly \$100 million in grant funds from the Texas Water Development Board, US Bureau of Reclamation, US Economic Development Agency, USDA-Rural Development, Texas Department Rural Affairs (formerly ORCA and TDHCA), CoBank, and the Border Environmental Conservation Commission to improve utility services to approximately 50,000 residences throughout the Lower Rio Grande Valley.

Streets and Drainage

- **City of Brownsville – Sidewalk and Trails Master Plan.** Served as the Project Engineer for the 2021 APA-Texas Gold Award winning master plan which addresses the city’s needs for safe pedestrian and cycling routes connecting the city’s residential, commercial, and recreational attractions as well as the region’s trail network.
- **City of Brownsville – 2019 CIP Street and Utility Improvements.** Served as the Project Manager for the reconstruction of utility and roadway improvements for roughly 2-miles of residential streets in West Brownsville. Project included the design of utility, drainage and street improvements for the City of Brownsville General Fund Program.
- **Town of Rancho Viejo/Valley MUD No. 2 - Street and Utility Improvements.** Project Manager for the engineering design and construction management for the reconstruction of roughly 18 miles of residential streets and associated water distribution and sanitary sewer collection lines the in the Town of Rancho Viejo, Texas.

- **City of Brownsville - Brownsville/South Padre Island International Airport Terminal.** Project Engineer for the civil site design and local Project Manager of a new 97,000 square foot, \$50+ million airport passenger terminal building for the City of Brownsville. To have minimal impact on air travelers and federal Port of Entry services, the construction was divided into three phases of paving and drainage improvements, utility services and relocations, coordination with Local, State and Federal entities.
- **Morrison Road Improvements.** Project manager for the TxDOT TEA 21 funded four-lane, controlled access center lane, roadway from FM 3248 to FM 1847. The project included pavement, storm sewer, utility, traffic signal, and access design of the 3.8-mile roadway.
- **Brownsville Sports Park.** Civil Project Manager for the 150-acre Brownsville Sports Park including 26 playing fields, 2-mile walking trail, 16-acre recreation/detention pond, parking lots, access roads and utility extensions.
- **Brownsville PUB FM 511-802 EDAP Gravity Sewer Improvement Project.** A TWDB - EDAP funded project consisting of design and construction phases of a gravity sewer collection and transport system comprised of approximately 120,000 linear feet of gravity sewer, 41,000 linear feet of force main, and eight lift stations. The improvements will provide wastewater disposal for 21-colonia areas, 1100 homes and 3,800 residents near Brownsville-SPI International Airport to serve approximately in East Brownsville.
- **Brownsville PUB Odor Control Pilot Study and Design Improvements.** A 12-month odor control pilot program collecting and evaluating hydrogen sulfide gas concentrations in BPUB's wastewater collection and treatment system. Served as the Principal Engineer and Project Manager for the design and construction of a series of bio-trickling filter odor control systems at the South WWTP and 16 lift stations throughout the collection system to remove a minimum of 99% of the hydrogen sulfide gas.
- **Brownsville PUB - Robindale Wastewater Treatment Plant Expansion.** Civil site and plant pump stations design for one of the first design-build utility project in the State of Texas, the project included the rehabilitation and expansion of Brownsville PUB's Robindale WWTP from 10 MGD to 14.5 MGD while maintaining treatment operations throughout the construction.
- **East Rio Hondo Water Supply Corporation – Water Distribution System Improvements.** Various water distribution system improvements for to the ERHWSC CCN service area which serves potable water service to approximately 1/3 of Cameron County. Multiple projects totaled approximately 50 miles of water distribution improvements with pipe diameters varying from 4-inch distribution lines to 16-inch transmission lines. The projects, funded through the TWDB, USDA, DHS and TxCDBG, included the planning, modeling, design, surveying, easement acquisition, construction inspection and project management services.



John R. Percy, AIA, LEED-AP

Title:

Principal

Role:

Principal
Project Architect
Project Manager

Education:

Bachelor of Environmental Design
Texas A & M University 1998

Registrations:

Registered Architect
State of Texas #19005
Expires 1-31-2024

LEED AP, GBCI # 10458145

Professional Affiliations:

American Institute of Architects
Texas Society of Architects
Member US Green Building Council
LRGV-AIA, Executive Committee
St. Alban's Episcopal School Board
Vice-President

Harlingen Humane Society Board
Member

Harlingen Downtown Improvement
District Board Member

John has significant experience as a lead Architect and project manager for a large variety of building types. Prior to joining Megamorphosis he worked with two award-winning South Texas architectural firms. John joined Megamorphosis in 2006 and became a partner in 2008. John achieved his LEED AP Certification in 2009.

His focus is developing thoughtful, unique, region-based designs that respond to the physical and economic climate. From schematic design to project closeout, his eye for detail and pragmatism is instrumental in the successful completion of projects large and small. As manager of design and production, he is able to implement his technical expertise to the benefit of our clients, a benefit that continues through the construction process.

John is adept at innovative design solutions and maintaining project budgets. In addition to raising the level of design, he is competent and knowledgeable in code compliance and accessibility issues. As a principal of the firm, John is involved in all aspects of Megamorphosis projects, from project development, client relations, and project management.

Notable Projects Include:

- South Padre Island Whitecap Circle, South Padre Island, Texas
- Cameron County South Texas Eco-Tourism Center, Laguna Vista, Texas
- La Feria Unger Park, La Feria, Texas
- La Feria Nature Center, La Feria, Texas
- HCISD Performing Arts Center, Harlingen, Texas
- The Reese: 73,000 sf. Renovation, Harlingen, Texas
- La Feria Technology and Success Center, La Feria, Texas
- Harlingen Fire Station, Harlingen, Texas
- La Feria Fire Station Addition, La Feria, Texas
- La Feria City Hall Addition, La Feria, Texas
- HCISD Ag - Farm, Harlingen, Texas
- Harlingen Municipal Auditorium Renovations, Harlingen, Texas
- HCISD Jefferson Elementary, Harlingen, Texas
- Harlingen Soccer Complex, Harlingen, Texas
- HCISD Vernon Middle School, Harlingen, Texas
- Harlingen Arts & Heritage Museum Renovations, Harlingen, Texas
- Cameron County Animal Shelter, San Benito, Texas
- FEMA Domes, La Feria, Texas
- Heavin Park Amphitheatre, San Benito, Texas
- La Feria Public Library Renovations, La Feria, Texas
- St. Anthony Parish Community Center, Harlingen, Texas



S. Scott Pajeski, ASLA

Director

Education

Texas A&M University, College of Architecture and Environmental Design, College Station – B.S. Landscape Architecture
Italart Design Program, Florence, Italy

Experience & Qualifications

During the past thirty-two years, Scott has worked professionally as a resident in more than seven countries and has participated in projects in more than twenty countries worldwide. Projects have included some of the world's largest infrastructure developments as well as exclusive resort, residential, commercial, open space and parks master plans. Design, documentation, and administration have been accomplished working with both local and international multi-disciplinary teams.

Scott has worked with several internationally renown design firms including Belt Collins & Associates in Hawaii, M&SF in Finland, and EDAW Inc. in Australia. He has been consulting privately as SSP for over twenty years in the US and has designed and implemented projects in Texas, Louisiana, Florida, Hawaii, New York, and Massachusetts.

Scott has extensive experience in master planning and landscape design including two years in Australia participating in the master planning and design documentation of Millennium Park for the 2000 Olympic Games in Sydney. Other significant international projects include; design and documentation of the Robina Town Center, an exclusive retail development including extensive landscape and water features; Mango Hill New Town, a 4,000 acre master planned community including a town center, residential, commercial and a business park; and the master planning of the Taiwan National Botanical Gardens, a 500 acre botanical garden project for the Federal Government of Taiwan.

Scott has been consulting in South Texas for more than twenty years and has worked on several large-scale commercial, municipal and residential projects for the University of Texas, South Texas College, the City of Brownsville, the City of McAllen and several local architects, engineers and developers. Local project experience includes:

- ❑ **Cameron County EK Atwood Park**– Landscape planning, detail design and dune restoration for a park renovation on South Padre Island
- ❑ **City of South Padre Island Gulf Boulevard**– Landscape planning, detail design for streetscape renovation project on Gulf Boulevard
- ❑ **Valley International Airport** – Landscape master planning, detail design for phased landscape improvements
- ❑ **Brownsville/SPI International Airport** – Master planning and terminal improvements (2001) and new terminal design (2018)
- ❑ **La Placita** – A contemporary shopping plaza across from La Plaza Mall in McAllen
- ❑ **Bert Ogden Arena** – A new arena in Edinburg on SH 281
- ❑ **Edinburg Conference Center at Renaissance** – A new conference center facility in Edinburg
- ❑ **Art Village at Main** – A boutique commercial center on Main/Hackberry in McAllen
- ❑ **Bass Pro Shop** – The RGV's Bass Pro Shop and commercial development in Harlingen
- ❑ **City of McAllen Quinta Mazatlan** – A meadow and amphitheater project within Quinta Mazatlan
- ❑ **City of McAllen Intermodal Transit Terminal** – An intermodal transit terminal on Bus. 83
- ❑ **RGV Premium Outlets** – The premium outlet development in Mercedes
- ❑ **Brownsville Event Center** – A multi-use event center at Paseo de la Resaca in Brownsville
- ❑ **UTRGV Edinburg** – Engineering Building, School of Medicine, Science Building, Student Services Tower
- ❑ **UTRGV Brownsville** – Landscape Master Plan, BINAB Bldg, MLSC, REK Center, Library, School of Education and Business, Arts Center, STLC
- ❑ **UTRGV Harlingen (RAHC)** – Landscape Master Plan and site improvements for the RAHC in Harlingen
- ❑ **South Texas College** – Starr County and Mid-Valley Campus Landscape Master Plans, Pecan Campus Memorial Garden



Cesar A. Gonzalez, P.E., Principal

Cesar has 16 years of experience in the Engineering Design of Mechanical, Electrical, and Plumbing Systems serving educational facilities such as Community Colleges, Universities, and K-12 Schools. Among other skills, he specializes in the engineering construction coordination and commissioning.

Cesar is experienced in the simulation and modeling of system energy performance, thermodynamic and mechanical load analysis, and calculation.

At Ethos, he is responsible for MEP engineering design, planning, coordination, and management. He is in charge of the mechanical and plumbing design production, including BIM coordination. He ensures that engineering design is applied in compliance with construction codes, in a sustainable and cost-effective manner.

Cesar is committed to his profession. He has grown in the MEP Engineering industry, starting at the very basics, followed by assisting Projects' Engineers of Record, then practicing Licensed Engineering, and to finally becoming part of the Ethos Engineering Management team.

ACR Engineering, Harlingen, TX 2006 – 2014

Starting as Graduate Engineer, he functioned as CAD operator performing drafting tasks and basic calculation activities. With time and experience gained, he became a Mechanical Designer, in charge of generating HVAC and Plumbing plans and documents suitable for cost estimation and constructability coordination activities. Rapidly he became qualified to perform building heat load analysis, design of HVAC systems, and design of thermal plants. He also functioned as lead design engineer, engineer of record, and supervisor of the production of mechanical design.

Title:
Principal

Role:
Principal
Project Manager
Professional Engineer

Education:
Mechanical Engineering Degree –
B.S. in Mechanical/Electrical
Engineering, Tecnologico de
Monterrey, 2003
M.S. in Engineering, UT Austin, 2015

Registrations:
Registered Professional Engineer –
108611 (Texas) Expires: 03-31-2024

SECTION D
FIRM EXPERIENCE
COMPLETED WITHIN LAST 5 YEARS

Cameron County Olmito Nature Park Preliminary Design – 2023



Description:

The Olmito Nature Park project is currently in final design stages and will be constructed in a phased approach to include a community building, administration station and concession stand. In addition, the scope of work includes a resaca embankment wall, a wood framed fishing and observation deck over the resaca and a wood framed recreational kayak launching pier.

Team Leader: Rolando Rubiano, P.E., Green, Rubiano & Associates

Role of firm: GRA serves as structural engineering consultant for structural design and contract administration.

Cost of Construction: Estimated \$3,000,000.00

Year: 2023

Agency contact name and phone: Joe Vega, Parks Director, Cameron County, (956) 761-3700

Applicability of project:

GRA worked closely with the design team to meet the overall design scope for the park and demonstrated our commitment to designing projects to support minimal disturbance to environmentally sensitive areas. In initial permitting discussions with the US Army Corp of Engineers, the US Army Corp of Engineers expressed concerns of the project construction causing an accumulation of dredge material into the resacas. GRA produced a written narrative with schematics of the proposed design for the bulkhead installation and associated water-accessing wood framed structures to illustrate that the proposed scope of work and intended methods for improvement along the banks of the resaca would be conducted in such a way that no dredge material would be deposited into the resaca. The US Army Corp of Engineers responded with affirmation that this design would not require any further permitting from their agency.

SPI Convention Centre Boardwalk Structural Re-Evaluation – 2019 and Repair Details 2023



Description:

In 2019, the City of South Padre Island requested GRA provide engineering services to conduct an evaluation of the existing Convention Centre boardwalk. The structural observation was requested due to budgeting preparations and a need to update the GRA structural assessment report from June 2014. The boardwalk had sections of loose guardrail, warped and splintered boards, and timber piles showing various signs of deterioration. GRA's services included field personnel to update the record base plan of the existing wood structure, conduct visual observations of the accessible framing members and connections, and issue findings report. The findings report identified the structural condition of the walkway structure and provided an opinion of the cost required to repair or replace sections of the boardwalk that were found out of compliance with their intended service. In February of 2023, GRA was requested to provide structural repair details for a 15' x15' section of the boardwalk experiencing significant deterioration.

Team Leader: Rolando R. Rubiano, P.E., Green, Rubiano & Associates

Role of firm: GRA served as Prime consultants on the project.

Year: 2019, 2023

Agency contact name and phone: Blake Henry, Executive Director, SPI CVB, (956) 761-3000

Applicability of project:

GRA responded to each of the City's requests for assessments and updates of GRA's initial structural inspection report in a timely manner. GRA provided repair recommendations and cost estimates for repairs to meet the City's need for budgeting information when requested in 2019 and quickly responded with structural site visit and repair details when requested in 2023.

South Texas Ecotourism Center – 2022



Description:

The South Texas Ecotourism Center is a tourist destination that was designed to provide awareness and preservation to the native landscape. The project features a visitor center, hike and bike trails, an amphitheater, multiple site retaining and water management features as well as a monumental overlook structure. The project provides for a native educational experience as well as community and event gatherings.

Team Leader: Heriberto Cavazos, P.E., Green, Rubiano & Associates

Role of firm: GRA served as structural engineering consultant for structural design and contract administration.

Cost of Construction: \$9,162,557.00

Year: 2022

Agency contact name and phone: Joe Vega, Parks Director, Cameron County, (956) 761-3700

Applicability of project:

This project was designed and constructed for Cameron County with GRA serving as the structural engineer of record. GRA demonstrated its commitment to public projects and public dollars invested in Cameron County by properly stewarding public dollars invested by Cameron County on behalf of its citizens. The GRA team worked continuously with the contractor and sub-contractors to ensure the project outcome met Cameron County's expectations. By working closely with the architect and general contractor, GRA helped ensure the project maintained its schedule, budget, and quality of construction. GRA worked with the project team to ensure the structural design and contract administration met the expectations of the County.

E.K. Atwood Park – 2019



Description:

This park improvement project was commissioned by Cameron County to revitalize the existing E.K. Atwood Park on South Padre Island. These facilities had been previously closed to the public due to safety concerns with deterioration of the park’s pavilion structure. Green, Rubiano & Associates performed a structural evaluation of the facility and assisted the Cameron County Parks System with the project management of the design and construction of the new improvements. Demolition of the existing pavilion was completed to allow construction of a new elevated boardwalk plaza with five covered pavilions, two open-air restroom facilities and a large rinse station water feature. The improvements also include two walkover structures that allow access from the plaza to the public beach, as well as stairs and ramps to the new parking lot constructed from a low impact permeable paving system.

Team Leader: Heriberto Cavazos, P.E., Green, Rubiano & Associates

Role of firm: GRA served as Prime consultant for the project team.

Cost of Construction: \$3,493,486.00

Year: 2019

Agency contact name and phone: Joe Vega, Parks Director, Cameron County, (956) 761-3700

Applicability of project:

GRA worked closely with the County to meet the desired design scope, schedule and funding considerations for the park. GRA was prime consultant for the project and managed the sub-consultant team for the architectural design details, the surveying and civil design, as well as obtaining the appropriate permitting as required from the GLO. The EK Atwood project also included extensive development of permeable parking surfaces and installation of outdoor lighting designed to minimize light pollution impact to the northern end of the island. The project was completed \$77,000 under budget.

GREEN, RUBIANO & ASSOCIATES

Structural Engineers
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Harlingen, Texas 78550
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SECTION E & F FIRM RECORD OF PERFORMANCE

Record of Firm Performance *Record of Performance within Budget*

Our philosophy is to focus on the best outcome for each project and client. As such, we respond and adapt the project's design as the client's priorities may shift throughout the project, either in reduction or expansion of scope and budget. We are always considering the long-term impact different design and material options may have in upfront costs versus annualized maintenance costs and how these items can best be utilized to fit the desired goals of the client.

EK Atwood Park - 2019

No. Change orders: 29

Approved Project Budget: \$3,850,000.00

Bid-ranges: \$3,570,794.00 to \$4,544,213.00

Project Contract: \$3,570,794.00

Final cost: \$3,493,486.50

Under contract budget: \$77,307.50

Summary of measures to ensure project remained in budget (including any innovative cost saving solutions) and firm responsiveness during construction and life of project:

As the project scope for EK Atwood Park developed, the original proposed scope and budget was expanded to accommodate the desires of the County to offer additional amenities for public use. Throughout the design and construction of the project, there were several design decisions and innovative solutions which aimed to reduce costs while keeping the priorities of offering both practical and aesthetically pleasing public amenities. GRA remained in close communication with the County and team members throughout the progression of the project and the EK Atwood Park was completed \$77,307.50 under the construction contract budget.

EK Atwood parking installation: the use of permeable pavement brought both a project cost savings to the owner and a lower environmental impact that was well received by the GLO.

EK Atwood restroom facilities: the restroom facilities were designed with finishes that require little to no maintenance and ease of cleaning for on-going upkeep. The open-roof design also brought cost savings to the project by avoiding cost of mechanical ventilation, roofing framing and roofing costs all while addressing the desired beach aesthetic by using tensile-stressed fabric canopies.

Dune re-nourishment was strongly affected by storms in October/November of 2018. GRA staff worked with County staff and the GLO to bring in outside resources from the University of Texas at Rio Grande Valley (UTRGV) for the redevelopment of the dunes and integrated coastal studies with real world applications while reducing the impact of the storm on the project budget.

Beach Circle Drive-Over – 2015

No. Change orders: 1

Approved Project Budget: \$300,000.00

Bid-ranges: \$276,059.00 to \$491,196.00

Project Contract: \$276,059.00

Final cost: \$268,894.00

Under contract budget: \$7,165.00

Summary of measures to ensure project remained in budget including any innovative cost saving solutions) and firm responsiveness during construction and life of project:

GRA utilized surveying and proper project management to limit the size and scope of the drive-over structure in order to reduce initial costs. The project was completed \$7,165.00 under contract budget. Materials specifications of both concrete mix and stainless-steel specifications coupled with quality control throughout construction has led to minimal on-going maintenance and operations cost of this drive-over project.

Good Hope and Aquarius Walk-Overs – 2011

No. Change orders: 1

Approved Project Budget: \$296,000.00

Bid-ranges: \$243,000.00 to \$326,277.00

Project Contract: \$243,000.00

Final Cost: \$243,000.00

Summary of measures to ensure project remained in budget including any innovative cost saving solutions) and firm responsiveness during construction and life of project:

The costs of construction for the Aquarius and Good Hope walk-overs remained in budget. As with all the dune walkovers GRA designed, these dune walk-over concepts were based on the value of prioritizing initial investment in consideration of longevity of materials. The composite decking was selected for the decking design to allow both a pedestrian comfort of use as well as limiting ongoing maintenance cost of operation to the city.

For the Aquarius walk-over, the existing parking pavement was assessed, and the pavement condition was considered adequate to remain in use as a cost savings to the project.

For the Good Hope walk-over, the pavement installation innovatively used lighter colored pavers to designate the parking spaces and to develop handicap insignias. This creates both an aesthetically pleasing design and lower future maintenance costs by eliminating the need for repainting of parking lane stripes and handicap insignias.

Gay Dawn Beach Walk-Over – 2011

No. Change orders: 1 (additional scope requested)

Approved Project Budget: \$220,000.00

Bid-ranges: \$136,096.00 to \$181,500.00

Project Contract: \$136,096.00

Change Order Cost: \$29,749.10

Final Cost : \$164,345.10

Summary of measures to ensure project remained in budget including any innovative cost saving solutions) and firm responsiveness during construction and life of project:

Before bidding of this project, City administration expressed a desire to curtail costs from the original \$220,000 budget estimates as priorities were shifting during design development. We worked with the City to do so, eliminating the original design of a bulkhead to reduce costs before bidding and the City accepted the lowest construction bid of \$136,096.00, well below the initial budget for the project. As the project progressed and expenses were clearly staying within the contracted amount, the client took the opportunity to look again at value added design options to install a bulkhead. Through close communication and discussion with the client, it was decided the City could best maximize additional dollars spent by adding back in the design of the bulkhead which would assist in dune formation as well as provide long term maintenance reduction for City staff by reducing sand creep onto the sidewalks and parking areas. The original contract amount plus the change order remained \$35,000.00 under the original estimated budget of \$220,000.00.

White Sands Beach Drive-Over – 2020

Summary of firm responsiveness during design of project:

GRA is committed to providing the best outcome to our clients. The White Sands Beach Access drive-over project is such an example of this commitment. This access is a unique beach access in its physical constraints of having an exceptionally narrow beach width. Beginning in 2019, GRA worked with City staff through the White Sands Beach Drive-over site design process, including site visits with city staff to physically mark and identify proposed construction layouts, to better assist with the perspective and understanding of proposed limits of development at the site in reference to the vegetation lines and high tide lines. Our team provided continued efforts in producing multiple field surveys and site layouts to assist in meeting regulatory requirements of the GLO to address a dynamic dune and vegetation line further challenged at this site by tropical storms and their impact to proposed site layouts. GRA worked with City staff to mitigate impact to the project schedule brought about due to the pandemic constraints in 2020, the extended GLO engagements with the design, as well as the necessary design changes to keep within dune and vegetation preservation regulatory parameters due to the physical changes at the site caused by Hurricane Hanna. Ultimately, GRA communicated with City staff that within the existing regulatory environment and the budget constraints at that time, it was in the best interest of the City to cease the project.

SECTION G WORKLOAD CAPACITY

Workload Capacity

At GRA, we continually manage concurrent multiple projects, both as prime consultants and as sub-consultants to other team members. We consistently meet individual project schedule milestones. Many of our projects have school calendar impacts that require completion by a set schedule without exception. GRA is accustomed to establishing project schedules, managing toward milestones and achieving the expected schedule. Many projects may have funding requirements tied to a completion schedule and GRA drives projects to meet those schedule requirements.

GRA has two licensed partners in our Harlingen office, Rolando Rubiano, P.E. and Heriberto Cavazos, P.E., including one with a residence on South Padre Island. Our local proximity to the City allows our office to respond quickly to the needs of the City at moment's notice. Mr. Rubiano and Mr. Cavazos often share the lead to best meet clients' needs and both would adjust the team as necessary to any personnel changes within the firm. Our firm currently has on-going projects on South Padre Island with both the City and Cameron County, all of which generate a regular presence of our firm in the area.

Two project managers, 4 graduate engineers, 1 design coordinator, and 5 design technicians plus administrative personnel are available to be assigned to the Bay Access Improvement project. Upon initiation of the project, GRA will offer the City a project manager from our firm (Rolando R. Rubiano, P.E.) as well as a project manager from each of our sub-consultants (Megamorphosis Design, Half Associates SSP Design, and Ethos Engineering) that will have the authority within each firm to bring the dedicated resources the project needs throughout its various stages of development.

GRA's project managers all have experience working on City of South Padre Island projects. Our office culture is one that clearly identifies that all projects within the firm are part of the GRA portfolio and not limited to specific individuals. Both Rolando Rubiano, P.E. and Heriberto Cavazos, P.E., have the authority to assign technical staff and administrative personnel depending on the project's technical needs. Within the office, access to project documents, meeting minutes and construction document photos are shared on servers that are available to all personnel within the office. GRA's in-office collaborative approach to projects will safeguard the ability of the firm to properly adjust as needed if any unforeseen changes in key personnel occur. GRA will continue to provide the City our comprehensive client service and project management support to ensure the City's project will maintain its intended scope, schedule, and budget.

SECTION H PROPOSED APPROACH

Approach to Project

Bay Access Improvements and Proposed Prototype

GRA's design approach intends to encourage community ownership of the public bayside water access development. Our team's site design for the bay access prototype will aim at providing aesthetically pleasing, functional water access to facilitate non-motorized bay recreational use for the neighboring properties. The functional but limited development scope will discourage the potential for over-use of the street terminus. The limited scope will also assist in providing a high level of similarity between the individual street termini regardless of the variation in bulkhead configuration and right-of-way dimensions.

The deck design for bay water access will lead kayakers and SUP users past the shallows and oyster beds typically present at the edge of each bay access. A native landscape approach attracting butterflies and birds will add beauty to the access area while implementing the underlying design premise of limited development. Selecting low shrubs and bushes, as well as the purposeful decision not to include benches within the designed hardscape, will reduce the probability of unintended loitering by anyone not using the area for bay-side water access. Ample quantities of trash receptacles will encourage a respect of the neighboring properties. Light fixture selection will prioritize safety and security for the neighborhood while implementing dark sky protocols. The preliminary bay access prototype is intentionally presented without parking. The temporary loading/unloading vehicle area is intended to have ample space so as to not infringe on neighboring residences while allowing a driver to enter and exit the terminus. A kayak/SUP board rack will allow for an orderly site while vehicles are moved out of the terminus area to off-site public parking. Amenities such as rinse stations, drinking fountains, and bike racks can be accommodated based on local neighborhood input, project budget, and space restrictions. Schematic representations of our initial design options for the bay access design are included (pages 25-26).

The bayside water access design will need to bring a specific focus on neighborhood impact. Our project approach will include the development of new bulkheads or modification to existing bulkheads to improve terminus stability and provide accessibility with minimal impact to nearby developed residences. GRA will work closely with City planning to incorporate future street improvements and coordinate limits of right-of-way and drainage with City engineering.

Project Team Organization and Structure

GRA will be the project's lead design firm for the proposed Bay Access Improvements project team. Halff Associates will be brought in as sub-consultants to provide the civil and surveying design disciplines, Megamorphosis Design will provide architectural consulting, SSP Design will provide landscape and hardscape consulting, and Ethos Engineering will provide mechanical, electrical, and plumbing consulting. GRA and our sub-consultants have a long history of working together, both on South Padre Island and throughout the Rio Grande Valley and we are the current design team on the Whitecap and Fantasy Circle Beach Access Improvements projects. Our shared team experience leverages brainstorming of various design approaches for the benefit of the project schedule and overall scope development and we used this experience to our advantage in developing our initial approach to the Bay Access Improvements project. Sub-consultant work will be approximately 40% of the total work. GRA will manage the remaining percentage of work in overall site layout, structural design, and project management.

GRA operates a very "hands-on" approach to our projects. The licensed engineer assigned as project manager will be involved throughout the project development and design, installation of the work, the management and administration of the contracts and will be available to the City for regular updates. This approach allows us to keep the City informed of relevant updates and anticipate the project's needs. Our hands-on approach will keep the project's progression on schedule and deliver the proper solutions to any issues that may arise.

GRA strongly believes open and full communication is best for the complete understanding of an owner's expectations and successful execution of the project. Our office location allows us the ability to quickly respond as necessary to meet the needs of the City throughout the project. We frequently utilize technology to the advantage of a project's needs. GRA's use of technology allows key technical personnel to stay in contact with the client and contractor using on-site video calls and remote access meetings. While on the project site, GRA maintains complete remote access to the project's contract documents, contractor produced submittals and RFIs, and the various project communications. We have found the ability to have remote access to project contract documents a great advantage to our projects' success.

Project Schedule

The proposed project schedule will vary based on the City's input and funding considerations. A project based on the scope of work presented within the Bay Access Improvements RFQ will typically require two to three months to develop a prototype for the bay water access. The time required for the prototype design development will be influenced by community input opportunities and regulator agency discussions. Once a specific site for construction is identified, it may take an additional three to four months to adjust the design to the specific site requirements, neighborhood input, and regulatory agency feedback. Bidding, contract execution and contractor mobilization can typically be managed within a duration period of 45 to 60 days. The anticipated construction duration is expected to last for a period of six to nine months. To maintain a fluid moving schedule, GRA recommends early engagement with local, state, and federal regulatory agencies at the onset of the design process.

Design Phases for Individual Selected Bay Access Sites

GRA can quickly mobilize our team to begin design work on individual selected bay access terminus sites. The collaborative effort put forth on the initial design concepts for this SOQ will allow our team to move quickly through scope confirmation and jump into design development efforts.

Upon selection of a specific site for construction, we will work with City Staff to discuss the project scope, budget and schedule expectations for the intended bay access. The first objective will be to work with the City to clearly understand the intended scope and community considerations for the selected street terminus. Once all intentions and concerns are taken into consideration, we can efficiently enter the design phase and begin to discuss optional layouts with City staff to refine the bayside water access layout. Using a property boundary survey, the bay access prototype design will be adjusted as necessary to work within the adjacent right-of-way.

GRA will produce an overall project budget based on the understood scope of work for City approval. Upon receiving the City's approval, we will open communications with regulatory agencies for permitting review. While regulatory agency permitting efforts are underway, GRA will continue with the design development phase. Design development drawings and narratives will continue to be submitted to City staff for interim review, input and approval. With City staff input on the design development phase, the project can either go into further design development to flush out additional ideas or go straight into production of construction documents.

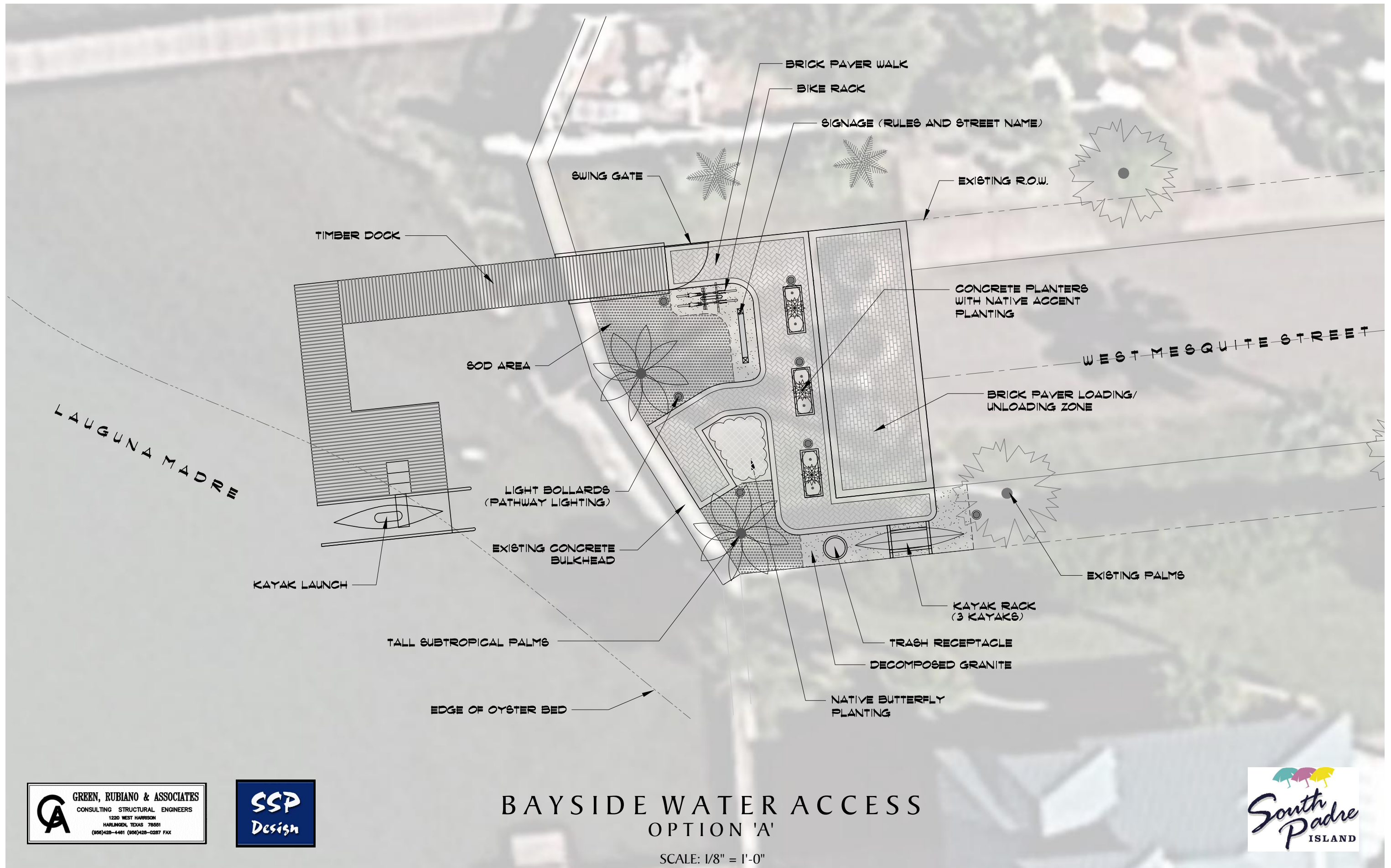
In the construction document phase, several milestones will be established in order to provide the community and City departments input prior to completion of the bid documents.

Bid Preparation and Evaluation

With community and City staff's input throughout the various milestones of construction document development, the project will be delivered to the City for bidding and final regulatory permitting. GRA will be available to meet with City staff and interested bidders in a pre-bid meeting and respond to any bid RFIs. Upon receipt of bids, GRA will be available to the City to assist with the evaluation of bids.

Construction

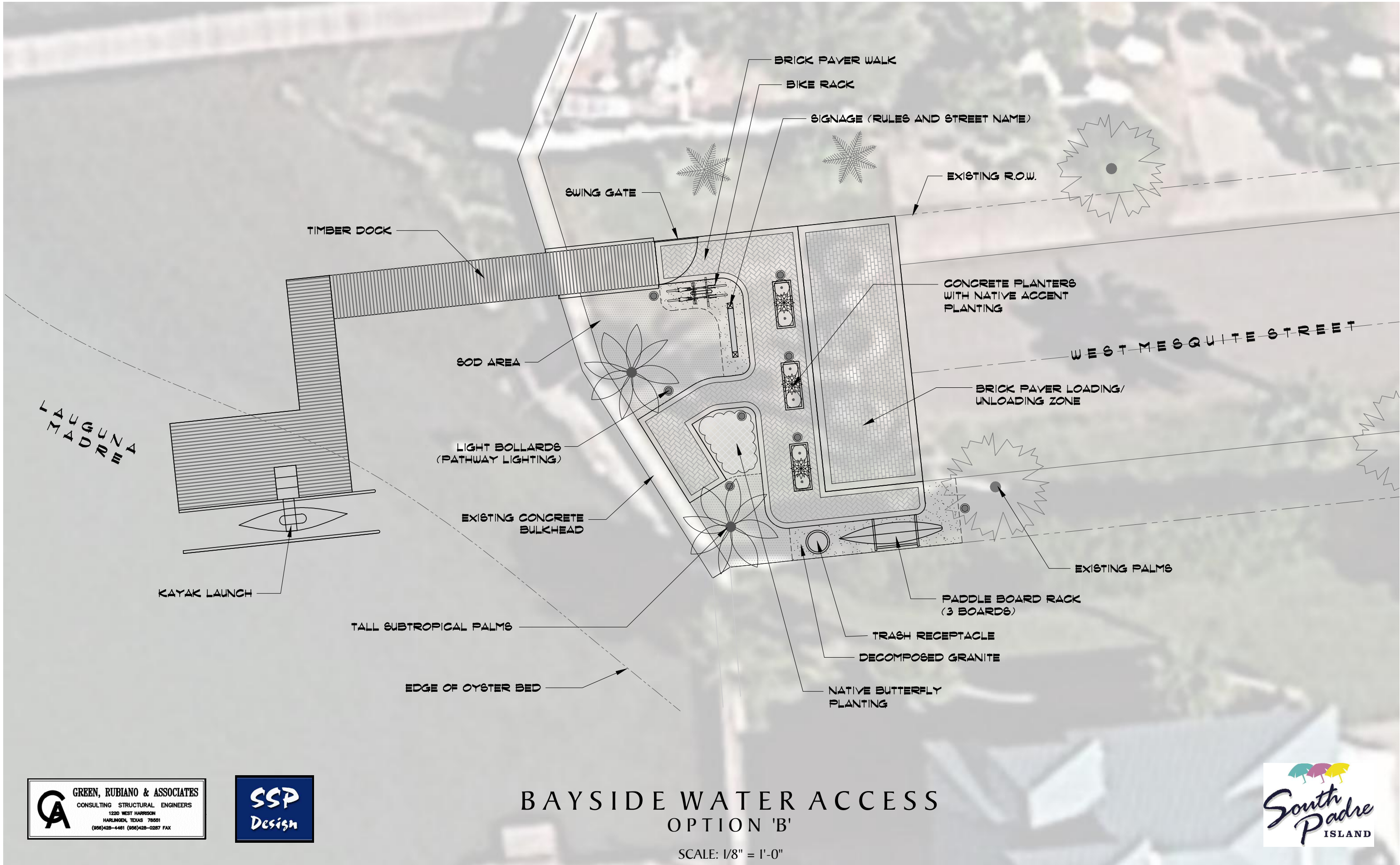
GRA's contract administration will include attending weekly site visits and managing monthly scheduled progress meetings to assist the contractor with the timely completion of a high-quality construction project. Key milestones in construction will be communicated with regulatory agencies for their continued engagement and to facilitate final project acceptance.



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SSP
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SSP
 Design

South Padre Island

DISCLOSURE PENDING LITIGATION

Disclosure of Litigation

GRA has one pending litigation claim in which all contractors, sub-contractors and design team professionals on the project were brought into litigation in 2021. The case has had no action over a period of over two years and the case is currently idle with no communication on when any court action may occur. The plaintiff originally filed two separate claims for two middle schools months shy of the 10 year statute of repose (it should be noted that over 13 lawsuits were filed against various architectural design teams, general contractors, and subcontractors within an 8-month period all for campuses just shy of the 10-year statute of repose by this school district). The presiding judge consolidated the two lawsuits into one case based on the duplication of the defendants and the assertions of damage by the plaintiff.

The plaintiff's experts have identified an alleged claim of under-designed masonry walls (3 or 4 walls out of the 160,000 sq ft of facilities at each of the middle school campuses) without providing any manifestation of damage or identifying any evidence of cracks, movement, or distress in the walls. After receipt of the case summons, GRA completed a review and design analysis of the walls in question and can confirm that the wall design meets required design standards. GRA is fully confident in the design of the walls in question. On neither of these projects were there any warranty claims or any notifications by the school district of any distress or concerns with the walls since the projects' design and construction 10 years ago. In the due course of the case and accompanied by GRA's appointed defense attorney, Rolando R. Rubiano, P.E., the engineer of record, visited the campuses along with an engineering expert brought by the defense attorney. During that site visit, no distress was observed and no damage to the school was noted.

It is GRA's understanding that the campuses continue to be in complete use and no campus activity has been curtailed as a result of these allegations.

This claim in no way affects the ability of GRA to provide professional services to the City of South Padre Island.