

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

**TUESDAY, NOVEMBER 8, 2022**

3:00 PM AT THE MUNICIPAL COMPLEX BUILDING  
2<sup>ND</sup> 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. Regular Agenda

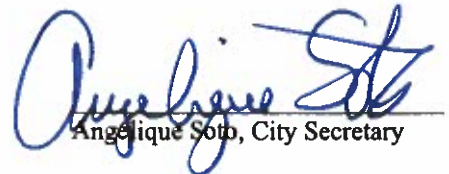
- 4.1. Discussion and action to approve the minutes from the regular meeting on October 25, 2022. (Hughston)
- 4.2. Discussion and action to provide a recommendation to City Council on the statement of qualifications that were received for the Coastal Management Program's Cycle 27 Fantasy Circle Beach Access Improvements grant. (Boburka, Hughston)

5. Adjourn

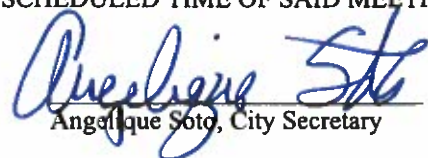
**NOTE:**

*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 NOVEMBER 4, 2022

  
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 **NOVEMBER 4, 2022**, 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: NOVEMBER 8, 2022



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

**MEETING DATE:** November 8, 2022

**NAME & TITLE:** Kristina Boburka, Shoreline Director

**DEPARTMENT:** Shoreline Department

**ITEM**

Discussion and action to approve the minutes from the regular meeting on October 25, 2022. (Hughston)

**ITEM BACKGROUND**

Meeting minutes from October 25, 2022.

**BUDGET/FINANCIAL SUMMARY**

N/A

**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**

**Wednesday, October 25<sup>th</sup>, 2022**

**I. CALL TO ORDER.**

The Shoreline Task Force of the City of South Padre Island, Texas, held a regular meeting on Tuesday, October 25<sup>th</sup>, 2022, at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Vice-Chairman Stormy Wall called the meeting to order at 3:05 p.m. A quorum was present with Task Force Vice Chairman Stormy Wall, Task Force Members Abbie Mahan, Todd Williams, Norma Trevino, and Carl Bolstad. Excused absence for Task Force Member Michael Sularz, unexcused absence for Chairman Robert Nixon.

City staff present included Shoreline Director Kristina Boburka and Coastal Coordinator Erika Hughston.

**II. PLEDGE OF ALLEGIANCE.**

Vice-Chairman Stormy Wall led the Pledge of Allegiance.

**III. PUBLIC COMMENTS AND ANNOUNCEMENTS:**

Lynn Mauer gave a public comment addressing interest in why her letter was not read aloud at the September 21<sup>st</sup>, 2022, Shoreline Task Force Meeting in regards to the Riviera Beach Access #10 Coastal Management Program grant application. Mauer stated she was opposed to parking and amenity development on sight but willing for the addition of a walkover with educational nature applications.

**IV. REGULAR AGENDA**

**I. DISCUSSION AND ACTION TO APPROVE THE MINUTES FROM THE REGULAR MEETING ON SEPTEMBER 27TH, 2022. (HUGHSTON)**

Task Force Member Williams made a motion to approve the minutes, seconded by Task Force Member Mahan. The motion carried unanimously.

**II. DISCUSSION AND ACTION ON PRELIMINARY DESIGN AND THE DRAFT TECHNICAL REPORT PRESENTED BY HDR**

## **ENGINEERING INC. FOR THE LAGUNA MADRE LIVING SHORELINE PROJECT.**

Coastal Coordinator Hughston and lead project engineer Cameron Perry answered feasibility questions and presented possible design selections. The Shoreline Task Force decided to move forward with a preliminary and secondary choice for the Joint Evaluation Meeting. Task Force Member Mahan made a motion to present the single-row intertidal berm as a primary interest for the City, with the addition of a combination or involvement of a possible containment berm as well, seconded by Task Force Member Trevino. The motion passed unanimously.

## **V. ADJOURNMENT.**

There being no further business, Vice Chairman Wall adjourned the meeting at 3:48 p.m.

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Erika Hughston, Coastal Coordinator

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Stormy Wall, Vice-Chairman



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

**MEETING DATE:** November 8, 2022

**NAME & TITLE:** Kristina Boburka, Shoreline Director

**DEPARTMENT:** Shoreline Department

**ITEM**

Discussion and action to provide a recommendation to City Council on the statement of qualifications that were received for the Coastal Management Program's Cycle 27 Fantasy Circle Beach Access Improvements grant. (Boburka, Hughston)

**ITEM BACKGROUND**

The City was awarded funding through the Coastal Management Program (CMP)'s Cycle 27 to provide access improvements to the Fantasy Circle beach access (#22). The City requested qualifications for engineering services and received two from Green, Rubiano & Associates and LJA Engineering.

Staff reviewed the qualifications that were received and would recommend Green, Rubiano & Associates.

**BUDGET/FINANCIAL SUMMARY**

Funding is partially through the Coastal Management Program's Cycle 27.

CMP Funds: \$120,000

Local Match (minimum): \$120,000

**COMPREHENSIVE PLAN GOAL**

Chapter 9: Shoreline

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

# CITY OF SOUTH PADRE ISLAND

Fantasy Circle Beach Access  
Improvements

RFQ #2022-SL02

*November 3, 2022*



**POINT-OF-CONTACT**

 **Yesenia Singleton, PE**  
 **Assistant Project Manager**  
 **361.360.2155**  
 **ysingleton@lja.com**

November 3, 2022

City of South Padre Island  
City Secretary  
4601 Padre Blvd  
South Padre Island, Texas 78579

Re: RFQ 2022-SL02 Fantasy Circle Beach Access Improvements

Dear Members of the Selection Committee,

LJA Engineering, Inc. (LJA) is pleased to be invited to submit a Statement of Qualifications in response to the City of South Padre Island's request for the Fantasy Circle Beach Access Improvements.

LJA is an employee-owned, comprehensive multi-disciplinary consulting firm that offers one-source, one-stop reliability for all of its clients, when and where they need us. Our team stands at the ready with experienced coastal, civil, transportation, midstream, and rail engineers, plus hydrologists, environmental specialists, planners, landscape architects, construction managers, GIS designers, and surveyors. LJA has become one of the largest and most adept engineering and environmental teams in the state of Texas with over 58 dedicated environmental specialists and 350 environmental service offerings.

Headquartered in Houston, and with several offices located along the Texas Gulf Coast including Corpus Christi, Beaumont, and Galveston, LJA has performed work in South Padre Island and surrounding areas for decades. Our regional presence is backed by over 1,500 professionals, many of whom have relevant experience to this project. LJA has successfully helped numerous Texas municipalities, counties, and other local entities develop and implement beach/dune projects in compliance with federal, state, and local regulatory requirements, while working within funding source requirements.

We understand that this project is funded in part by a Coastal Management Plan (CMP) grant, and that funding is a critical component. We are familiar with the project site and the City standard typical restroom. In addition, we are currently working with the City of South Padre Island on The Marisol Boating Access and The Sea Island Circle Beach Access Improvements which is similar in scope of work. This includes a new restroom, parking lot improvements, and permeable surface to meet City codes requirements. This approach should yield an end product that meets all codes and requirements in an efficient and cost effective manner.

We are proud of our team's size, but even more so because of the comprehensive array of environmental analysis, permitting, engineering, and regulatory compliance services we offer. We appreciate the opportunity to present this Statement of Qualifications and look forward to working with the City on this project. If you have any questions regarding our submittal, please contact me directly.

Sincerely,



**Yesenia Singleton, PE**  
Assistant Project Manager

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## **FORMS**

Certification and Acknowledgment Form



**LJA ENGINEERING**



# FIRM INTRODUCTION



A

## A » FIRM INTRODUCTION

### *We seek solutions.*

LJA was established to be the premier engineering firm across the Southeastern US by providing high quality, innovative, and cost-effective services to our clients. From the beginning, the firm stood out by recognizing the importance of quality engineering solutions amid a culture of visionary leadership and collaborative delivery. Our reputation is built upon a 50-year legacy of mutual trust – among our staff and our clients – driving our commitment to deliver the best solutions to complex building and business challenges.

Founded in 1972 when John “Dutch” Lichliter established The Lichliter Company, Bill Jameson joined the firm in 1976 as president and the firm was renamed Lichliter/Jameson & Associates. The firm evolved into LJA Engineering, Inc. in 2011, as it is known today. At LJA, we continue to build upon our reputation, while broadening our knowledge and constantly striving to be better.

To us, there is no measure that matters more than our own drive to exceed the firm we were yesterday. And, to our clients, this is what they value most and have come to expect. Our history defines us, but in no way limits us. We are proud of landmark projects from our past and look forward to blazing a new path and setting the new standard. The best companies are about great people — and great people, working together, make great projects.

With over 1,500 employees in 40 offices across Texas, Tennessee, Oklahoma, Florida, Georgia, South Carolina, and Colorado, we are organized around eight comprehensive sectors:

- » Public Works
- » Transportation
- » Central Texas Infrastructure
- » Land Development
- » Energy
- » Environmental
- » Surveying
- » Rail

LJA has received awards for not only project excellence, but more importantly for our ability to connect with our employees, our clients, and our communities. National and regional awards over the years include:



- » Top Workplace
- » Best Places to Work
- » Hot Firm
- » Fast 100
- » Top Design Firm
- » Top Civil/Structural Firm

LJA was recently named #55 by ENR National as a Top 500 Design Firm, #42 as a Top Pure Design Firm, #114 by ENR Top 150 Global Design, and as the 2019 Design Firm of the Year by ENR Texas & Louisiana.

# 50

YEARS IN BUSINESS

# 1,500

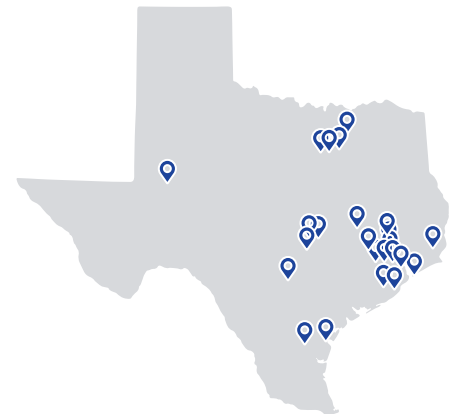
EMPLOYEE OWNERS

# 8

SECTORS

# 40

OFFICES



***Our depth of services is comprehensive, our breadth of knowledge leads the industry, and our regional influence continues to positively impact our personal and professional communities.***

#### **EMPLOYEE OWNERSHIP**

Defining characteristics inherent to LJA keep us at the forefront of our industry. We offer a singular and unique perspective to our clients that is defined by our very DNA. At our core, LJA is comprised of our people and our client-centered, teamwork-driven culture. Our employee-owners work tirelessly to build LJA's reputation of experts in our chosen disciplines and precision in our engineering solutions. The LJA difference is our people who make the commitment to treat every client like a part of the LJA Family. We believe in keeping relationships for life.

#### **ENVIRONMENTAL EXPERTISE**

The LJA team includes seasoned professional leaders in the fields of wetlands science and regulatory permitting, wildlife ecology, aquatic and terrestrial biology, geology, prehistoric and historic archeology, historical architecture, and NEPA compliance. We help our clients develop strategic programs that satisfy all applicable state/federal regulations in an efficient manner, while improving the natural resources in their communities. Our unique team of professionals are recognized experts in their respective fields, each with many years of experience conducting objective and reliable scientific and technical studies.

Moreover, each member of our professional staff understands how those studies apply towards achieving your project's particular environmental permitting and regulatory compliance needs.

LJA specializes in compliance with federal, state, and local environmental regulations including National Environmental Policy Act (NEPA), Clean Water Act Section 404 (Wetlands), Endangered Species Act, and Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, or Superfund).



SOQ • City of South Padre Island  
Fantasy Circle Beach Access Improvements

#### **CORE MANAGEMENT TEAM**



##### **PRINCIPAL-IN-CHARGE**

**Jeff Coym, PE**



##### **PROJECT MANAGER**

**Doug Dusini, PE**



##### **ASSISTANT**

##### **PROJECT MANAGER**

**Yesenia Singleton, PE**



#### **ENVIRONMENTAL SERVICES**

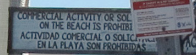


- » Dune Permitting
- » Coastal Restoration
- » Coastal Infrastructure
- » Rivers and Channels
- » Numerical Modeling
- » Disaster Recovery
- » Design & Construction Oversight
- » Phase I/Phase II MS4 Permits
- » Stormwater Pollution Prevention Plans (SWP3)
- » Environmental Assessments
- » Spill Prevention Control/Countermeasure
- » Wastewater Discharge Permit Applications and Renewals
- » Cultural Resources
- » National Environmental Policy Act (NEPA) Compliance Assessments
- » US Army Corps of Engineers (USACE) Permitting Preparation and Coordination
- » Hazardous Materials Assessments
- » Mitigation Plans & Monitoring
- » Environmental GIS/CADD Mapping

We seek solutions. » 2



# PROJECT MANAGER QUALIFICATIONS





## B » PROJECT MANAGER QUALIFICATIONS



### DOUG DUSINI, PE

#### PROJECT MANAGER



#### SIMILAR DESIGN EXPERIENCE

Doug graduated from Ohio State University, where he studied coastal hydraulics for his MS in civil engineering and environmental engineering for his BS in civil engineering. He is a licensed Professional Engineer in Texas, South Carolina, North Carolina, and Florida. During his 16 years of coastal engineering practice, he has designed and managed projects along the Texas and Florida gulf coasts, the southeastern Atlantic coast of the United States, and at several locations in the Caribbean as well as Bermuda. His project management experience includes shoreline and transportation infrastructure and beach re-nourishment, inlet stabilization and relocation, assessment of potential storm damage to residential structures, navigational and recreational area dredging, FEMA flood map revisions, assessment of storm damage to residential and other coastal structures, coastal hydraulics modeling, and construction project inspection.

#### RELEVANT PROJECT EXPERIENCE

**Protection of State Highway 87 From Gulf of Mexico Flooding and Shoreline Retreat, Galveston County, TX** – Project Engineer. Analyzed roadway protection measures to reduce flood frequency and pavement damage caused by a rising and encroaching Gulf of Mexico on Bolivar Peninsula in Galveston County. Proposed measures included grade raising of the pavement surface, rock revetment within the highway right of way, improvements to vehicular beach access points, and dune restoration.

**Lynchburg Ferry Emergency Repairs, Baytown, TX** – Project Engineer. Assessed the conditions of the existing breakwater that provides wave protection for ferries while in berth at the north landing. Developed detailed calculations as part of the analysis of typical as well as extreme waves and currents at the site. Prepared detailed design and bid documents including drawings and specifications for the rubble-mound breakwater and its tie-into the existing riprap revetment, which allowed for adequate clearance for the ferry hulls at extreme low-water conditions, and overtopping protection for a 50-year sea level rise. Also optimized the length of the breakwater for a replacement structure at the berthing area.

**Sabine River Authority Parks and Recreation Master Plan, Lake Fork, TX** – Project Engineer. Performed preliminary site development of the marina facilities and boat ramp at Caney Point on Lake Fork, and assessed the undeveloped coastline at eight sites on three lakes within the Sabine River Authority to find detrimental and beneficial shoreline properties for a variety of recreational projects. Performed detailed engineering investigations to assess River Authority to find detrimental and beneficial

## 16 YEARS OF EXPERIENCE

#### EDUCATION

2005, MS, Civil Engineering,  
Ohio State University

2001, BS, Civil Engineering,  
Ohio State University

#### PROFESSIONAL LICENSE

2017, PE, Texas #127813  
Expiration Date: 6/30/2023

#### CERTIFICATIONS/ MEMBERSHIPS

American Shore & Beach  
Preservation Association

American Society of Civil  
Engineers

#### PUBLICATIONS

"The effect of Lake Erie water level variation on sediment resuspension." Journal of Great Lakes Research. Volume 35, Issue 1, March 2009, Pages 1-12. Douglas S. Dusini, Diane L. Foster, Jennifer A. Shore, Carolyn Merry.



shoreline properties for a variety of recreational projects. Performed detailed engineering investigations to assess the dredge and excavation quantities for the marina basin and approach channels. Also identified potential permitting requirements and investigated other site characteristics including cove and shoreline areas that are suitable for boat ramps and related amenities, nearshore slopes suitable for beaches and boat beaching areas, dredging and excavating possibilities.

**Harris County WCID No. 1 (2017), FEMA Flood Damage Assistance, Highlands, TX** – Currently managing the FEMA grant application process for the water control and improvement district in Highlands, Texas. The WCID plant, which sits adjacent to the San Jacinto River, was flooded during Hurricane Harvey, and flooding damaged equipment critical to the operation of the plant. The flooding damaged equipment critical to the operation of the plant. As project manager, developed preliminary engineering reports detailing the damage to the facilities and to specific components. Working closely with the FEMA program manager, as well as the district general manager, technical consultants, and subconsultants to maximize mitigation efforts and reimbursement for work completed.

**Velasco Drainage District, Freeport Coastal Storm Risk Management and Ecosystem Restoration, Certification of Velasco Hurricane Flood Protection Levee, Freeport/Lake Jackson, TX** – Project Manager. Developed detailed calculations to evaluate wave runup and overtopping of the earthen levee as well as the wave forces on the levee's structural components as part of the District's USACE levee certification. Computed the maximum horizontal wave force acting on five vertical structures—Power 2 gate and Plant A wastewater outfall, the Memorial Tide Gate, and two Dow cooling water intake structures. Computed horizontal forces and runup at the A611 building bulkhead and at eight T- or I-wall structures within the levee system. Performed detailed analysis to quantify the deficiencies of the levee system and developed two tiers of corrective measures for achieving acceptable conditions for the levee system.

**Highway 3 Boat Ramp Facilities Upgrade, Galveston County, TX** – Project Manager for facilities upgrades to a community boat ramp park including parking lot upgrades, lighting, picnic pavilion, water, electrical, information kiosks, and installation of a new kayak launch with an ADA access ramp. Prepared construction cost estimates for several design scenarios, and developed the rehabilitation plans for the 40-vehicle parking that includes ADA access.

**Sabine River Authority, Lake Tawakoni Spillway Channel Bank Stabilization, Northeast, TX** – Project Manager. Prepared the detailed design and bid documents including drawings and specifications for the 400' long steel retaining wall along the spillway channel's east bank. He prepared the construction cost estimate and prepared detailed volume calculations of the project's excavation requirements.

**Sienna Plantation Levee Improvement District, Steep Bank Creek Channel Bank Stabilization, Missouri City, TX** – Project Manager. Designed the 3,800 cubic yard gabion dike along the bend of the creek that has been eroding the toe of the levee, particularly during extreme flooding. The Sienna Plantation Levee, in Missouri City, Texas, protects several hundred million dollars' worth of residential infrastructure. The gabion dike is designed to protect the earthen levee from the erosive effects of flood water, while redirecting the flow away from the threatened bank and toward the center of the stream.

**Sarasota County Bay Island Park Seawall Replacement, Sarasota, FL** – Site Engineer for the construction management phase of the seawall replacement project. The project consisted of replacing over 400' of the island park's concrete-panel bulkhead with poured-on-site reinforced concrete panels stabilized with tie-backs and concrete deadmen. Redesigned the concrete cap at the bulkhead corner section to accommodate a grade elevation change during construction. The park project also included landscape design, paving and walkways, benches and picnic areas, and pedestrian hand railing.



# PROJECT TEAM QUALIFICATIONS



C



## C » PROJECT TEAM QUALIFICATIONS



**JEFF COYM, PE**  
PRINCIPAL-IN-CHARGE



### SIMILAR DESIGN EXPERIENCE

Jeff has 20 years of experience in municipal infrastructure design and project management. He is responsible for directing efforts of project teams, largely within Corpus Christi and along the Texas Gulf Coast. He is responsible for coordination between project teams, including the surveying and environmental in-house division, Engineers, Designers and CADD technicians, to successfully complete specific projects. Jeff's experience includes projects carried from preliminary investigations through design and construction phases to final job acceptance. He is also in charge of day-to-day operations for LJA's Corpus Christi office.

**20 YEARS OF EXPERIENCE**

### EDUCATION

2002, BS, Civil Engineering,  
Texas Tech University

### PROFESSIONAL LICENSE

2008, PE, Texas #101983  
Expiration Date: 9/30/2023

### CERTIFICATIONS/ MEMBERSHIPS

American Council of  
Engineering Companies

American Society of Civil  
Engineers

### RELEVANT PROJECT EXPERIENCE

**University of Texas Marine Science Institute (UTMSI) Research Pier Rebuild Project, Port Aransas, TX** – Project Manager for the Research Pier Rebuild project consisting of preparing a demolition, salvage, recovery and disposal plan of the old impact-damaged concrete pier, and the redesign and reconstruction of a new pre-cast concrete research pier and instrument building. The research pier is situated along the Aransas and Corpus Christi Ship Channel at the UTMSI campus, in Aransas, Pass, Texas.

**City of Corpus Christi Whitecap Wastewater Treatment Plant Emissions/Odor Control and Bulkhead Rehabilitation Project, Corpus Christi, TX** – Project Manager for this \$1.9M project, which included removal and replacement an existing, non-functioning odor control system with a new odor control system as well as repair damaged areas of bulk heading bound by saltwater canals connecting to the Intracoastal Waterway and the Laguna Madre.

**Laguna Shores Road, Segment 1 - Graham Road to S.P.I.D., Segment 2 - Caribbean Drive to Hustlin' Hornet Drive, Segment 3 - Mediterranean Drive to Wyndale Street, (Bond 2018), City of Corpus Christi, Corpus Christi, TX** – Project manager for this \$16.5M project, which included a new widened pavement section that was elevated to alleviate frequent inundation during high tides. Utility improvements included new water mains and services, new or rehabilitated wastewater manholes, mains, and services, and new culverts, drainage structures, and regrading of the existing roadside ditches.

**Rodd Field Road Improvements, Saratoga Boulevard to Yorktown Boulevard (Bond 2014), City of Corpus Christi, Corpus Christi, TX** – Project Manager for this \$15.2M project included street reconstruction included a new pavement section, new sidewalk/cycle track and curb ramps, and new water, wastewater, and storm sewer infrastructure. Performed design services necessary to review and prepare plans, specifications, and bid and contract documents.



## JAY GARDNER

 **QA/QC MANAGER/REGULATORY & PERMITTING**



### SIMILAR DESIGN EXPERIENCE

Jay has been involved with beach and dune permitting, restoration, and mitigation for fifteen years. Projects have included developments, walkovers, and dune restoration on Padre and Mustang Island, South Padre, Cameron County beaches and Matagorda Island, as well as permitting and compliance monitoring for USACE permits regarding beach maintenance. He is very knowledgeable of local beach/dune rules, Texas Administrative Code Chapter 15, The Open Beaches Act and Chapters 61-63 of the Natural Resources Codes dealing with beach access, rights, and dune protection. Jay has spent many volunteer hours drafting and revising Beach Management Plans with the City of Corpus Christi, Nueces County, Cameron County, and the TGLO.

Jay has worked with a variety of coastal governments, UTBEG, the TGLO, citizen committees and task forces regarding beach and dune mapping, management, and protection. Jay has also served to review proposed projects from local governments, engineers and scientists. His staunch review of projects typically results in additional protection or improvement of projects and our natural resources, that typically result in cost savings through efficiency.

### RELEVANT PROJECT EXPERIENCE

#### Project Engineer Experience:

- » Jim Williams Beach Access/"drive-over" and Dune Permit
- » Joseph Cabela Beach Access/"drive-over" and Dune Permit
- » James Worth Beach Access/"drive-over" - Utilities Port Aransas Dune Permit
- » Windsport Venue Phase I, City of South Padre
- » Cameron County Beach Maintenance Permit (USACE) and Monitoring
- » Bob Hall Pier Expansion
- » Nueces County Beach Maintenance Permit and Monitoring
- » Nueces County Coastal Parks Master Plan
- » Port Royal Walkover
- » Island Park Estates Subdivision and Walkover
- » Beachview Estates Subdivision and Walkover
- » Lost Colony Dune Restoration
- » Sunrise Shores Subdivision and Walkover
- » La Concha (various lots, DPP/BCC) Subdivision and Walkover
- » Bella Vista Subdivision
- » BriteStar Subdivision and Walkover
- » Padre Balli Park Improvements
- » Shoreline Protection Projects
- » Laguna Point Recreational Area - City of Port Mansfield
- » Fulton Beach Road - City of Rockport/Fulton

# 22 YEARS OF EXPERIENCE

#### EDUCATION

2000, BS, Biology, Texas A&M University - Corpus Christi

#### CERTIFICATIONS/MEMBERSHIPS

OSHA HAZWOPER

Certified Wetland Delineator;  
Wetland Training Institute

MOCC Boat Certification  
USFWS/DOI

Vice President, Coastal  
Conservation Association,  
Corpus Christi Chapter

Chair, Habitat Today/Fish for  
Tomorrow Committee, Coastal  
Conservation Association  
(CCA) State Board

Chair, Island Strategic Action  
Committee for the Corpus  
Christi City Council

Committee for the Corpus  
Christi City Council

Previous Co-Chair, Watershore  
and Beach Advisory



SOQ • City of South Padre Island  
Fantasy Circle Beach Access Improvements

We seek solutions. » 6

- » Little Bay Oyster Restoration Project
- » Packery Channel Park - Nueces County
- » PJ's Marina
- » JFK Boat Ramps and Bulkhead
- » Tortuga Harbor

### **Beach and Dune Permitting and Restoration Experience**

- » Intimate knowledge of Texas Administrative Code Chapter 15, The Texas Open Beaches Act and Chapters 61-63 of the Natural Resources Code. Also intimately familiar with most of the Beach Management Plans and Erosion Response Plans for Texas Coastal Counties.

### **Permitting and Regulatory**

- » Provided project and permitting support for civil and coastal engineering projects including roadways, drainage improvements, wastewater treatment plants, oil and gas pipelines, beach maintenance and nourishment, and private developments
- » ESA formal and informal ESA Section 7 endangered species act consultation for City of Corpus Christi, Nueces County, City of Port Aransas, Cameron County, TGLO, and private developments

### **Wetland Delineations and Habitat Characterizations**

- » Performed wetland delineations in accordance with the 1987 USACE Wetlands Delineation Manual and the Atlantic and Gulf Coast Regional Supplements for City of Corpus Christi, Nueces County, City of Port Aransas, Koch Pipeline, City of Leakey, TWDB, USDA, URS and many private companies and individuals
- » Performed habitat characterizations and environmental assessments in association with the USACE regulatory process for over 10 years
- » Have performed Endangered and Threatened Species surveys and studies and coordinated with USFWS and TPWD regarding listed species for most central and south Texas counties

### **NEPA Compliance**

- » Categorical Exclusion Document (CE) – Williams Drive Phase III – resulted in a FONZI finding. CE document for TxDOT and FHA. Coordinated with multiple partners (City of Corpus Christi and sub-consultants)
- » Environmental Assessment (EA) – SH 200 Ingleside Industrial Corridor – researched and drafted EA document for TxDOT and FHA. Work also included coordination with the Texas Historical Commission. Approval pending (8/2013)
- » NEPA compliance required for all USACE Individual Permits

### **Environmental Assessments and Other Regulatory Experience**

- » Project support associated with Phase I Environmental Site Assessments for San Patricio County, City of Ingleside, and Baffin Bay Water Supply Company
- » Development and submittal of Texas General Land Office (GLO) land lease applications for City of Corpus Christi, City of Port Aransas, many private landowners (piers and docks) and the oil and gas industry
- » Have completed and approved several Environmental Reports for USDA – State Revolving Fund and EDAP Programs





## YESENIA SINGLETON, PE

**ASSISTANT PROJECT MANAGER AND  
ENGINEERING & DESIGN**



### SIMILAR DESIGN EXPERIENCE

Yesenia has over 22 years of experience in all aspects of the civil engineering profession. Her work responsibilities include the actual planning, design, and construction phase of projects. She has served as Professional Engineer for many projects, from initial planning studies through final design and construction administration phases. She has a strong background in roadway, paving, drainage improvements, hike and bike trail, recreational park improvements, boat ramp design, marina, bridge inspection and improvements, hydrology & hydraulic design, as well as public utilities infrastructure throughout the South Texas area. Work includes CDBG, TxDOT, TAS, AFA & Local & Private Funded projects.

**22 YEARS OF  
EXPERIENCE**

#### EDUCATION

2000, BS, Civil Engineering,  
Polytechnic University of  
Puerto Rico

#### PROFESSIONAL LICENSE

2008, PE, Texas #102398  
Expiration Date: 9/30/2023

#### CERTIFICATIONS/ MEMBERSHIPS

TxDOT 4.2.1 Major  
Roadway Design  
  
TxDOT Local Government  
Project Procedures (LGPP)  
Qualified Person Certification  
  
American Society of Civil  
Engineers (ASCE)  
  
Texas Floodplain  
Management Association  
(TFMA)

### RELEVANT PROJECT EXPERIENCE

**Laguna Shores Boat Launch, Corpus Christi, TX** – Project Manager and Design Engineer for rehabilitating existing boat ramp, bulkhead and concrete paving a parking lot for Marina facility. Additional tasks include preparation of USACE and GLO permitting for improvements, hydraulically dredge approximately 600 CY from an approximate 0.18-acre area for an access channel, marina basin, and a boat slip. Decrease the footprint to 40-foot-wide by 66.5-foot-long for an existing boat ramp (45-foot-wide by 66-foot-long), temporary coffer dam (0.067 acre-area) to dewater the boat ramp area during repairs and upgrades and the placement of approximately 64 CY of fill material (concrete) for the construction of the boat ramp. The placement of sheet pile bulkhead six inches seaward and backfill approximately 84 CY of fill material within a 0.005-acre area.

**The Boat Stop, Corpus Cristi, TX** – Project Design Engineer for the boat stop storage facility development with seven 276' x 70' metal buildings, reinforced concrete pavement, underground utilities and 1,900 LF of drainage channel discharging into a fresh water pond.

**Marker 37 Marina, Corpus Christi, TX** – Project Manager and Design Engineer for Marina Facility Development including paved parking lot and underground utilities for future marina amenities such as a Restaurant, Restrooms, Sales Office and a Covered Parking Garage. Project is located in GIWW side of the JFK Causeway.

**Kaufer Hubert Memorial Park Improvement, Kleberg County, TX** – Design Engineer involved in design phase for reinforced concrete boat ramp & retaining wall repairs, replace 1,041 SF of timber decking for existing boat docks, rehabilitate replace a portion of the timber piles, bents and framing; install fish cleaning station & shade structure; construct concrete ADA compliant ramp for boat dock access; and install 1" water service line and 1" electrical conduit for future lighting circuit to fish cleaning station.

**City of Portland Phase 9 -11 Seal Coats, Overlays, and Rehabilitation Project, Portland, TX** – LJA worked in conjunction with Fugro, Inc. to utilize Fugro's automated pavement survey vehicle to prepare a database of all roadways within the City of Portland for approximately 70 miles. Utilizing the PCI data, LJA, Fugro and the City of Portland mapped out a paving program for three alternating year's program (Phases 9, 10 & 11 totaling \$21M) for seal coating, mill and HMAC overlay and full depth reconstruction. The Phase 9 Construction completion was September 2016. The Phase 10 Construction completion was March 2022. We are currently going under construction Phase 11-Part 2; the construction cost for this phase is approximately \$10M, project is 20% completed and construction completion is anticipated by December 2023.

#### **ADDITIONAL RELEVANT PROJECT EXPERIENCE**

- » Sea Island Circle, City of South Padre Island, TX – Ongoing
- » Marisol Boat Ramp, City of South Padre Island, TX – Ongoing
- » Salinas Park Improvements Project (CDBG), Corpus Christi, TX
- » Salinas Park Connectivity Project, Corpus Christi, TX
- » Memorial Parkway Hike and Bike Trail, Portland, TX
- » The S.E.A. District Pedestrian Improvements, Corpus Christi, TX
- » Railroad Ditch Hike and Bike Trail, Portland, TX
- » Akins Drive Sidewalk, Portland, TX
- » Downtown Revitalization Project Phase I TxDOT TAS, Mathis, TX
- » Downtown Revitalization Project Phase II TDA CDBG, Mathis, TX
- » City of Portland Bond 2016 Municipal Park, Portland, TX
- » City of Portland Bond 2016 Municipal Sports Complex Improvements, Portland, TX
- » Waterline Extension Along and Inside Wildcat Drive (FM 2986) Right-Of-Way, Portland, TX
- » Roadway Rehabilitation Projects County Road 67, County Road 69, County Road 77 And Bauer Road, Nueces County, TX
- » County Road 35 Paving Improvements, Nueces County, TX
- » City-Wide Storm Water Collection System IDIQ Project / Citywide Storm Water Infrastructure Rehabilitation/ Replacement Tanglewood/Bonner Drive Drainage Study, Corpus Christi, TX





## ROBIN WARRICK, PE, SIT

 **ENGINEERING & DESIGN**



### SIMILAR DESIGN EXPERIENCE

Robin is a structural engineer and project manager in LJA's Marine Facilities Group and has been with LJA since 2012. He served in his current project manager role for eight years and has over 15 years of experience designing bulkheads, bridges, docks, mooring/berthing systems, structural inspections and piping and industrial structures. Robin's responsibilities have included project management, design supervision, structural design, civil design, cost estimating, scheduling, and specification development.

**15 YEARS OF EXPERIENCE**

#### **EDUCATION**

2007, BS, Civil Engineering,  
Lamar University

#### **PROFESSIONAL LICENSE**

2011, PE, Texas #110393  
Expiration Date: 9/30/2023

#### **CERTIFICATIONS/ MEMBERSHIPS**

American Society of Civil  
Engineers

Coasts, Oceans, Ports, and  
Rivers Institute – Regional Chair  
(Texas Section, Beaumont)

### RELEVANT PROJECT EXPERIENCE

**Dock Inspections, Port of Texas City (POTC), Texas City, TX** – Project Manager/Lead Engineer for the dock inspection program. Tasks include inspection and condition assessment of 13 liquid transfer docks and the associated shore protection, as well as, making repair recommendations including location, method and urgency. Additional tasks include bid document preparation, contractor selection assistance, construction support and repair inventory.

**Confidential Client, TX** – Project Manager for structural inspection and dock capacity analysis. Tasks included a partial structural health inspection of concrete connections, assessment of dock to increase berthing capacity for larger and deeper vessels, mooring/berthing analysis, recommend modifications for dock upgrade, and project scheduling.

**Velasco Drainage District (VDD) Levee Inspection/FEMA Certification, Brazoria County, TX** – Assistant Project Manager/Lead Structural Engineer/Inspector for inspection of the 66 structure on VDD's federal levee. Tasks for this project included inspecting and assessing the current structural integrity and performing design checks of the levee structures for compliance with FEMA and USACE regulations, and making repair recommendations to bring deficient structures up to an acceptable rating for VDD to obtain a levee certification.

**Lake Corpus Christi Intake Structure Rehab, Alice Water Authority, Mathis, TX** – Discipline Lead for evaluation and design of shoring options of the existing pump house, a steel building on concrete deck support with braced steel pipe columns. Responsibilities included shoring functionality and constructibility review with marine contractors.

**Dock 40/41 Turning Cell Rehabilitation, Port of Texas City, TX** – Project Manager/Lead Structural Engineer for the rehabilitation design of a 60' diameter turning cell. Responsibilities included detailed analysis of a pile supported cellular structure, and repair sleeve, and construction support.



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## BING ZHANG, PHD, PE

 **ENGINEERING & DESIGN**



**20 YEARS OF EXPERIENCE**

### **EDUCATION**

2007, PhD, Civil Engineering  
(Transportation Infrastructures),  
Virginia Tech

2003, MS, Civil Engineering  
(Structural), Nanyang  
Technological University

1991, BS, Civil Engineering  
(Harbor and Waterway),  
Hohai University

### **PROFESSIONAL LICENSE**

2012, PE, Texas #110956;  
Expiration Date: 3/31/2023

### SIMILAR DESIGN EXPERIENCE

Dr. Zhang is a structural engineer who has more than 20 years of experience in design, inspection, evaluation, and rehabilitation of waterfront and hydraulic structures, including marine terminals, bulkheads, riverbank stabilization structures, locks, floodgates, and foundations. He has strong analytical skills and extensive experience in structural modeling and analysis with consideration of structure specific load conditions and soil-structure interaction. He is experienced in developing inspection and evaluation reports, detailing of steel and concrete structures, analysis and design procedures, QA/QC process, and is familiar with design codes and standards for marine structures, hydraulic structures, and other civil works.

### RELEVANT PROJECT EXPERIENCE

**Lake of Corpus Christi Water Intake Structure Rehab, Corpus Christi, TX** – Structural Lead Engineer for evaluation of structural loading capacity and repair options of existing pump house platform, which is steel building on concrete deck supported with braced steel pile columns. Coordinate underwater and above water inspection of the existing structure, review inspection report with detailed measurements, develop structural evaluation report, and design structural rehabilitation for the structure.

**Pelican Island Bridge Foundation Rehab, Galveston, TX** – Structural Lead Engineer for evaluation of existing underwater sheet pile wall protection for the bridge foundation and establish the new protection elevation limits. Work with underwater inspection to establish existing condition for the rehabilitation of the protection system. Evaluate existing structure and design necessary rehabilitation system.

**Lynchburg Ferry Post Harvey Improvements Phase I, II, Harris County PC2, TX** – Lead structural design of replacement and new sheet pile bulkhead with anchor systems at both landings. The design considers future scour and various tie-ins, construction phasing, connections, and interfaces with existing bulkhead wall and ramp abutment.

**Velasco Drainage District Levee Certifications, Brazoria County, TX** – Lead Structural Engineer to evaluate structural stability and strength along the levee, including pump stations, gate wells, outfall and intake structures, floodwalls, and various types of gate closure structures. Coordinate with structural inspection for the evaluation of existing structure.

**City of Portland Railroad Ditch Hike and Bike Trail, Portland, TX** – Project Manager and Design Engineer for a 10' wide concrete hike bike trail which includes approximately 1,375 sq-ft of concrete sidewalk, one ditch crossing structure, retaining walls, earthwork, site grading, lighting, storm water pollution prevention plan and traffic control.





## DAVID SHERRILL

### REGULATORY & PERMITTING



#### SIMILAR DESIGN EXPERIENCE

David has 27 years of experience in wetland and land use management and over 22 years as a Project Manager for environmental services. He has expertise in the USACE Clean Water Act Section 404 wetland permitting, CWA Section 401 Water Quality Certification, and the Rivers and Harbors Act Section 10. He has a diverse background in natural resource assessment, specializing in wetland delineations, wetland permitting, and the creation and mitigation of wetlands and Section 401 water quality plans. David has a thorough knowledge of environmental and wetland regulations, particularly the Clean Water Section 404, allowing him to successfully coordinate large-scale, multi-task projects. He also has expertise with coastal permitting issues and has consulted and coordinated over 50 projects located within the coastal zone or within submerged land owned by TGLO. In addition to USACE permit approval, the coastal projects involved the coordination of approved TGLO coastal land use permits, Beach Construction Certificates, and/or dune mitigation plans. During his 22 years of employment with LJA, David has coordinated over 450 wetland delineations which were verified by the USACE, coordinated permit approval for over 100 Individual Permits and 250 Nationwide Permits including NW 7, 12, 13, 14, 26, 29, 33, 39, 42, 18. He has also completed over 20 Section 10 dredge and fill permits.

## 27 YEARS OF EXPERIENCE

### EDUCATION

1995, Master of Applied Geography Resource and Environmental Studies, Southwest Texas State University

1993, BS, Resource and Environmental Studies, Southwest Texas State University

### CERTIFICATIONS/ MEMBERSHIPS

Certified Wetland Delineator

Society of Wetland Scientists

Federal Energy Regulatory Commission (FERC) Training and Certification

National Environmental Policy Act (NEPA) Training and Certification

Texas Department of Transportation Certification No. 6551 – precertified in 1.3.1, 2.3.1, 2.4.1, 2.4.2, 2.4.3, 2.5.1, 2.6.1, 2.6.2, and 2.13.1

#### RELEVANT PROJECT EXPERIENCE

**Rockport Islands, Islands of Rockport, LP, Aransas County, TX** – Project Manager. Islands of Rockport, LP purchased the 72-acre tract located east of the S.H. 35 and SH 188 intersection in Aransas County for the purpose of developing a waterfront canal residential subdivision. Delineated eight non-tidal, freshwater wetlands totaling 13 acres, 1.5 acres of sea grasses, tidal fringe wetlands, and the Section 10 boundary. A wetland delineation was also conducted for the 35-acre off-site wetland mitigation area which contained 20 acres of non-tidal jurisdictional wetlands. Both wetland delineations were mapped using GPS equipment according to the Corps 2003 GPS standard operating procedures. Also assisted the client during the Individual Permit process to impact unavoidable impacts for the purpose of developing a canal residential development with direct marine access to the Gulf Intracoastal Waterway.

**Springwoods Development, Harris County, TX** – Project Manager for the wetland delineation and subsequent permitting work for this 315-acre area. Of the wetlands delineated, it was determined that the project would qualify for a Nationwide Permit 29. A Nationwide permit application was submitted to the Corps requesting authorization to fill wetlands in order to construct outfall structures into Spring Creek as well as place fill for lots.





## MANUEL GUERRA III, EIT

 **ENGINEERING & DESIGN**



### SIMILAR DESIGN EXPERIENCE

Manuel's work responsibilities include drafting and design for various civil infrastructure projects. He has had the opportunity to work on various projects for both private clients and government entities, from initial planning, through design and construction phase.

### RELEVANT PROJECT EXPERIENCE

**13** YEARS OF  
EXPERIENCE

#### **EDUCATION**

2009, BS, Civil Engineering,  
Texas A&M Kingsville

2012, MS, Civil Engineering,  
Texas A&M Kingsville

#### **PROFESSIONAL CERTIFICATION**

2014, Engineer-In-Training,  
Texas, #50306  
Expiration Date: 5/29/2030

#### **CERTIFICATIONS/ MEMBERSHIPS**

American Society of Civil  
Engineers (ASCE)

#### **Laguna Shores Boat Launch, Corpus Christi, TX – Project Engineer.**

This privately owned project consisted of identifying and removing old, delapidated infrastructure, and design a boat ramp, boat slips, identify location and volume of dredging, bulkhead, parking lot, fencing, gates, and waterline extension into a one-acre property.

#### **City of South Padre Island Sea Island Circle Beach Access Amenity Improvements, South Padre Island, TX – Project Engineer.**

A project in which City Forces would relocate existing signage and outdoor exercise equipment to allow installation of amenities such as: two restrooms, two changing rooms, ADA foot wash, rinse station, ADA parking space striping and signage, paver walkway, extension of sanitary sewer, water, and electrical utilities, parking lot pavement repair, grading and drainage. The proposed improvements will follow ADA accessibility guidelines (project currently under design).

#### **City of South Padre Island Marisol Boat Ramp Project, South Padre Island, TX – Project Engineer.**

This project consists of designing the pavement structure for a boating parking lot (13 spaces), boat ramp, bulkhead, wooden dock, sidewalk, fish cleaning station, extension of sanitary sewer and water utilities, lighting, landscaping, grading and drainage. The proposed improvements will follow ADA accessibility guidelines (project currently under design).



## ALBERT FRANCO, PE, RPLS

 **SITE INVESTIGATION & SURVEYING**



### SIMILAR DESIGN EXPERIENCE

Albert is a registered professional land surveyor and registered professional engineer in Texas. As a surveyor, he has over 44 years of experience in land surveying and topographic surveying. Albert has performed various topographic and land surveys along the Texas Gulf Coast including municipalities and developers. He also has Subsurface Utility Engineering (SUE) experience and has been providing SUE for improvement projects. He has over 10 years of SUE experience in the location and routing of various utilities on along street right of ways and in the surrounding Bays.

**44 YEARS OF EXPERIENCE**

### **EDUCATION**

1978, BS, Civil Engineering,  
University of Texas at Austin

### **PROFESSIONAL LICENSE**

1986, RPLS, Texas #4471  
Expiration Date: 12/31/2023

1993, PE, Texas #77597  
Expiration Date: 6/30/2023

### **CERTIFICATIONS/ MEMBERSHIPS**

TxDOT pre-certifications: 6.1.1,  
15.1.1, 15.2.1, 15.2.2, 15.3.5, 18.2.1

### RELEVANT PROJECT EXPERIENCE

**McGee Beach Shoreline Stabilization, Great Southern Dredging, Inc., Corpus Christi, TX** – Project Surveyor. Set tide gage at borrow sites A and B. Set benchmark on steps of McGee Beach. Provide before and after dredge soundings at Borrow Site A and portion of B1, B8, B9, B10, B11 and B12 of Borrow Site B. Provide drawings and volume calculations for both borrow sites. Hydrographic surveys of the remainder of Borrow Site B will be provided if needed.

**Gollihar Road, Corpus Christi, TX** – Project Surveyor. Performed topographic surveys along Gollihar Road from Kostoryz to Weber, including all utilities, stormwater, and wastewater locations. The ROW alignment was also surveyed to determine the design limits. Vertical and horizontal control was tied in to the City GPS monuments.

**Nourishment of Corpus Christi Beach, Longhorn Excavators, Inc., Corpus Christi, TX** – Survey Lead. Provided topographic/hydrographic surveys, cross-sections, and quantity computations, as directed by client, in support of Client's contract with the City of Corpus Christi to nourish the beach at North Beach.

**North Slip New Bulkhead Project, Port of Corpus Christi Authority, Corpus Christi, TX** – Project Surveyor. Performed topographic survey and tied visible obstacles which will interfere with the pile driving between Dock 14 and 15. Performed underwater assessment along the existing sheet pile bulkhead as indicated on sketch provided by Champ-East. Provided hydrographic survey 200' from shoreline and provided a drawing.

**Port of Corpus Christi Docks, Port of Corpus Christi Authority, Corpus Christi, TX** – Survey Lead. Performed bathymetric surveys on various docks in the Corpus Christi Ship Channel for annual maintenance dredging. They were performed from the toe of the ship channel to the face of the docks or to the shoreline. Electronic equipment with GPS capability was used.



# FIRM'S WORK EXPERIENCE



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## D » FIRM'S WORK EXPERIENCE

# JIM WILLIAMS/BILL JUDSON DUNE DEVELOPMENT

📍 Port Aransas, TX

### 👤 NAME OF TEAM LEADER

Jay Gardner

### 🛠️ DESCRIPTION OF FIRM'S ROLE

Environmental and Permitting  
Services

### 💰 PROJECT COST

\$48k

### 📅 YEAR OF WORK

2015 – Ongoing

### 👤 CONTACT PERSON

Nicole Boyer

City of Port Aransas  
361.749.4111

### ✅ APPLICABILITY TO CITY'S PROJECT

- » Dune Permitting
- » New Beach Access Road

### 📄 PROJECT DESCRIPTION

The applicant had one of the few last platted lots that did not have landward road access to the property. Adjacent landowners did not have easements available, so a new beach access driveway was engineered and permitted to access the proposed property.

In addition, a water well and septic field (spray irrigation) were permitted through the local water district. Electricity easements were also secured and below-ground service was permitted.

The project is initiating construction as of October 2021.





# JOSEPH CABELA BEACH HOUSES AND DUNE ACCESS

📍 Nueces County, TX

## 👤 NAME OF TEAM LEADER

Jay Gardner

## 📋 DESCRIPTION OF FIRM'S ROLE

Permitting, Environmental, and Engineering Services

## 💰 PROJECT COST

\$52k

## 📅 YEAR OF WORK

2016 – 2020

## 👤 CONTACT PERSON

**Joseph Cabela**

Nueces County

512.694.7401

## ✅ APPLICABILITY TO CITY'S PROJECT

- » New Beach Access Driveway
- » Dune Permitting
- » Amendment of Driveway Permit for the City of Port Aransas/TGLO

## 📄 PROJECT DESCRIPTION

Several platted lots without public street access were permitted for a private driveway from the beach to the lots in the rear of the platted subdivision.

This project also did not have access to water or wastewater service, so permits were approved through the Nueces County Water District #4 for water wells and septic fields (spray irrigation).

Dune mitigation was proposed and permitted on adjacent TGLO lands for both the houses and the driveway. Permitting and engineering were successful, and the houses look and function beautifully today.





# PADRE BALLI PARK UPGRADES – RV PARK, BATHROOM, PARKING LOT

📍 Nueces County, TX

## 👤 NAME OF TEAM LEADER

Jay Gardner

## 📁 DESCRIPTION OF FIRM'S ROLE

Permitting and  
Engineering Services

## 💰 PROJECT COST

\$350k

## 📅 YEAR OF WORK

2018 – Ongoing

## 👤 CONTACT PERSON

**Scott Cross**

Nueces County  
361.949.8181

## ✅ APPLICABILITY TO CITY'S PROJECT

- » Engineering
- » Dune Permitting
- » TGLO Coordination
- » Grant Administration Assistance
- » USACE Permitting

## 📄 PROJECT DESCRIPTION

Padre Balli Park suffered damages from Hurricane Harvey that undermined and damaged the park's RV pads, utilities, and other infrastructure.

Nueces County proposed to repair the damage and add upgrades, including an additional bathroom and laundry facilities. Our role was to design and permit the upgrades along with an additional bathroom.



The design and permitting was completed on schedule and within budget. These facilities survived Hurricane Hannah with little to no damage, due to our increased sustainability designs.

# JAMES WORTH RESIDENTIAL PROJECT

📍 Port Aransas, TX

## 👤 NAME OF TEAM LEADER

Jay Gardner

## 📋 DESCRIPTION OF FIRM'S ROLE

Environmental Services

## 💰 PROJECT COST

\$22k

## 📅 YEAR OF WORK

2015

## 👤 CONTACT PERSON

**Jim Worth**

JWI Partners, Ltd

210.828.3657

## ☑️ APPLICABILITY TO CITY'S PROJECT

- » Wetland Delineation
- » USACE Coordination
- » TxGLO Coordination
- » Dune Permitting
- » Environmental Management
- » Mitigation Plan
- » Mitigation Monitoring
- » Agency Representation and Coordination

## 📄 PROJECT DESCRIPTION

This project included surveying for the line of vegetation, erosion line setbacks, and vegetated species for planned mitigation plan. The project was for a new beach access and utilities work for a private residence. The new beach access and "drive-over" for utilities and construction included mitigation impacts and permitting through the City of Port Aransas and the TGLO. The new beach access was also platted. Working with the TGLO and the City provided an opportunity to complete off-site mitigation, as the space was limited for on-site dune mitigation.





# KAUFER-HUBERT BOAT RAMP FACILITIES

📍 Kleberg County, TX

## 👤 NAME OF TEAM LEADER

Jay Gardner

## 📋 DESCRIPTION OF FIRM'S ROLE

Design, Bid, Construction  
Phase Services  
Permitting Services

## 💰 PROJECT COST

\$500k

## 📅 YEAR OF WORK

2018 – 2019

## 👤 CONTACT PERSON

**Judge Rudy Madrid**

Kleberg County  
361.595.8585

## ☑️ APPLICABILITY TO CITY'S PROJECT

- » Design, Bid, Construction Phase Services
- » Boat Ramp Rehabilitation/Construction
- » TPW Boating Access Grant
- » Environmental Compliance

## 📄 PROJECT DESCRIPTION

LJA provided engineering and planning design, regulatory, cultural resource, and bid and construction phase services for the rehabilitation and expansion of a community boat ramp facility. The work consisted of complete removal and replacement of the boat ramps at Kaufer-Hubert Memorial Park. Additional improvements included widening the entrance road to allow two-way traffic, addition of an ADA compliant sidewalk, ADA parking spaces, and addition of a fish cleaning station. Extensions of the boat ramps including vertical toe walls and scour prevention (rubble fill) was also included, as well as the addition of water and lighting.





# RECORD OF PERFORMANCE



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## E » RECORD OF PERFORMANCE

# SH 87 ROADWAY GRADE RAISING, SHORELINE PROTECTION AND BEACH ACCESS

📍 Bolivar Peninsula, Texas

### 👤 NAME OF TEAM LEADER

Doug Dusini, PE

### 📋 DESCRIPTION OF FIRM'S ROLE

Site assessments and surveys;  
Numerical analysis of storm surge;  
Regulatory support;  
Coastal Engineering design;  
Construction oversight

### 💰 NUMBER OF CHANGE ORDERS

One (no delays)

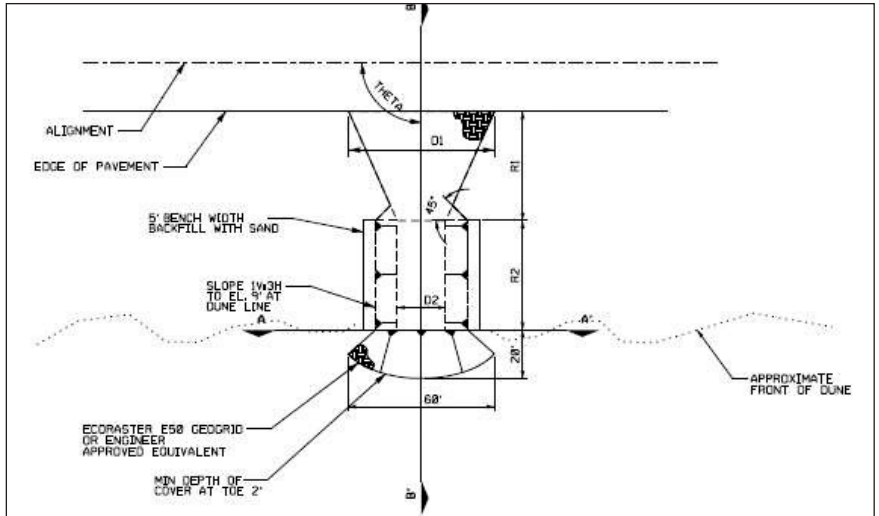
### 📄 PROJECT DESCRIPTION

LJA's Coastal Division works with our Water Resources division and TxDOT to analyze storm surge characteristics and determine appropriate elevations for State Highway (SH) 87 between Rollover Pass and SH 124 for use as a hurricane evacuation route 36 to 48 hours prior to landfall. LJA evaluates relevant existing data and analysis leading to a reasoned justification for specific grade raising recommendations.

In addition, shore side roadway protection design is included along with future revised beach access design to ensure public ROW and protect the surrounding environment (some of which lies within Anahuac National Wildlife Refuge).

#### Services include:

- Beach and wading cross-shore surveys
- Numerical analysis of storm surge to ascertain appropriate grade raising elevation(s)
- Develop and design road side protection from wave attack
- Develop and design dune heights for roadway protection
- Design revised vehicular beach access to maintain public ROW and protect local environment
- Generate bid/construction drawings
- Construction Oversight
- Stakeholder Coordination



### 🧠 EXAMPLES OF INNOVATIVE SOLUTIONS THAT RESULTED IN COST SAVINGS

Cost savings were promulgated by the Team Leader by streamlining the process based on previous experience and cost/benefit analysis of materials.

### 🔄 RESPONSIVENESS DURING CONSTRUCTION/COMMITMENT THROUGHOUT PROJECT

LJA team members continue to assist the City upon request, by currently working with client and County to ensure long-term measures for shoreline protection and beach access are met.



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# CAMERON COUNTY BEACH MAINTENANCE PERMIT MONITORING

📍 Cameron County, TX

## 👤 NAME OF TEAM LEADER

Jay Gardner

## 📁 DESCRIPTION OF FIRM'S ROLE

Environmental Services

## 💰 # OF CHANGE ORDERS

None

## 📄 PROJECT DESCRIPTION

This project included coordination with the USACE and USFWS regarding monitoring protocols for the Beach Maintenance Permit. These include quarterly monitoring for beach elevations, shorebird usage, sargassum, and coordinating with Sea Turtle Inc.

and Padre Island National Seashore regarding sea turtle nesting programs and efforts.

This was a five-year monitoring program, required by the Permit in the Special Conditions, with a yearly report submitted to the USFWS and USACE.



## 🧠 EXAMPLES OF INNOVATIVE SOLUTIONS THAT RESULTED IN COST SAVINGS

Cost savings were promulgated by the Team Leader by negotiating with the USFWS regarding future monitoring, thereby ending the costs to the County.

## 🔄 RESPONSIVENESS DURING CONSTRUCTION/COMMITMENT THROUGHOUT PROJECT

LJA team members continue to assist the City of South Padre Island and Cameron County, upon request, with various maintenance, monitoring, environmental, and regulatory projects.



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# PALISADE PALMS PHASES I, II, III AND IV

📍 Galveston County, TX

👤 **NAME OF TEAM LEADER**  
David Sherrill

📁 **DESCRIPTION OF FIRM'S ROLE**  
Environmental Services

💰 **# OF CHANGE ORDERS**  
None

📄 **PROJECT DESCRIPTION**  
The United States Army Corps of Engineers (USACE) authorized permit #SWG-2005-01402 to East Beach Project Phase III, Ltd. for the fill of 0.36 acres of jurisdictional adjacent wetlands within a 16-acre project area located in East Galveston Beach on Galveston Island, Texas. In

order to compensate for the permitted impacts, the applicant created a total of 0.72 acres of dune swale wetlands within a 7.6-acre mitigation area on the gulf side of Palisade Palms.



On November 1, 2008, the applicant began construction of the mitigation area to restore dunes that were destroyed by Hurricane Ike. The dune reconstruction efforts were coordinated with the Texas General Land Office and the applicant voluntarily restored the dunes. Because the dunes were located within the wetland mitigation area for SWG-2005-01402, the applicant created the dune swale wetland during the dune restoration efforts. The wetland areas were planted in the spring of 2009 and monitoring began in summer of 2009. Due to the presence of federally listed threatened and endangered species by the U.S. Fish and Wildlife Service (USFWS), the project and on-site mitigation areas had to be mitigated in a way that would not impact the federally listed threatened piping plover (*Charadrius melodus*), which is known to winter along the beaches of the Texas Gulf Coast. Texas has the highest population of wintering piping plovers, which exhibit strong site fidelity and territoriality. In addition to the piping plover, the endangered Kemp's Ridley sea turtle (*Lepidochelys kempii*) is known to nest in the vicinity of the project area.

## 🧠 **EXAMPLES OF INNOVATIVE SOLUTIONS THAT RESULTED IN COST SAVINGS**

On behalf of the City of Rockport and Aransas County through a joint effort project known as the Aransas Pathways project, we have developed a cost-effective habitat enhancement plan in an effort to restore and improve degraded wetland habitat areas in Aransas County. In particular, we restored wetlands in Rockport in a cost-effective manner that resulted in an increase in birding and eco-tourism to the Aransas County Rockport region.

## 🎯 **RESPONSIVENESS DURING CONSTRUCTION/COMMITMENT THROUGHOUT PROJECT**

We continue to maintain high quality habitat areas which include wetlands within six parks that are owned and operated by the Aransas Pathways project.



# ACCURACY OF COST ESTIMATES & PERFORMANCE

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## F » ACCURACY OF COST ESTIMATES & PERFORMANCE

### ACCURACY AND DEPENDABILITY OF PROJECTED COST ESTIMATES

The LJA team is well versed in working within set budget constraints for planning, design, and implementation of projects. Project Manager (PM), Doug Dusini, PE, and Assistant Project Manager (APM), Yesenia Singleton, PE, will spend a significant amount of time at the beginning of a project investigating known potential issues that could affect progress. This includes an analysis of the City's stated schedule, scope, and budget. Doug and Yesenia will perform an evaluation of the anticipated project phasing and costs to ensure budgets are accurate. They will then present the City with an assessment of the project schedule, scope, budget, and suggested revisions based upon the findings. They will perform all of this work prior to contract negotiations with the City. By doing so, LJA and the City have a good understanding of the project requirements at the time that the contract is executed and each party is in agreement on schedule, scope, and budget.

### SENSITIVITY AND RESPONSIVENESS TO PROJECT BUDGET CONSTRAINTS

During the preliminary phase, LJA will work closely with the City staff to define a detailed project scope and estimate of probable costs to accomplish the project scope. Probable costs are identified in a Technical Planning Memorandum (TPM). If probable costs per the TPM exceed original budgets, LJA will suggest reductions in scope and/or cost saving measures to reduce costs. Once the City staff makes a final decision on the proposed scope and cost solutions, the City will then authorize LJA to proceed with preparation of design documents per the final scope and budget. By approaching each project in this manner, the LJA team ensures the City is fully aware of the probable costs of the requested project at each step of the design submittal process before proceeding to final design and bidding. The following project cost estimates were for permitting only, and the Padre Balli Park Upgrades were for engineering, permitting, and construction.

PROJECT NAME	PRE-BID COST ESTIMATE	ACTUAL COST
Joseph Cabela Beach Access	\$85,000	\$52,000
Jim Williams/Bill Judson	\$56,000	\$48,000
Padre Balli Park Upgrades	\$425,000	\$350,000
James Worth Residential	\$25,000	\$22,000

### MEASURES TAKEN TO ENSURE PROJECTS REMAINED WITHIN BUDGET

On all four projects, cost savings were based on the allocation of competent resources during the project initiation phase, tracking of actual spending vs. estimated budget throughout the project to take corrective measures ahead of time, and refined engineering templates for maximum benefit and reduced environmental impacts (creating self-mitigating projects).

***LJA's history of compliance with programs, schedules, and budgets is best exemplified by our record of attracting repeat and ongoing business with both public and private-sector clients over the last 45+ years.***



# RESOURCES & CAPABILITIES



G

## G » RESOURCES & CAPABILITIES

### TEAM'S CAPABILITIES AND APPROACH FOR HANDLING MULTIPLE PROJECTS

Team efficiency and expertise are keys to maintaining schedules and milestones. Our team structure provides us "bench strength" and allows our team to complete similar tasks on separate projects simultaneously with confidence. This also provides us with a level of expertise to find the most efficient ways of completing tasks without sacrificing quality. Meeting the project schedule is a team effort. Communicating issues to and with the City early is imperative to maintaining the schedule and minimizing costs. If an issue or component of the project is not originally scoped, and requires our services, LJA will contact the City immediately to understand the new scope and develop innovative solutions while still maintaining the project schedule and budget. Throughout the process, the PM and APM will lead weekly, and as needed, team meetings to track schedule, budget, and milestone progress.

### ABILITY TO DELIVER PROJECTS WITHIN SPECIFIED SCHEDULE

LJA's team leaders will work together to assign resources from the various divisions throughout our company, as needed, to ensure tasks are completed in a timely manner and within budgets. The LJA Team is fully staffed with immediate availability to perform the services required for this project. In addition, the LJA Team has the local knowledge, technical expertise, and staff resources with experience in similar projects. We will take an aggressive attitude toward project scheduling by identifying potential bottlenecks and developing innovative ways to keep the project on track.

Key staff for this project are available and committed to perform their assigned roles, and will make the appropriate time commitment to ensure the successful completion of the project within the City's schedule. We carefully assess our project workload before committing to any project and make necessary adjustments to accommodate the demands for manpower or resources anticipated for successful project completion. The collective team assembled for this project anticipates no difficulty meeting schedule requirements. The following projects and estimated completion dates were for permitting components only. Dune permits are good for three years, and some clients elected to delay construction after permitting for whatever reason.

PROJECT NAME	ESTIMATED COMPLETION	ACTUAL COMPLETION
Joseph Cabela Beach Access	Fall 2016	Summer 2016
Jim Williams/Bill Judson	Winter 2017	Summer 2017
Padre Balli Park Upgrades	Spring 2019	Winter 2018
James Worth Residential	Fall 2016	Summer 2016

### CONTINGENCY PLAN

PM Doug Dusini, PE, and APM Yesenia Singleton, PE, are experienced in and responsible for managing tasks and resources amongst all team members, while simultaneously tackling any unforeseen circumstances that may arise. They will closely monitor the availability of resources throughout the project and act quickly to counterbalance any shifts in manpower or resources that could impede progress. Should there be a need for additional manpower, LJA has the vast resources of a 1,500-person firm to call upon.



***LJA has an extensive local and statewide team ready to serve the City of South Padre Island.***





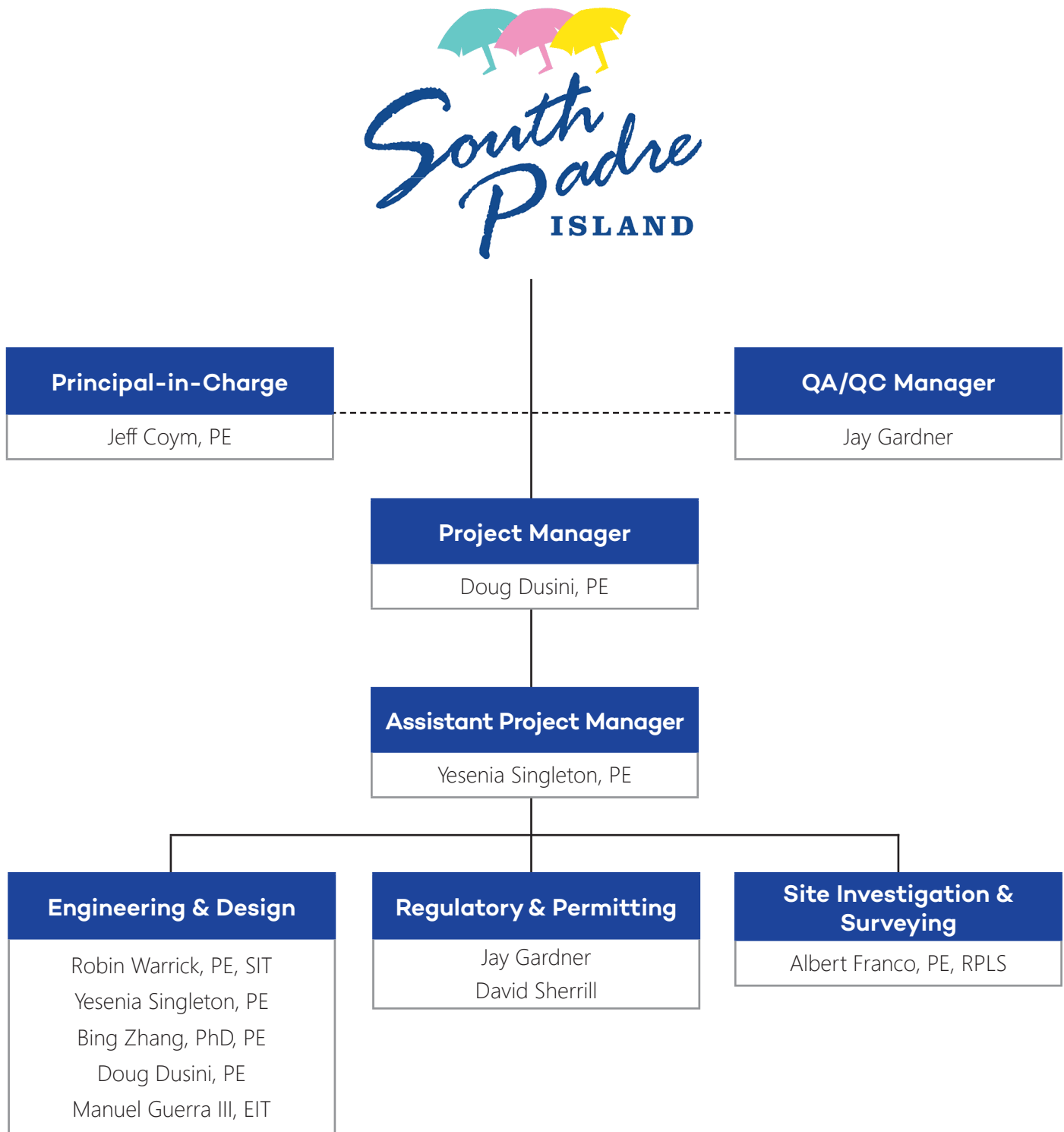
# PROJECT APPROACH



H

# H » PROJECT APPROACH

## TEAM STRUCTURE/ORGANIZATION





## WORK PLAN

LJA's project management standards ensure that by working closely with clients, and approaching the project in an all-inclusive manner, accurate timelines and budgets are generated to guide the project through the conception-permitting-design-bid-construction process. The LJA team will work closely with the City Staff, City Council, and the Shoreline Task Force at the start of the project to develop a comprehensive scope while identifying specific tasks and resource usage for schedule and project budget estimation. Schedulers, in consultation with the Project Manager, will identify critical-path elements to anticipate and avoid potential bottlenecks that may influence timely project execution, and work proactively to minimize any effect.

Our proven project management approach has consistently delivered solid performances as a result of the following key elements:







- Streamlined, efficient program management
- Local/regional project management and execution with experienced personnel from local offices
- Deep bench of technical specialists armed with experience on key technical and regulatory challenges
- Program management infrastructure for efficient schedule/cost management, cost reporting, QA/QC, health and safety contracts/procurement, and regulatory support
- Consistent project execution, reporting, and deliverable preparation
- Established project planning/execution process

Tasks are distributed and progress is tracked across all members of the project team to ensure successful completion. The Project Manager tracks the usage of budget dollars and resource hours to ensure the significant resources of the project delivery team are being directed in the most productive manner. Owner consultations at multiple stages of the project, as well as a rigorous QA/QC process, ensures the end result exceeds client quality standards.

## PROJECT MANAGEMENT PLAN

During a project, LJA's Project Managers will be available 24/7. They will attend meetings with all parties involved to ensure projects are on schedule and any issues are resolved promptly. In coordination with the City, LJA's PM will develop a Project Management Plan (PMP) immediately after receiving Notice to Proceed (NTP).

The PMP will establish:

 <b>Communication procedures between LJA and the City</b>	 <b>Kick-off meeting between LJA and the City</b>	 <b>Email communication protocols to track project progress</b>
 <b>Schedule of project progress meetings</b>	 <b>QA/QC policies and procedures</b>	 <b>File plan, CADD guidelines, design manuals, software</b>

Team members will receive a copy of the PMP so that everyone understands their responsibility and the responsibilities of the other team members. Proper coordination and information exchange between the LJA team and the City will be closely tied to the PMP and communication protocols established therein. This greatly increases the quality of a final product and minimizes conflicts during construction.

***With adequate resources, you can count on LJA's ability to accelerate project schedules and handle multiple assignments while remaining within budget to ensure the City's intent will be met.***





## PROJECT MANAGEMENT APPROACH

### PROJECT MANAGEMENT

- Confirm project objectives as identified by the City (Owner)
- Coordinate with State and Local jurisdictions/agencies

Typical milestone activities/work products:

- » Kickoff meeting/notes and site visit
- » Develop project goals and performance criteria/memo of project understanding
- » Project management/monthly activity summary/schedule updates
- » Meet with City Council, City Staff, and the Shoreline Task Force as needed

### SURVEY AND DATA COLLECTION

- Confirm project objectives as identified by the City
- Perform historical review and initial constructability/value engineering analysis and design
- Complete assessments and surveys, as required

### CRITERIA AND DESIGN DEVELOPMENT

- Confirm project objectives as identified by the City
- Select Criteria for Evaluation Matrix
- Coordinate with City Staff, City Council, and the Shoreline Task Force to define required components
- Research manufacturers
- Review flood and windstorm certificates of manufacturers
- Select a manufacturer with staff and team
- Contact manufacturers and local contractors

### REGULATORY SUPPORT/DUNE PERMITTING

- Confirm project objectives as identified by the City
- Draft dune permit application
- Coordinate with Shoreline Task Force
- Coordinate with TGLO
- Coordinate with TCEQ restore grant
- Final coordination and receive permit authorization

A sufficient level of engineering and permitting design needs to be completed in order to generate drawings and quantities that must be submitted for the Shoreline Task Force/TGLO permit application(s). This would also include a plan and location for any conservation/mitigation measures.

Typical milestone activities/work products:

- » Field work (e.g. MHW/OHWM delineation, wetland delineation, etc.)
- » Exhibits (e.g. drawings, maps, figures, etc. for permit applications)
- » Submittals as client agent, if desired
- » Response to agencies/revisions
- » Public process/response to comments, if needed
- » Revision assistance based on reviews
- » Receipt of all state, and local permits, if desired

### FINAL ENGINEERING AND PREPARATION OF CONSTRUCTION DOCUMENTS

- Confirm project objectives as identified by the Owner
- Check with manufacturer on cost
- Review project plans and specs
- Obtain Owner/stakeholder approval of plans



## BID AND CONSTRUCTION PHASE SERVICES

- Assist the City to procure a qualified contractor
- Perform construction oversight (e.g. drawing and technical specification interpretation, site visits)
- Substantial completion tasks (e.g. inspection, punch list, etc.)

Typical milestone activities/work products:

- » Bid phase calendar and bid announcement
- » Pre-bid conference participation and documentation
- » Addenda and responses to Requests for Information
- » Participation in bid evaluation and selection process as directed by the City
- » Coordination/correspondence with the City and prospective contractor leading to contract execution
- » Construction kick-off meeting and documentation
- » Field notes taken from project oversight activities/construction progress reports
- » Disposition of contractor submittals, change order requests, and pay apps

## PROJECT CLOSEOUT SERVICES

- Assist the City to ensure contractor completes all specified work
- Close out tasks (e.g. as-built drawings, final contractor submittals/invoices, final project management)

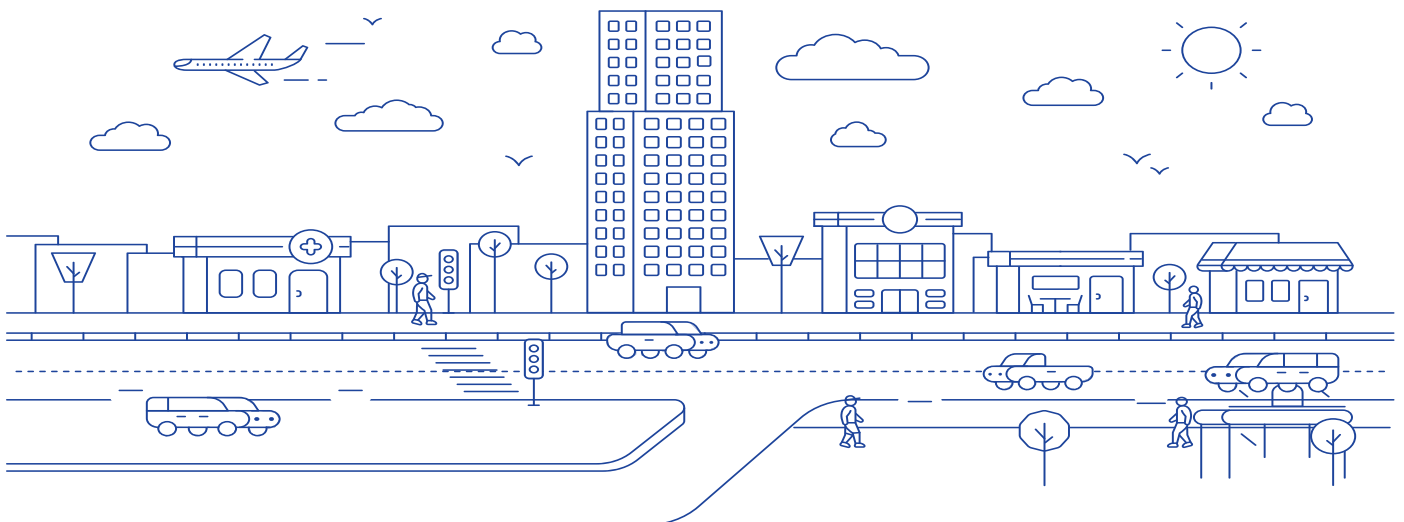
Typical milestone activities/work products:

- » Acceptance of contractor as-built drawings
- » Certificate of Substantial Completion/Certificate of Construction Completion/Windstorm Certificate
- » Construction contract close-out documentation

## QUALITY ASSURANCE/QUALITY CONTROL PROCESS

LJAs in-house procedures provide for a structured project management and quality assurance program from project initiation through final deliverables. Each project or task order commences with a project kick-off meeting to effectively communicate project goals, schedules, assignments, deliverables, and expectations to each member of the project team. As projects advance, weekly internal meetings are held to track progress, address challenges, and update assignments to ensure continuity of progress and head off any potential stumbling blocks.

In addition to internal project team meetings, senior project managers meet regularly to review workloads of shared resources to ensure adequate staff are always available to each task of every project. For each project, LJA provides regularly scheduled updates and project specific progress reports to our clients. According to the schedule and preferences of the City, progress reports are typically delivered in progress meetings to allow the City to comment and communicate any questions, concerns, or changes they feel are needed in the most efficient and open manner possible.



## QUALITY ASSURANCE

In specific terms, LJA assures unsurpassed project quality through our **TIME** process of four internal review steps:

- T** **Team reviews** will be performed on an internal, on-going, peer review process within each discipline.
- I** **Interdisciplinary reviews** will be performed across discipline by task leaders to ensure continuity of the final product through each facet of the project.
- M** **Milestone reviews** will be performed by an independent team at each deliverable milestone to validate continuity across the entire project, evaluate constructibility, and validate construction budgets/schedules.
- E** **Environmental compliance reviews** will provide assurance that all environmental commitments are met and permitting requirements are appropriately addressed in the project.

Tracking of plans routing through the internal review process will be maintained with a review stamp on plan sheets or by a transmittal cover sheet to document each reviewers' initials and date of comments or approval.

Upon completion of the internal **TIME** process, plans will be submitted to the client for their reviews. If any client review produces comments, a comment resolution meeting will occur to determine the best resolution and those decisions will be "red lined" in to the plans for modification. Proposed designs will then be updated per the red lined documents. Documentation of all reviews and the comments (both internal and by clients) will be retained by the QA/QC Manager, Jay Gardner.

The implementation of the **TIME** process is designed to ensure reviews are completed, comments addressed, and a record of the process maintained. In addition to the Quality Assurance procedures, LJA incorporates Quality Control measures through our project Coordination Plan, Critical Path Scheduling, and Design Budget Monitoring procedures.

## CRITICAL PATH SCHEDULE

A Critical Path Schedule (CPS) will be developed for every work authorization assigned by the City. The schedule will be created using Microsoft Project, an industry standard, resource loaded, critical path schedule software. The schedule will include all the steps from NTP through the final deliverables of the project.

## DESIGN BUDGET MONITORING

To monitor progress and allow for schedule recovery to be implemented in a timely manner, a tracking system in LJA's InFocus software and backed-up with a Microsoft Excel spreadsheet will be used. This redundant system will ensure the process is followed closely. We track the progress of the assignment against the cumulative project expenditures to ensure that the project remains within the time and cost constraints established during the scope and fee process. The percent complete will be determined by assessing progress at the sub-task levels and calculating an overall percent complete for the project.

LJA's PMP, detailed communication and documentation protocols with the City and QA/QC program have been used successfully on hundreds of projects over the years. All team members will be required to understand, sign, and use these processes.





## PROPOSED PROJECT SCHEDULE

TASK	ESTIMATED DURATION OF ACTIVITY IN MONTHS											
	1	2	3	4	5	6	7	8	9	10	11	12
Project Management												
Data Collection												
Analysis of data/ Reporting												
Preliminary Engineering Design Review with GLO												
Regulatory Coordination												
Final Engineering Design Review with GLO												
Bid & Pre-Construction Phase Services												

*We appreciate the opportunity to present our qualifications and look forward to bringing our experience and expertise to the City of South Padre Island.*

*LJA is positioned and ready to provide the professional environmental and engineering services that will move the City's projects forward.*

# COMMENTS ON STANDARD FORM AGREEMENT



I

# I » COMMENTS ON STANDARD FORM AGREEMENT

## EXCEPTIONS LIST TO THE CITY OF SOUTH PADRE ISLAND RFQ EXHIBIT B STANDARD FORM OF AGREEMENT

1. Please modify Article X *Warranty, Indemnification & Release*, Section 10.05 as follows:

10.05 Indemnity. To the fullest extent permitted by law, the Consultant agrees to indemnify, ~~defend,~~ and hold harmless the City, Consultant agrees to indemnify and hold harmless the City, its Council members, officers ~~agents, and~~ employees ~~and volunteers~~ (separately and collectively referred to in this paragraph as "Indemnatee") from and against all claims, damages, losses and expenses including but not limited to reasonable attorneys' fees arising out of or resulting from any negligent act, error, omission, intentional tort or willful misconduct, intellectual property infringement or including failure to pay a subconsultant, subcontractor, or supplier pursuant to the agreement by Consultant, its employees, subcontractors, subconsultants, or others for whom Consultant may be legally liable ("Consultant Parties"), but only to the extent caused in whole or in part by the Consultant Parties. Consultant shall name the City as an additional insured under the Consultant's general liability insurance policy and provide any defense provided by the policy. IF THE CLAIMS, ETC. ARE CAUSE IN PART BY CONSULTANT PARTIES, AND ALSO IN PART BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY OR ALL OF THE INDEMNITEES OR ANY OTHER THIRD PARTY, THEN CONSULTANT SHALL ONLY INDEMNIFY ON A COMPARITIVE BASES, AND ONLY FOR THE AMOUNT FOR WHICH THE CONSULTANT PARTIES ARE FOUND LIABLE AND NOT FOR ANY AMOUNT FOR WHICH ANY OR ALL INDEMNITEES OR OTHER THIRD PARTIES ARE LIABLE.

*Explanation: (1) When a Texas governmental entity requires a "defense," note that Local Government Code Sec. 271.904 provides no duty to defend and the Texas legislature intended to specifically delete "defend" from the original bill (see 84(R) HB 2049). However, Local Government Code Sec. 271.904(c) allows a defense under the Engineer's general liability policy if provided by the policy. (2) Local Government Code Sec. 271.904 provides no duty to indemnify agents or volunteers of a governmental agency. (3) The Texas Civil Practice And Remedies Code provides for the recovery of reasonable attorney's fees for rendered services.*

2. Please modify Article X *Warranty, Indemnification & Release*, Section 10.06 as follows:

Release. The Consultant releases, relinquishes, and discharges the City, its Council members, officials, officers, ~~agents, and~~ employees ~~and volunteers~~ from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to, sickness or death of the Consultant or its employees and any loss of or damage to any property of the Consultant or its employees ~~to the extent that is~~ caused by or ~~alleged to be caused by,~~ arising arises out of, or is in connection with the Consultant's work to be performed hereunder. Both the City and the Consultant expressly intend that this release shall apply regardless of whether said claims, demands, and causes of action are covered, in whole or in part, by insurance, ~~and in the event of injury, sickness, death, loss, or damage suffered by the Consultant or its employees, but not otherwise, this release shall apply regardless of whether such loss, damage, injury, or death was caused in whole or in part by the City, any other party released hereunder, the Consultant, or any third party.~~

*Explanation: (1) Please refer to the explanation in (2) above. (2) For governmental clients, Texas Government Code, Title 10, Subtitle F, Sec. 2254.0031 and Local Government Code Sec. 271.904 apply, which permit a State governmental entity to require an engineer to indemnify or hold harmless the State from claims and liabilities to the extent resulting from the negligent acts or omissions of the engineer or persons employed by the engineer. (3) The original text would have LJA release the City for their own negligence and such provisions are void and unenforceable under State law.*

3. Please add the following information for the Consultant in Article XIV *Miscellaneous Terms*, Section 14.02:

**Consultant:**



**LJA Engineering, Inc.**  
**Attn: Jeff Coym, Vice President**  
**3600 W Sam Houston Pkwy S, Suite 600**  
**Houston, Texas 77042**

EXCEPTIONS LIST TO THE CITY OF SOUTH PADRE ISLAND RFQ  
EXHIBIT C INSURANCE REQUIREMENTS

1. Please modify Section III *General Requirements Applicable to All Policies*, subpart D as follows:

Coverage shall not be ~~suspended, voided,~~ canceled, or not renewed ~~reduced in coverage or in limits~~ except after thirty (30) calendar days prior written notice has been given to the City of South Padre Island.

*Explanation: Certificates of insurance can provide for notification in the event of cancellation, non-renewal, and cancellation for non-payment. There is no such notice of suspension, voided, or reduced in coverage or in limits.*

2. Please modify Section VII *Professional Liability requirements*, subpart B as follows:

Minimum of \$1,000,000 per claim and \$2,000,000 aggregate, with a maximum deductible of \$500,000.00 ~~100,000.00~~.

*Explanation: LJA's current professional liability policy deductible is \$500,000, which is the industry norm for firms of our size. The insurance industry is constantly shifting and LJA cannot guarantee that the deductible for this specific policy will not be impacted because of changes in the market. Also, a deductible obligation is between the insured and the insurance company, and any failure to meet a deductible would not "stop" the insurer from paying a claim, but would simply reduce the limits available.*

# CERTIFICATION FORM »

## CERTIFICATION and ACKNOWLEDGMENT

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: Vice President

Typed Name: Jeff Coym, PE Company Name: LJA Engineering, Inc.

Phone No.: 361.360.2140 Fax No.: 361.993.7569

Email: jcoym@lja.com

Bid Address:	<u>5350 S Staples Street, Suite 425</u>	<u>Corpus Christi</u>	<u>Texas</u>	<u>78411</u>
	<u>P.O. Box or Street</u>	<u>City</u>	<u>State</u>	<u>Zip</u>

Order Address:	<u>5350 S Staples Street, Suite 425</u>	<u>Corpus Christi</u>	<u>Texas</u>	<u>78411</u>
	<u>P.O. Box or Street</u>	<u>City</u>	<u>State</u>	<u>Zip</u>

Remit Address:	<u>5350 S Staples Street, Suite 425</u>	<u>Corpus Christi</u>	<u>Texas</u>	<u>78411</u>
	<u>P.O. Box or Street</u>	<u>City</u>	<u>State</u>	<u>Zip</u>

Federal Tax ID No.: 76-0540328

DUNS No.: 025475513

Date: 11/3/2022

Green, Rubiano & Associates  
Structural Engineers

Statement of Qualifications  
For Professional Engineering Services  
For the Fantasy Circle Beach Access Improvement  
RFQ No. 2022-SL02



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



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# GREEN, RUBIANO & ASSOCIATES

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Structural Engineers  
Firm Registration #: F-4145

1220 West Harrison  
Harlingen, Texas 78550  
(956) 428-4461  
[www.graengineering.com](http://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](http://www.graengineering.com)

November 2, 2022

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 2022-SL02  
Professional Services for the Fantasy Circle Beach 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 Fantasy Circle Beach Access Improvements as requested by the City of South Padre Island RFQ 2022-SL02.

GRA has over 45 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 150 million dollars in construction costs.

GRA is familiar with the unique needs of beach access 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 Fantasy Circle Beach Access Improvements.

As the principal registered engineer of the firm for 29 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 [rubiano@graengineering.com](mailto:rubiano@graengineering.com).

Respectfully,




Rolando R. Rubiano, P.E.  
Senior Partner



## CERTIFICATION and ACKNOWLEDGMENT

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: Principal and 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>
	P.O. Box or Street	City	State	Zip

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

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

Federal Tax ID No.: 74-2950532

DUNS No.: 03-614-9474 Unique Entity ID: N7E6LLK7MS1

Date: 11/2/2022

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:  
2022-950771

Date Filed:  
11/01/2022

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

GREEN, RUBIANO & ASSOCIATES, INC  
HARLINGEN, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

CITY OF SOUTH PADRE ISLAND

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

RFQ 2022-SL02  
FANTASY CIRCLE BEACH ACCESS IMPROVEMENTS

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	RUBIANO, ROLANDO	Harlingen, TX United States	X	
	CAVAZOS, HERIBERTO	Harlingen, TX United States	X	
	RUBIANO, CYNTHIA	Harlingen, TX United States	X	

5 Check only if there is NO Interested Party.

☐

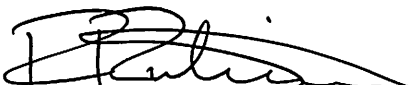
### 6 UNSWORN DECLARATION

My name is Rolando R. Rubiano, and my date of birth is July 26, 1971.

My address is 518 E Woodland Dr, Harlingen, TX, 78550, USA.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Cameron County, State of Texas, on the 2nd day of November, 2022.  
(month) (year)

  
Signature of authorized agent of contracting business entity  
(Declarant)

## SECTION A FIRM INTRODUCTION



# GREEN, RUBIANO & ASSOCIATES

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Structural Engineers  
Firm Registration #: F-4145

1220 West Harrison  
Harlingen, Texas 78550  
(956) 428-4461  
[www.graengineering.com](http://www.graengineering.com)

## ***Firm Introduction***

**Firm:** Green, Rubiano and Associates, Inc.  
1220 W. Harrison Ave.  
Harlingen, Texas 78550  
(956) 428-4461  
[www.graengineering.com](http://www.graengineering.com)

**Type of Organization:** Corporation

**Contact and Principal:** Rolando R. Rubiano, P.E.

**Firm Established:** 1983: Green & Associates  
2000: Renamed Green, Rubiano & Associates

**Principal:** Rolando R. Rubiano, P.E.

**Partner:** Heriberto Cavazos, P.E.

**Primary Contact:** Rolando R. Rubiano, P.E.  
[rrubiano@graengineering.com](mailto:rrubiano@graengineering.com)

**Texas Firm Registration Number:** F-4145

**Certifications:** HUB Certified by the General Service Commission for the State of Texas  
*HUB Certificate/VID Number: 1742950532800*  
Texas Department of Insurance Certified Building Inspectors

### ***Background, Organizational Description and Philosophy:***

GRA has more than 45 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 140 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 13 full time staff members. As the principal registered engineer of the firm for 22 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 Fantasy Circle Beach 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. As well, with GRA you 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 beach access projects on the City of South Padre Island. With extensive experience designing the beach access walk-overs and drive-overs listed below, EK Atwood Park for Cameron County Beach Access #5, and the currently under construction Whitecap Beach Access, GRA offers the City experience and expertise to assist the City in meetings its design scope, schedule and budget for the construction of the Fantasy Circle Beach Access Improvements.

## **City of South Padre Island:**

- Whitecap Circle Beach Access Improvements – 2022
- 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

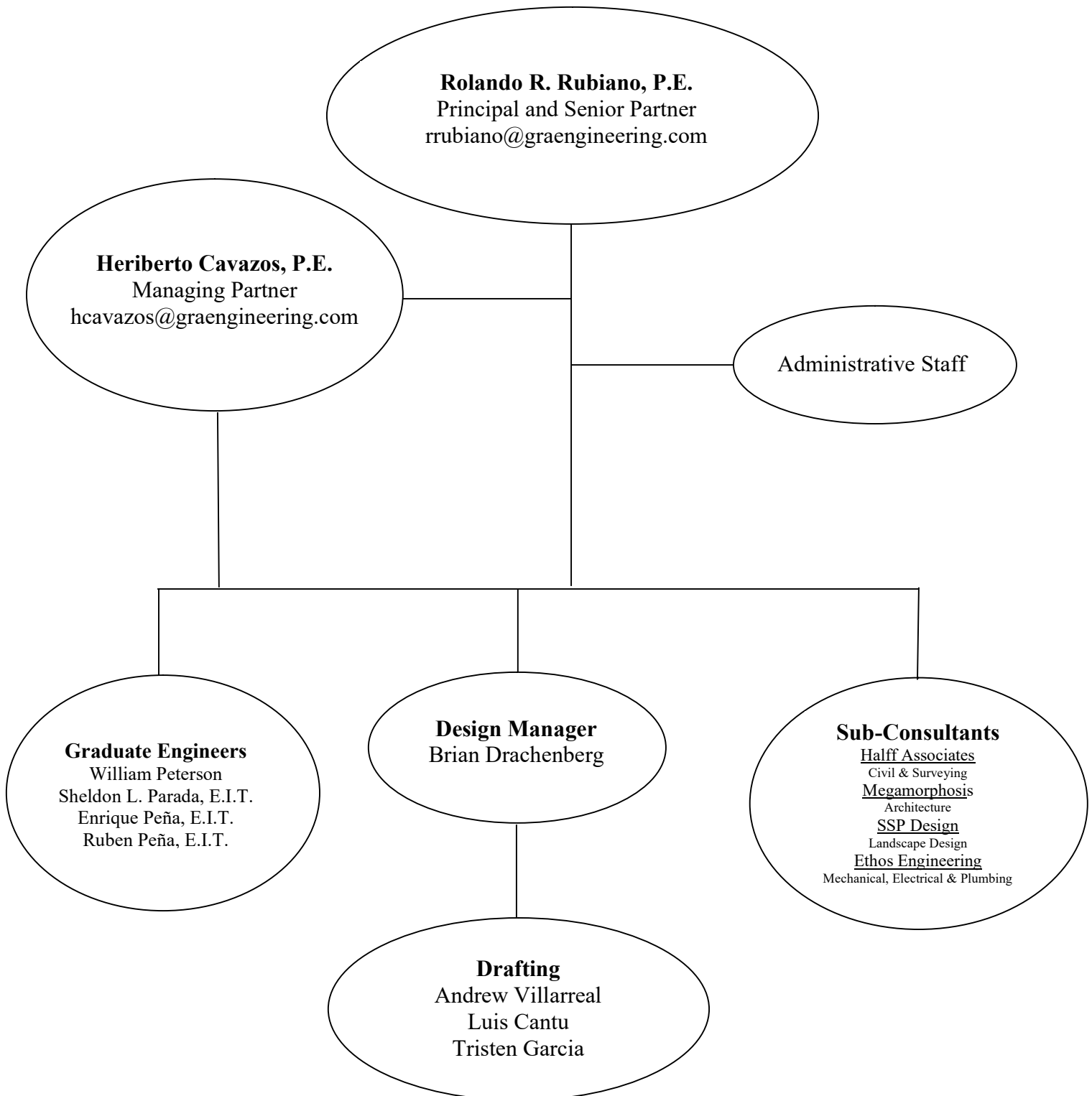
## **Cameron County**

- 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

## **City of Brownsville**

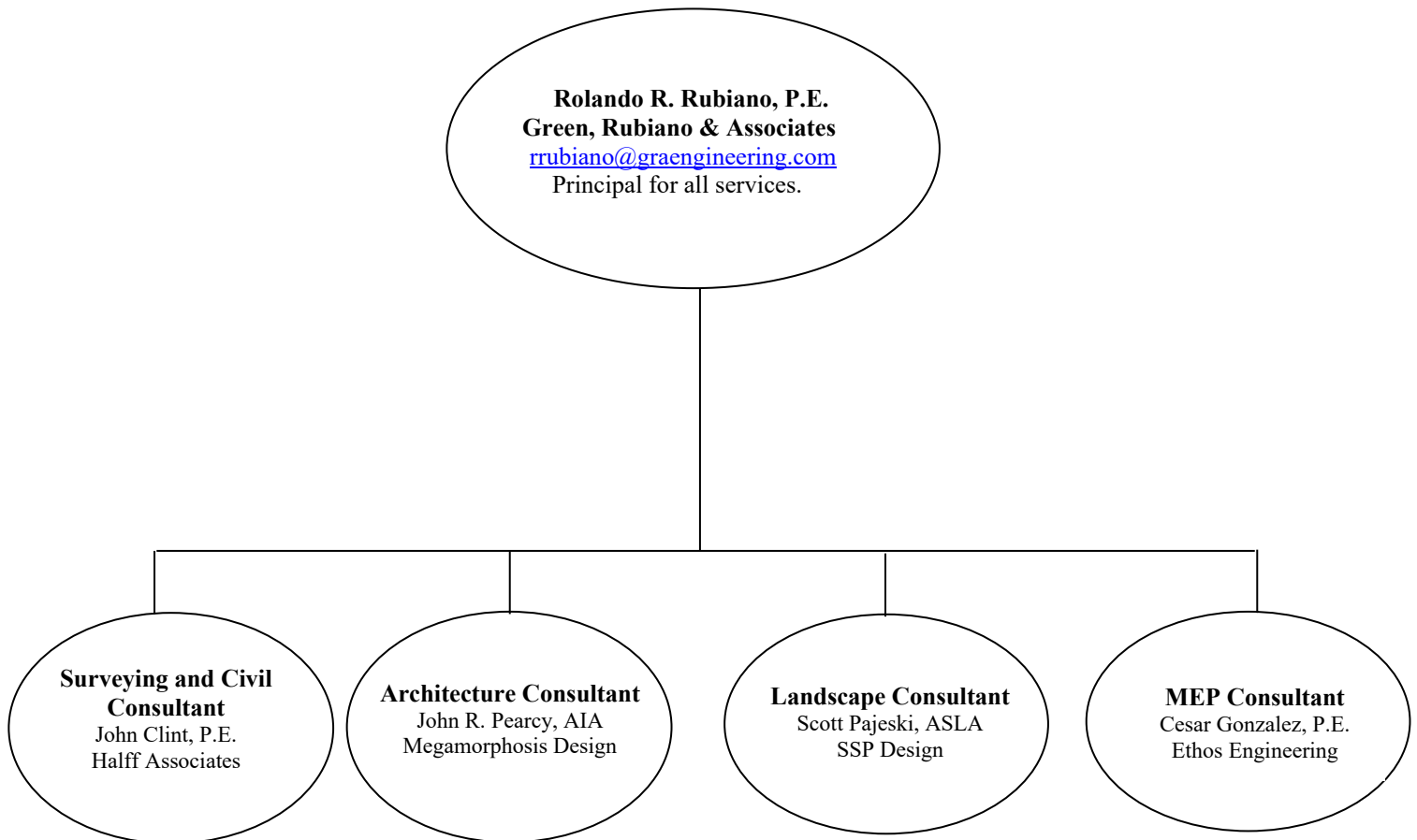
- Palo Alto National Battlefield Boardwalk - 2020

## *GRA Project Organizational Chart*





## *Sub-Consultants Resource Chart*



## SECTION B

### TEAM LEADER QUALIFICATIONS

# GREEN, RUBIANO & ASSOCIATES

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Structural Engineers  
Firm Registration #: F-4145

1220 West Harrison  
Harlingen, Texas 78550  
(956) 428-4461  
[www.graengineering.com](http://www.graengineering.com)

## ***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 12/31/2022

### ***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.



## ***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:**

- Whitecap Circle Beach Access Improvements – 2022
- 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

### **City of Brownsville**

- Palo Alto National Battlefield Boardwalk - 2020

## ***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.***

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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 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.

**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 1-31-2022

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 R. Percy, AIA, LEED-AP

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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

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**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: 03-31-2023

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

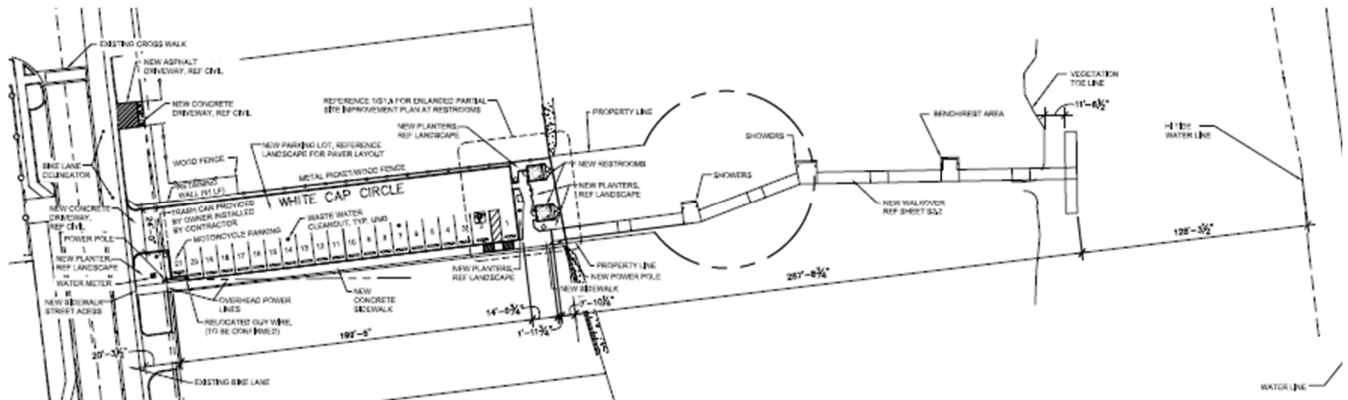
Starting as Graduate Engineer, he functioned as CAD operator performing drafting tasks and basic calculation activities. With time and experience gained, he became a Mechanical Designer, in charge of generating HVAC and Plumbing plans and documents suitable for cost estimation and constructability coordination 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.



SECTION D  
FIRM EXPERIENCE  
COMPLETED WITHIN LAST 5 YEARS

***Firm Experience***  
***Projects within Last 5 Years***

## *Whitecap Circle Beach Access – 2022*



**Description:**

The Whicap Circle Beach Access development includes 21 parking spaces, two single-user restrooms, and a 180-foot dune walkover with rinse areas for public use. The project design and site layout provides ease of access for pedestrians to our coastal beaches while respecting the native dune line and prioritizes the preservation of the existing mature vegetation and dune contour. The development of the parking lot provided the opportunity to mitigate sand volume to adjacent property low-lying areas. This reinforced the dune line protection from storm surge while providing for additional native vegetation planting to encourage further development of our vegetative dune line. The parking lot surfacing offers rainstorm permeability while maintaining long-term serviceability of the parking area. The restroom design is intended to provide a pleasing coastal aesthetic and provides for naturally aerated restrooms while protecting the privacy of the users with a dual implantation of wood framed louvers and landscape design.

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

**Role of firm:** GRA is the lead engineering consultant responsible for the overall design and construction.

**Cost of Construction:** \$1,305,962.00

*Year:* 2022

**Agency contact name and phone:** Kristina Borburka, Shoreline Director, City of SPI, 956-761-3837

***Applicability of project:***

This project provides the City of South Padre Island the active experience of working with GRA. GRA has worked closely with Shoreline staff to develop an access and restroom design that can be maintained and implemented throughout the City's public beach accesses as a design standard. The project allowed GRA to support City staff in their regulatory communication and permit application with state agencies. GRA's experience of working with current staff at the City and state level offers the City the ability for GRA to best support the Fantasy Circle Beach Access Development.

## *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.

## *Palo Alto Battlefield Trail Extension – 2020*



### ***Description:***

This project includes a 1.8 miles of 10-foot wide concrete and elevated wood framed boardwalk spanning along the Palo Alto Battlefield National Park. The trail extension is designed for pedestrian, bicycle and light vehicular loading. The elevated structures were designed with long term service life and minimal impact to the visual aesthetic of the national park.

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

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

***Cost of Construction:*** \$1,027,000.00

***Year:*** 2020

***Agency contact name and phone:*** Doroteo Garcia, Jr., P.E., City Engineer, City of Brownsville, 956-541-1012

### ***Applicability of project:***

This boardwalk project bears some similarity to the intended Fantasy Circle drive-over and public access project. The Palo Alto trail extension project allows GRA to offer the City their experience in working with multiple agencies while meeting a project budget. GRA experience in working with local contractors and readily available timber and composite material on elevated structures can be an asset to the Fantasy Circle project. GRA will bring the experience gained on this project and similar projects to assist the City with their unique project opportunities and regulatory requirements for a wood-framed removable structure capable of supporting emergency vehicle loading.



## *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:*** \$3,493,486.50

***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.

## ***SPI Convention Centre Boardwalk Structural Re-Evaluation – 2019***



### ***Description:***

The City of South Padre Island requested GRA provide engineering services to conduct a visual observation and evaluation of the existing Convention Centre boardwalk. The structural observation was requested due to budgeting preparations and a need to update the GRA Engineering 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.

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

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

***Assessment Fee:*** \$5,580.00

***Year:*** 2019

***Agency contact name and phone:*** SPI Convention Centre, 956-761-3000

### ***Applicability of project:***

GRA responded to the City's request for a re-assessment and update of GRA's initial structural inspection report completed in June 2014. GRA provided repair recommendations and cost estimates for repairs to meet the City's need for budgeting information for the next budget cycle.

## 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 3 design technicians plus administrative personnel are available to be assigned to the Fantasy Circle Beach Access Improvement project. Upon initiation of the project, GRA will offer the City a project manager from our firm as well as a project manager from each of our sub-consultants (Megamorphosis Design, Halff 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*

GRA will be the project's lead design firm for the proposed Fantasy Circle Beach 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 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 Beach Access Improvements project. Our shared team experience leverages brainstorming of various design approaches for the benefit of the project schedule and overall scope development.

Sub-consultant work will be approximately 40% of the total work. GRA will manage the remaining percentage of work in overall site layout, site parking, structural design, and project management. Geotechnical engineers will need to be brought on board by the City and GRA is available to assist as desired by the City in the selection of the geotechnical engineer.

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 progress 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.

### *Fantasy Circle Beach Access Improvements Dune Considerations and Proposed Design*

The City will utilize funding to design and construct a load-bearing, wooden drive-over for emergency vehicular traffic at the Fantasy Circle Beach Access. GRA is familiar with and has previously designed beach access drive-overs for the City. The uniqueness of this project will be the use of wood timbers and heavy wood planks as a driving surface. This will be similar to the time-tested wooden bridge structures used in several areas of our state. GRA will design the drive-over structure to meet AASHTO'S HS-20 loading specifications for a dual axel vehicle rating. The drive-over's length and curvature will be designed to limit the height of the structure to allow for a proper line of sight for vehicle drivers while maintaining the Texas accessibility standards for walking surfaces. To manage simultaneous vehicle and pedestrian traffic, an extension to the width of the drive-over structure can be considered. This would

allow pedestrians to safely be on the drive-over in the event of an emergency vehicle needing to access the structure simultaneously. The approach access will be studied carefully to limit the impact on current parking while providing ease of access to pedestrians from the Gulf Boulevard hike and bike lane. The layout of restrooms and drinking fountains, as well as trash barrels and public benches will be considered a priority to facilitate maximum use of the beach access while maintaining the priority of emergency vehicle traffic. The restrooms will incorporate the City's new standardized design as implemented in the Whitecap Beach Access Improvements project. Displaced sand, as well as construction impacted vegetation, will be mitigated onsite to minimize project costs associated with sand transportation and off-site vegetation management. GRA will work closely with Shoreline department staff in support of their dune and beach permit applications with the GLO.

### ***Conceptual Design, Preliminary Design and Final Design Phases***

GRA can quickly mobilize our team to begin work on the Fantasy Circle Beach Access Improvements project design. The collaborative effort put forth on the current Whitecap Circle Beach Access Improvements project allows our team to move quickly through scope confirmation and jump into design development efforts. The restroom standard design intended to be utilized for the Fantasy Circle Beach Access Improvements project as referenced in the Fantasy Circle Beach Access Improvements RFQ was developed and designed by our team for the Whitecap Circle Beach Access Improvements project.

The first objective will be to obtain a property boundary survey. With the scope presented in the RFQ and our proposed layout we can quickly enter the design phase and begin to discuss optional layouts with City staff to refine the site layout to meet the project scope, budget and schedule expectations.

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 approval. While GLO 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 multiple City departments an avenue for input prior to completion of the bid documents.

### ***Bid Preparation & Evaluation***

With staff's input throughout the various milestones of construction document development, the project will be delivered to the City for bidding and final GLO 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 construction administration will include attending weekly site visits and managing monthly scheduled progress meetings to assist the contractor with a timely completion of a high-quality construction project. Key milestones in construction will be communicated to the GLO for their continued engagement and to facilitate final project acceptance.

## *Project Schedule*

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 Fantasy Circle RFQ will typically require 12 to 14 months from scope development to completion of construction. Scope development, design work and regulatory agency review should be scheduled for a 3 to 5 month duration depending on the complexity of the identified scope. 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 5 to 6 months. To maintain schedule, we recommend engaging the GLO early in the design process. The dynamics of dune and vegetation lines at the site due to seasonal storms have the potential to necessitate design changes to remain within dune and vegetation preservation parameters set by the GLO and may affect schedule considerations.