

6. Discussion and Action: Downtown Façade Grant RFQ's

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 2/17/2026
Re: Downtown Façade Grant RFQ's

The following firms submitted RFQ's for the Downtown Façade Program; Roberto J. Ruiz Architec, Inc located at 615 West Tandy Road Brownsville, Texas 78520, Negreate & Kolar Architects, LLP located at 204 East Stubbs Street Edinburg, Texas 78539. Please see attached RFQ's

Recommendation: Will of the board

NEGRETE & KOLAR ARCHITECTS,LLP

Austin

11720 North IH-35
Austin, Texas 78753
TEL 512.474.6526
CELL 512.461.8810

Rio Grande Valley

204 East Stubbs Street
Edinburg, Texas 78539
TEL 956.386.0611



STATEMENT OF QUALIFICATIONS FOR

Architectural Services for the Development Corporation of Mercedes Downtown Façade Program

February 13, 2026

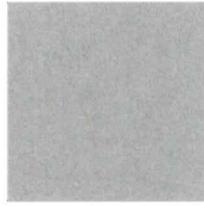
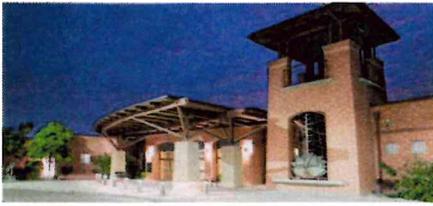
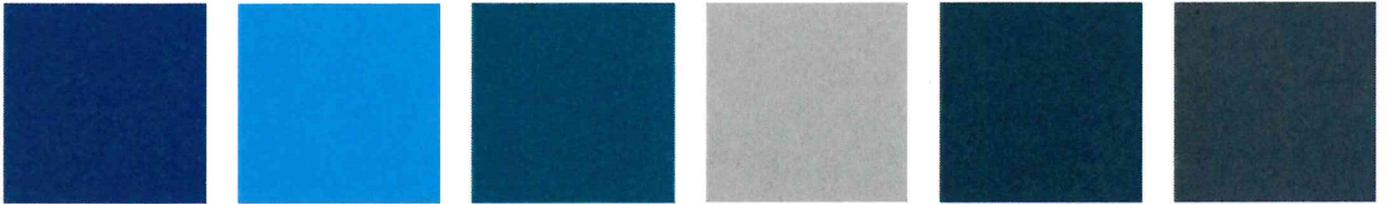


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NEGRETE & KOLAR ARCHITECTS,LLP



Letter of Interest

NEGRETE & KOLAR
ARCHITECTS, LLP
www.nekoarch.com

Austin
11720 North IH-35
Austin, Texas 78753
CELL 512.461.8810
TEL 512.474.6526

Rio Grande Valley
204 East Stubbs Street
Edinburg, Texas 78539
TEL 956.386.0611

February 13, 2026

Zefra Mascorro
Development Corporation of Mercedes
320 S. Ohio Ave
Mercedes, TX 78570
zmascorro@mercedesedc.com

Re: Downtown Façade Program - Architectural Services

Dear Ms. Mascorro,

We are pleased to submit our Statement of Qualifications for the referenced RFQ. Based on the scope described in your Request for Qualifications, we believe our team has the expertise and experience that is well suited to serve the needs of the Development Corporation of Mercedes. We are regularly engaged in the design of public projects that serve societal needs and the focus on that segment of architecture represents the interests and values of the firm. Our work has been primarily for public institutions, including state and federal agencies, universities, municipalities, and school districts.

Negrete & Kolar Architects, LLP is a broad based experienced firm with solid credentials in varied applications of Public Architecture including Historic Preservation, rehabilitation, and adaptive reuse of significant period structures. Over the course of decades of public engagement through architecture, we have earned a reputation for delivering quality design services on time and on budget.

Our firm is comprised of a unique dedicated group of professionals who are solidly accomplished, dependable, and unequivocally talented to be the DCoM's Architectural Services provider. We support our delivery of service through management of design, construction documents, and processes necessary to comply with the unique Historic Property requirements and compliance standards of the program.

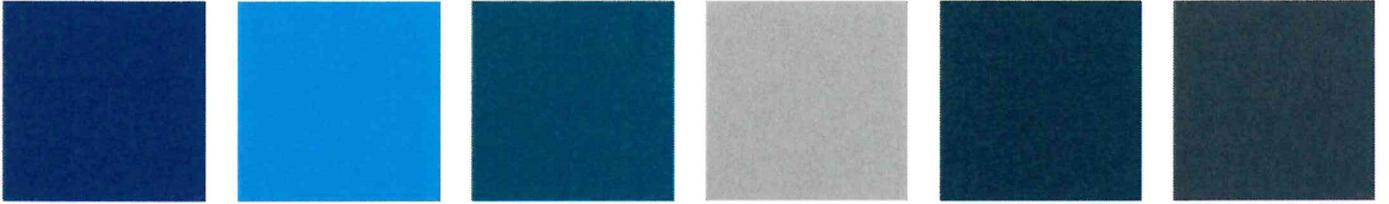
As Principal and authorized negotiator of Negrete & Kolar Architects LLP, I will guide the process of each aspect of the work from inception to completion. Our team is dedicated to delivering responsive architectural services and we look forward to the possibility of partnering with the Development Corporation of Mercedes to strengthen the economic vitality and architectural character of downtown Mercedes.

Sincerely,



David Negrete, AIA
Principal Architect / Partner
Negrete & Kolar Architects, LLP
dnegrete@nekoarch.com
C: (512) 461-8810

NEGRETE & KOLAR ARCHITECTS,LLP



Firm Profile

NEGRETE & KOLAR ARCHITECTS, LLP

www.nekoarch.com

Austin

11720 North IH-35
Austin, Texas 78753
TEL 512.474.6526
CELL 512.461.8810

Rio Grande Valley

204 East Stubbs Street
Edinburg, Texas 78539
TEL 956.386.0611



RIO GRANDE VALLEY OFFICE (PROJECT OFFICE)

204 East Stubbs Street
Edinburg, Texas 78539

AUSTIN OFFICE (HEADQUARTERS)

11720 North IH-35
Austin, Texas 78753

BUSINESS OPERATION

Established in 2003
23 Years in Business in present form
(35 years total in different iterations)

Limited Liability Partnership between:
David Negrete, AIA; Partner
Diana Negrete; Partner
11720 North IH-35
Austin, Texas 78753

LICENSURE

Texas Board of Architectural
Examiners, No. B-146
The firm is licensed to provide
Architectural and Interior Design
Services in the state of Texas.

David Negrete, AIA

Registered Architect
State of Texas, No. 11640
Registered Interior Designer
State of Texas, No. 5057

Esteban Zamora, AIA

Registered Architect
State of Texas, No. 31228

CERTIFICATIONS

DBE (Disadvantaged Business
Enterprise)
MBE (Minority-Owned Business
Enterprise)

FIRM PROFILE & HISTORY

Negrete & Kolar Architects is a 35-year full-service Architecture Design Firm serving Central, South, East & West Texas Clientele.

- We excel in the design of Public Space for people and their spatial-user needs and challenges.
- We provide planning, programming, budgeting, & interior design solutions in support of comprehensive Professional Architectural Services.
- We develop responsive design focused on sustainable, durable, user-compatible, and cost-effective solutions.

Early on, the firm established as its goal a concentration on projects that improve public spaces and demonstrate social consciousness which represented the firm's values and interests. Thus, from on, many of our clients have been municipalities, school districts and public service agencies in central and south Texas.

Negrete & Kolar understands the needs of public services facilities and we believe that through our many years of experience we can serve the needs of the Development Corporation of Mercedes.

RESOURCE CAPABILITY TO PERFORM REQUIRED SERVICES

Negrete & Kolar Architects maintains the personnel and technical expertise required to deliver all phases of the Downtown Façade Program, including preliminary architectural reports, design, cost estimating, bidding, construction administration, quality control, and project closeout.

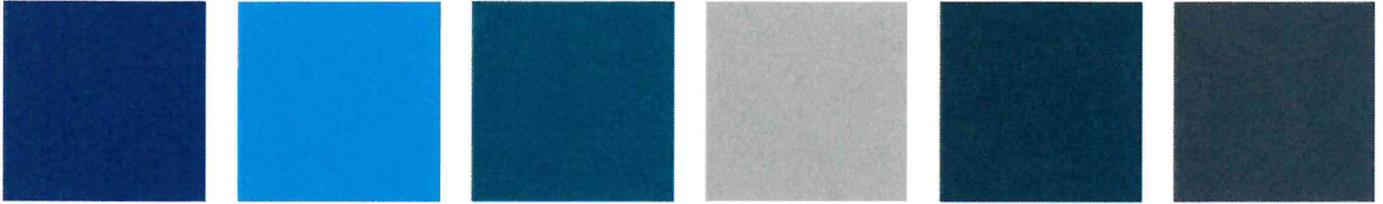
KNOWLEDGE OF THE COMMUNITY

Negrete & Kolar Architects has extensive experience working throughout South Texas and the Rio Grande Valley, including direct involvement in communities with historic downtown districts. With a staffed office located in Edinburg, Texas, the firm brings local insight, accessibility, and responsiveness to projects in the region.

ERRORS AND OMISSIONS INSURANCE

Negrete & Kolar Architects, LLP carries an annual aggregate of 2 million dollars of Professional Liability Insurance. We also carry an annual aggregate of 2 million dollars in Automotive Liability and 2 million dollars annual aggregate in General Commercial Liability. Certificates are available upon request.

NEGRETE & KOLAR ARCHITECTS,LLP



Relevant Project Experience

NEGRETE & KOLAR ARCHITECTS, LLP

www.nekoarch.com

EXPERIENCE WITH HISTORIC AND DOWNTOWN FAÇADE IMPROVEMENTS

Negrete & Kolar Architects has extensive experience with renovation, restoration, and façade improvements for historic buildings, including buildings located within historic districts. Our work has included exterior rehabilitation, material restoration, accessibility upgrades, and coordination with municipal standards and review agencies.

The firm understands the importance of maintaining architectural integrity while delivering cost-effective, constructible solutions that meet program budgets and support long-term durability. Our approach balances visual impact with practicality, ensuring that façade improvements contribute meaningfully to downtown revitalization efforts.

SECRETARY OF THE INTERIOR'S STANDARDS

Negrete & Kolar Architects has experience working in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. All work performed under the Downtown Façade Program will adhere to these standards to ensure historically appropriate, code-compliant, and sustainable improvements. Furthermore, we are also familiar with Historic preservation guidelines established by the Texas Historical Commission.

Our specific experience working with Historic preservation guidelines includes:

Mercedes Historic City Hall & Fire Station Report | Mercedes, Texas

Assessment and rehabilitation plan for Historic Landmark located within the Mercedes historic district.

Weslaco Historic City Hall & Fire Station | Weslaco, Texas

Historic façade restoration and adaptive reuse located within the Weslaco historic district.

Nellie Schunior High School Renovation | La Joya, Texas

Historic envelope & interior restoration and adaptive reuse.

ECISD Central Administration Building | Edinburg, Texas

Historic envelope & interior restoration and adaptive reuse.

Gebauer Building Renovation | University of Texas at Austin

Historic façade restoration and building rehabilitation.

GSA / ICE Big Spring Area Office | Big Spring, Texas

Historic envelope renovation and adaptive reuse.

The subsequent pages include detailed data sheets of these projects and other relevant project experience.

NEGRETE & KOLAR ARCHITECTS,LLP

www.nekoarch.com

MERCEDES HISTORIC CITY HALL & FIRE STATION REPORT

Mercedes Economic Development Corporation / Mercedes, Texas

Project Owner & Contact:

Mr. Hernan Gonzalez
Executive Director
Mercedes Development Corporation
417 S. Ohio
Mercedes, TX 78570
(956) 565-2230

Completion Date

October 2014

Preliminary Budget

\$2,506,000

Final Budget

TBD

Scope of Services Provided

Historical Structural Assessment
Rehabilitation Plan

Consultants

Structural Engineering
Chanin Engineering, LLC
MEP Engineering
Trinity MEP Engineering

Team

Project Architect
David Negrete, AIA
Project Manager
Andres L. Mata, Jr.



This study includes a brief history the Mercedes Historic City Hall and vicinity, an overview of the existing conditions of the building, and broad recommendations for rehabilitation and preservation treatment of the building with proposed repurposing of the site and interior spaces for modern viability.

Very few surviving construction documents on the building were found. Historic photographs and research material from various sources were used to locate reference material about the building. Consultants provided building evaluation and assessment reports for existing structural, mechanical, electrical, and plumbing systems.

Several on-site visits to gather a general sense of the condition, occupancy, and use of the building served as the basis of preparing this summary. As a historic and important focal point for the community, this iconic masonry structure will benefit from halting its deterioration by fully occupying the building as a significant and important civic community building. The opportunity and value for the City of Mercedes is to assure that the building will survive and continue to be used for generations to come.



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WESLACO HISTORIC CITY HALL & FIRE STATION

City of Weslaco / Weslaco, Texas

Project Owner & Contact:

City of Weslaco
Bernard Rodriguez, Project Manger
255 S. Kansas Ave.
Weslaco, Texas 78596
TEL: 956.973.3146

Completion Date

Design: Sep. 2004 - Jan. 2005
Construction: May 2005 - Jan. 2006

Construction Cost

\$400,000

Scope of Services Provided

Full Architectural Services

Consultants

Structural Engineering

Solario & Associates

MEP Engineering

Unitech Engineering

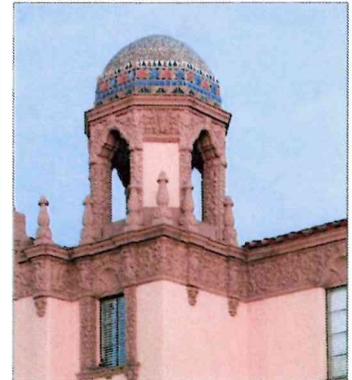
Landscape Architecture

SSP Design

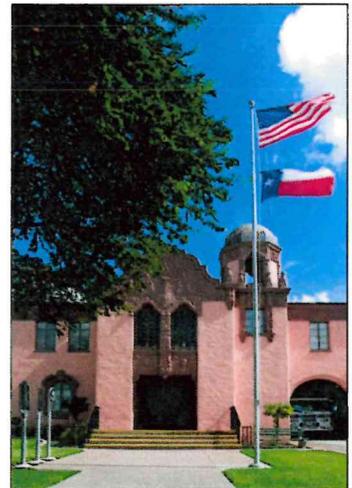
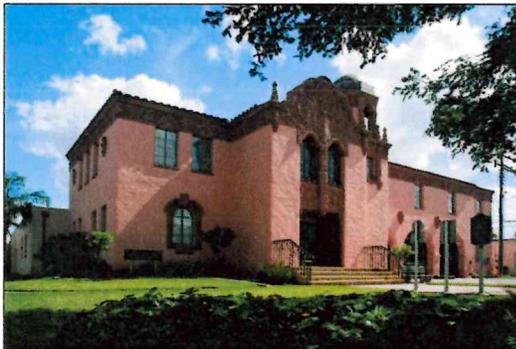
Team

Project Architect/Manager

David Negrete, AIA



This project was an exterior restoration of an existing historic city hall building. Work consisted of waterproofing existing windows, rebuilding deteriorating façade over front entrance, and completely removing and reinstalling historic barrel tile roof after waterproofing substrate. A local stucco artist was commissioned to restore ornate window frames and the building eave's decorative frieze and stylized frontispiece.



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NELLIE SCHUNIOR CENTRAL ADMINISTRATION BUILDING

La Joya ISD / La Joya, Texas

Project Owner & Contact:

Daniel Garza
La Joya ISD
201 E. Expressway 83
La Joya TX 78560
TEL: 956.323.2125
FAX: 956.580.5008
Email: d.garza9@lajoyisd.net

Completion Date

March 2013

Construction Cost

\$6,500,000

Scope of Services Provided

Full Architectural Services

Consultants

Structural Engineering

Solorio & Associates

MEP Engineering

Half Associates, Inc.

Civil Engineering

Half Associates, Inc.

Landscape Architecture

Integrated Landscape Architecture

Team

Project Architect/Designer

David Negrete, AIA, Principal

Project Manager

Andres L. Mata, Jr., Assoc. AIA

Contractor

E-CON Group



This two-phase project consisted of transforming an existing historically significant high school building into the new central administration building for the school district. The project scope included abatement of hazardous materials, exterior envelope rehabilitation, structural rehabilitation and upgrade, new hardware and security hardware implementation, complete interior renovation space planning redesign and extensive site renovations to create new parking and accessible routes into the approximate 52,000 SF building from multiple entry points.

Specific Energy Conservation measures undertaken included envelope window/Glazing replacement and upgrade from single pane windows to highly efficient modern but historically sensitive window systems and entrances. Existing roof top units were analyzed and improved both in optimal mechanical operation and as well with electrical wiring upgrades in line with maximum efficiency. The entire facility was selectively demolished of its original interior partitions with new electrical systems implemented with an electrical coordination study to ascertain optimal performance.

Fire sprinkler systems were non-existent and were incorporated into the newly commissioned historical site in the overall renovation effort. A follow up recommendation to improve a 1980s integrated classroom addition now converted to office space was implemented to replace all of the 1980s storefront single glazed window units with highly energy efficient manufactured windows similar to the historic adaptation windows of the 1920s historical site facility.

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EDINBURG CISD CENTRAL ADMINISTRATION BUILDING AND NETWORK OPERATING & IT TRAINING CENTER

Edinburg CISD / Edinburg, Texas

Project Owner & Contact:

Robert Pena, Jr.
Edinburg CISD Board of Directors
411 North 8th Avenue
Edinburg, Texas 78541
TEL: 956.207.3644
Email: robert.pena@ecisd.us

Completion Date

February 2010

Construction Cost

\$10,200,000

Scope of Services Provided

Full Architectural Services

Consultants

Structural Engineering

Green Rubiano & Associates

MEP Engineering

Halff Associates, Inc.

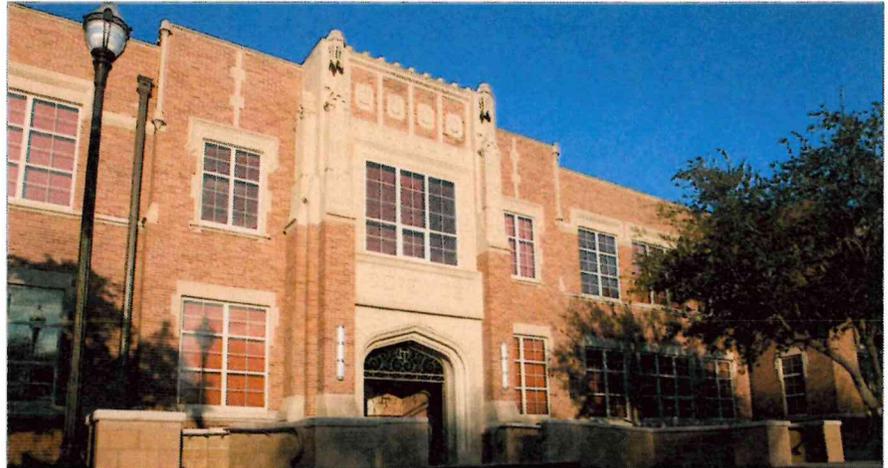
Civil Engineering

Melden & Hunt

Team

Project Architect/Manager

David Negrete, AIA, Principal
J. Carlos Ortiz Jr., LEED® AP



This multi-phased project transformed the historic North Jr. High campus buildings into the district's Central Administration Building and Network Operation Center. The buildings are handsome 1920s-era buildings in the Collegiate Gothic and Mediterranean styles. The facility was ideal for transformation into an office building environment due to its two story, central courtyard design that utilized windows for natural light.

The largest building, a two story, 78,000 SF structure, is now the new Central Administration Building. A separate abandoned 25,000 sq. ft. structure was near ruins, but was salvaged and transformed into a modern information technology building. The projects consisted of restoring the building envelopes followed by a complete interior and systems overhaul.

Work managed by the firm included existing building shell analysis, programming, space planning, restoration detailing, life-safety application of modern codes, structural and shell rehabilitation, and interior architectural and MEP finish-out. The projects also included upgrades from off-site utility service to municipal utility services including storm drainage, sewer service and water service.



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GSA/ICE BIG SPRING AREA OFFICE

General Services Administration / Immigration & Customs Enforcement / Big Spring, TX

Project Owner & Contact:

Robert Falsone

Washington Alliance Capital
101 North Jay St., Suite 200A
Middleburg, VA 20118
TEL: (703) 501-7615
Email: falsone@wacilc.us

Construction Cost

\$4,468,790

Completion Date

August 2019

Type of Construction

Adaptive Reuse

Services Provided

Full Architectural Services

Consultants

Civil & Structural Engineering

SKG Engineering

MEP Engineering

Trinity MEP Engineering

Landscape Architecture

Integrated Landscape Architecture

Team

Project Architect

David Negrete, AIA

Project Manager

Bruce W. Menke, LEED® AP



This adaptive reuse project is set on a 5-acre site. The existing Texas National Guard Building was built in 1954. Site is masterplanned to accommodate public and secure parking as well as secure back of building access.

As a historically significant building, Negrete & Kolar Architects, LLP coordinated with GSA (General Services Administration) and THC (Texas Historical Commission) to ensure various building elements were in compliance with their guidelines. The existing building maintained all its major components. The existing steel sash windows were retained, receiving new energy efficient blast rated glazing as part of the facilities improvements.

The Owner's intent to repurpose the building as an Area ICE office and immigration violation processing center with day holding capability was successfully achieved. The 10,400 SF project consists of applicable federal security access measures and barriers as well as ease of use for normal office functions. It includes all new MEP, building envelope uprise and 100% new interior space planning.

Green Globes® Certified Building

Achieved Green Globes® Certification and earned a One Green Globe rating under "Green Globes® for New Construction (NC)" in 2019.



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DOROTHY GEBAUER BUILDING RESTORATION

University of Texas at Austin / Austin, Texas

Project Owner & Contact:

University of Texas at Austin
Richard Lariviere, Dean
College of Liberal Arts
Campus Mail Code G6000
University of Texas
Austin, TX 78712
Tel: 512.471.4141

Completion Date

2000

Construction Cost

\$6,553,250

Scope of Services Provided

Full Architectural Services

Consultants

Structural Engineering

Jaster-Quintanilla & Associates

MEP Engineering

HMG & Associates

Civil Engineering

Urban Design Group

Telecommunications

OTM Engineering

Contractor

VRW Construction

Team

Project Architect/Designer/Manager

David Negrete, AIA

Phil Reed, AIA

Roger Kolar, AIA



Built in 1905 to serve the Engineering Department, the 30,000 sq. ft. Gebauer Building is now the oldest building on the University of Texas campus. A handsome renaissance revival turn-of-the-century structure, the Gebauer Building presents an unparalleled opportunity to combine restoration architecture with the best elements of adaptive reuse. The first phase of this design effort included an analysis of the existing structure and feasibility study.

The building had been abandoned for several years with structural deficiencies when Cotera, Kolar & Negrete Architects (CKN) was commissioned to renovate it for use by the dean and College of Liberal Arts staff. Contrary to previous assumptions, the interior structure was found by the CKN team to be salvageable. Using the existing slabs allowed the preservation and restoration of much of the original interior detailing. Windows were removed and restored, and the entire exterior was restored to its original condition. This included the installation of a reproduced sheet metal cornice which had long been missing. Its design meticulously followed historic drawings and photographs.

Inside, the original pine flooring was uncovered and restored, new mechanical and electrical systems were installed, a new elevator was installed, and the entire building was brought up to current code. New partitions were installed in the open studio wings to create offices. While partitioning and new mechanical systems changed the interior of the building, the feel of the original building remained.

The facility required serious fire and life safety upgrades. One internal fire stair was added, and to conserve much-needed floor space for the administrators, a sensitively-designed second fire stair was designed to replace a not-to-code exterior fire escape.

The Gebauer Building project required extensive programming with user interviews and stakeholder involvement. Roger Kolar was responsible for the programming effort and space planning for this project. David Negrete addressed cost analysis and constructability issues, particularly regarding roof replacement and restoration design solutions.



NEGRETE & KOLAR ARCHITECTS,LLP

www.nekoarch.com

MONAHANS SANDHILLS STATE PARK

Texas Parks and Wildlife Department / Monahans, Texas

Project Owner & Contact:

Texas Parks and Wildlife
Infrastructure Division
4200 Smith School Road
Austin, Texas 78744
Maureen M. Barcinski, RA, PMP
Maureen.Barcinski@tpwd.texas.gov
(512) 389-8808

Construction Cost

\$3,522,000

Completion Date

January 2023

Consultants

MEP Engineering

Trinity MEP Engineering

Structural Engineering

Kings Structural Engineering

Civil Engineering

AEC Engineering, LLC

Team

Project Architect

David Negrete, AIA

Project Manager

Jason T. George, RA

Bruce W. Menke, LEED® AP

Project Production

Norma D. Madeira



Full Architectural services were provided for the Visitors Center & Section House Renovations at Monahans Sandhills State Park. This project rehabilitated existing buildings on the sandhill terrain of West Texas.

The Scope of Work for the Comfort Station included demolition of the existing Comfort Station, site preparation, construction of a new comfort Station building, new grading, new retaining walls, new mechanical, electrical, and plumbing systems - New domestic water distribution piping with tie into existing piping, new sanitary septic system.

The Visitors Center included renovations and alterations of existing the existing building which included site work, interior demolition, mold abatement, demolition and replacement of storefront and window systems, augmenting the exterior envelope, new interior partitions, doors, demountable partitions, new mechanical, electrical, and plumbing systems, replacement of sidewalks and other flatwork, new ramps and sidewalks to provide accessible access, and parking lot re-striping.

The historic Section House included renovation of roofing, siding, and windows, plus Lead Paint Abatement.

