

NEGRETE & KOLAR ARCHITECTS,LLP

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EEISD HISTORIC HIGH SCHOOL BUILDING ASSESSMENT

Edcouch-Elsa ISD / Edcouch, Texas

Project Owner & Contact:

Dr. Alda Benavides
 Superintendent of Schools
 Edcouch-Elsa ISD
 920 W. Santa Rosa Avenue,
 Edcouch Texas, 78538
 956-262-6000 ext.1027
 ldabenavides@eeisd.org

Completion Date

October 2024

Conceptual Probable Cost

\$4,087,055

Scope of Services Provided

Historical Structural Assessment
 Rehabilitation Plan

Team

Project Architect

David Negrete, AIA

Project Manager

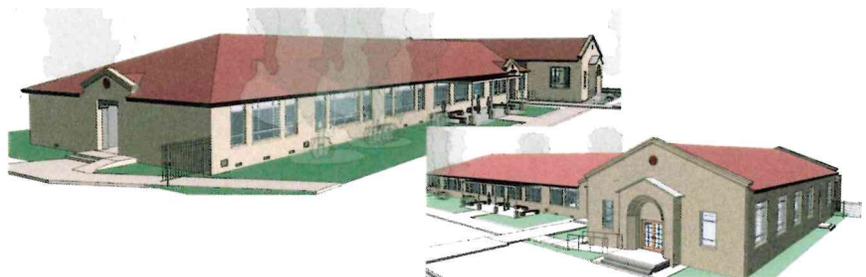
Andres L. Mata, Jr.



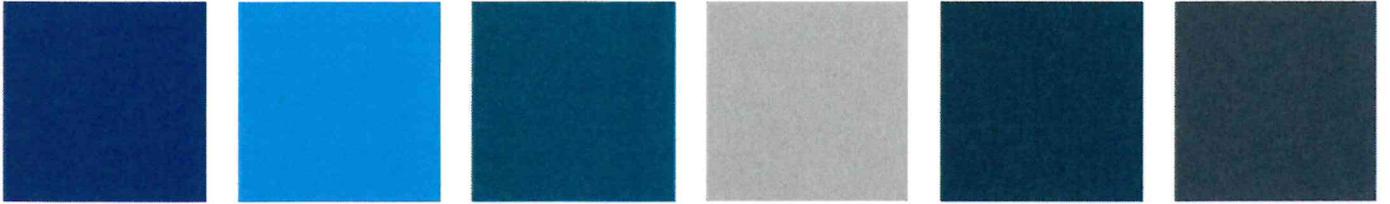
A study is currently underway to assess the feasibility of reusing this historic high school built in 1937 (Federal Emergency Administration of Public Works Project) as a new Community Center and Administration Offices Building for Edcouch-Elsa ISD. The scope includes examination of existing conditions of the building and providing design recommendations for rehabilitation and preservation treatment of the building with proposed repurposing of the site and interior spaces for modern viability.

As a landmark of the local community, this structure was the site of the 1968 Edcouch-Elsa High School Walkouts, organized over several days by Mexican and Mexican-American students seeking a better education and demanding an end to discrimination and racial injustice from their teachers and administrators, and itself becoming a defining moment in Rio Grande Valley education and history as well as the broader Chicano Civil Rights Movement. The facility will contain a gallery/exhibit space and outdoor art plaza designed to memorialize and commemorate the historic events that occurred here. In addition, the building will include an auditorium for school board meetings and presentations, Superintendent's offices with executive meeting room and warming kitchen, various sized meeting and staff development rooms, lounge, restrooms, and support areas.

The opportunity and value for the EE-ISD community is to assure that the building will survive and continue to be used for generations to come.



NEGRETE & KOLAR ARCHITECTS,LLP



Key Personnel

NEGRETE & KOLAR ARCHITECTS, LLP

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TEAM ORGANIZATIONAL CHART

The project team will be organized in a clear linear level of authority starting with the Client as the final approval authority and first key decision-maker in the process. As the firm's Principal, David Negrete, AIA will lead the firm's internal team in its project approach, communication expectations, and delivery of the firm's services. This leadership initiative will be supported by the firm's most experienced project managers and registered architectural staff.



KEY PERSONNEL WITH QUALIFICATIONS

The following personnel, as included with their resumes on the subsequent pages, are anticipated to be involved in the Downtown Façade Program.

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



Email: dnegrete@nekoarch.com

Education:

University of Texas at Austin,
Bachelor of Architecture, 1977

Registration:

Registered Architect, 1986
State of Texas, No. 11640
Registered Interior Designer, 1993
State of Texas, No. 5057

Professional Affiliations:

American Institute of Architects
Texas Society of Architects

Partial Client List:

Austin Community College
The University of Texas at Austin
The University of Texas Rio Grande
Valley (formerly UT - Pan American)
Austin ISD
Edinburg CISD
La Joya ISD
McAllen ISD
Mission CISD
City of Austin
City of Edinburg
City of McAllen
Hidalgo County
Zapata County
Cap Metro Transportation Authority
Lower Rio Grande Valley Dev. Council
Mercedes Development Corporation
TX Parks and Wildlife Department

DAVID N. NEGRETE, AIA

PRINCIPAL ARCHITECT / PARTNER

David Negrete has worked in the field of architecture in Central and South Texas for more than 40 years with offices in Austin and in the Lower Rio Grande Valley. He has been a licensed architect since 1986 and licensed interior designer since 1993. Mr. Negrete gained experience in the construction industry early in his career and is skilled at proactively addressing potential construction issues. He has earned a reputation as an excellent team collaborator and an innovative regional designer, with a special interest in adaptive reuse, civic design, and working with clients to improve communities.

As project principal, architect, or designer on most of the firm's major projects, Mr. Negrete's philosophy is that design excellence is best achieved through a meticulous understanding of client, user and community needs and expectations. He possesses a passion for the rigors of planning, the process of design, and successful conclusion of the building effort.

Project Experience

McAllen Transit Transfer Station, Admin & Maintenance Warehouse / Parks & Rec Admin & Warehouse Facilities | McAllen TX **2023**
Size: 40,000 sq. ft. Cost: \$13.0 million
Twenty-acre site for a new Transit Transfer Station, and new Administration Offices & Maintenance Bay Warehouses for both the city's Transit and Parks & Recreation Departments.

Monahans Sandhills State Park | Monahans TX **2022**
Size: 5,650 sq. ft. Cost: \$3.5 million
In conjunction with the Texas Parks & Wildlife Department, this state park project rehabilitates an existing building and provides new restroom and viewing canopies on the sandhill terrain of West Texas. Interior upgrades were also implemented to improve this unique community asset.

Harlingen Border Patrol Renovations / RVSS Addition / Security Upgrades | Harlingen TX **2021 - current**
Size: 63,400 sq. ft. Cost: \$7.4 million
This series of improvements for the Harlingen Border Patrol included renovation of their existing building, adding a new RVSS Building, and security upgrades for their entire facility.

GSA/ICE Big Spring Area Office | Big Spring TX **2018**
Size: 10,400 sq. ft. Cost: \$4.2 million
An adaptive re-use project from an existing Texas National Guard Building built in 1954. The 5-acre site is masterplanned to accommodate public and secure access. Coordinated with GSA and the Texas Historical Commission to ensure various building elements were in compliance with their guidelines.

Green Globes® Certified Building

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DAVID N. NEGRETE, AIA
 PRINCIPAL ARCHITECT // PARTNER



Harlingen Border Patrol Renovation | Harlingen TX

2021

Size: 22,000 sq. ft.

Cost: \$5.3 million

The Scope of Work included renovation and improvements of approximately 4,000 square feet of interior office spaces, secured detention, and locker room areas. The exterior envelope was modernized with new roofing membrane and secured entrances. An adjoining 18,000 square foot garage was also renovated with additional insulation, HVAC, and finish improvements.



Montgomery County CBP Lone Star Airport Terminal | Conroe TX

2016

Size: 3,200 sq. ft.

Cost: \$2.4 million

This project is designed as a small general aviation facility in accordance with the provisions of the U.S. Department of Homeland Security U.S. Customs and Border Protection Airport Technical Design Standards for Passenger Processing Facilities.



GSA Office Renovation | Harlingen TX

2013

Size: 6,750 sq. ft.

Cost: \$1.3 million

This federal office building renovation required extensive interior modifications all in accordance with government security standards. The project reused 95% of its existing walls, floor, and roof, improved energy performance, and reduced water use.



Mercedes Historic City Hall & Fire Station Report | Mercedes TX

2014

Size: 6,300 sq. ft.

Cost: \$2.5 million

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.



Edinburg CISD Central Administration Building & IT Network Operating Center | Edinburg TX

2010

Size: 100,000 sq. ft.

Cost: \$10.2 million

This multi-phased masterplan transformed the historic North Jr. High Campus into the Edinburg CISD Central Administration Building and Network Operating Center. The projects consisted of restoring the building envelopes followed by completely new interiors and systems to meet code and life safety applications.



Weslaco Historic City Hall & Fire Station | Weslaco TX

2006

Size: 5,000 sq. ft.

Cost: \$400,000

This project was an exterior restoration of an existing historic city hall building. Work consisted of waterproofing existing windows, rebuilding 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, decorative frieze and frontispiece.

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204 East Stubbs Street
Edinburg, Texas 78539
TEL 956.386.0611



Email: almatajr@nekoarch.com

Education:

Texas A&M University,
Bachelor of Environmental Design, 1991
College of Architecture ITALART Study
Abroad Program, Castiglion Fiorentino,
Italy; Fall 1990

Professional Affiliations:

Associate Member

AIA - American Society of Architects
TSA - Texas Society of Architects
AIA-LRGV - Lower Rio Grande Valley
Chapter of the AIA



Recognition:

In December of 2007, the City of McAllen Los Encinos Police Community Network Center received a Merit Award from the Lower Rio Grande Valley Chapter of the American Institute of Architects Design Awards Celebration held in McAllen, Texas.

ANDRES L. MATA, JR., ASSOCIATE AIA PROJECT MANAGER

Professional Experience

Negrete & Kolar Architects - Edinburg, Texas (Jan 2003 - Present)
Cotera, Kolar, Negrete & Reed Architects, Edinburg, Texas (2001 - Jan-2003)
IDEA Group, Inc. - McAllen, Texas (1995 - 2001)
Boultinghouse Simpson Architects - McAllen, Texas (1992 - 1995)
Mata-Villarreal Architects Etc. - McAllen, Texas (summers 1988 - 1990)

Project Experience

McAllen Parks & Rec Admin Office | McAllen, Texas 2023

Project Manager for this project consisting of an 11,000 SF Administration Building, 10,000 SF Maintenance Warehouse, and a 4,500 Open-Air Covered Storage Pavilion on a nine-acre portion of a larger tract shared with the City's Transit Department. The project will also provide parking for 130 standard vehicles and 75 city vehicles and trailers, along with open air material storage areas.

Edinburg Transit Terminal | Edinburg, Texas 2020

Construction Administration for this project site on a 0.8 acre site located on the edge of UTRGV and adjacent to a newly developed pedestrian promenade connecting the university with Edinburg City Hall. The site and facility utilize the adjacent 6th street 50' ROW to allow maximum ground utilization of the transit purpose of the development.

Mercedes Historic City Hall Assessment Report | Mercedes, Texas 2014

Authored & compiled this study that includes recommendations for rehabilitation and preservation of the building and repurposing of the site and interior spaces for modern viability.

Mission CISD Veterans Memorial HS Addition | Mission, Texas 2011

Project Manager for this educational facility that is a detached two-story addition to the Veterans Memorial High School campus. Program scope includes six high school level science laboratory classrooms, four standard high school level classrooms and support spaces as necessary.

Edinburg CISD Administration Building & IT Facility | Edinburg, Texas 2010

Project Manager for this multi-phased masterplan project that transformed the historic 1920s North Jr. High campus buildings into the district's Central Administration Building and Network Operation Center.

Los Encinos Police Community Network Center | McAllen, Texas 2005

Construction Administration for the police-community network center is at both a police sub-station and a community destination center for the public to resolve minor civil and traffic infractions. Office space is provided for officers to write reports, and work on police business during the business day.

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TEL 956.386.0611



Email: ezamora@nekoarch.com

Education:

Texas A&M University,
Bachelor of Environmental Design, 2004
Universidad Politécnica de Cataluna,
Barcelona, Spain, Study Abroad
Program, 2003

Registration:

Registered Architect,
State of Texas, No. 31228

Professional Affiliations:

American Institute of Architects



Edinburg CISD Brewster Addition



Hidalgo Co. Primary Care Clinic

ESTEBAN ZAMORA, AIA

STAFF ARCHITECT

Professional Experience

Negrete & Kolar Architects, Project Manager, Edinburg, TX (2010 – Present)
RHA Architects, Project Manager, Dallas, TX (2008 – 2010)
Diseno, Inc., Architectural Intern, Pharr, TX (2005 – 2008)
Sanchez Palmer Architects, Intern, Old Town Alexandria, VA (2006 – 2007)
Burch Construction Co., Draftsman/Foreman, Edinburg, TX (2004 – 2005)
R+B Architects, Apprentice design team, Barcelona, Spain (2003 – 2003)

Project Experience

Harlingen Border Patrol Renovations / Security Upgrades | Harlingen TX
Project Manager - This series of improvements for the Harlingen Border Patrol included renovation of their existing building, adding a new RVSS Building, and security upgrades for their entire facility.

LRGVDC 911 Center | Weslaco, TX

Project Manager - This project includes interior finish renovation and redistribution of several offices, including floors, partition walls, doors & frames, & ceilings. This project also included mechanical and electrical upgrades and new emergency generators.

TFC Hidalgo Co. Primary Care and Substance Abuse Clinic | Edinburg, TX

Project Manager – Provided Construction Administration services for project that includes site visits, coordination between owner and construction manager and processing of all construction related documentation. Coordinated design development with owner and consultants, managed technical staff, and observed construction so that design intent was achieved.

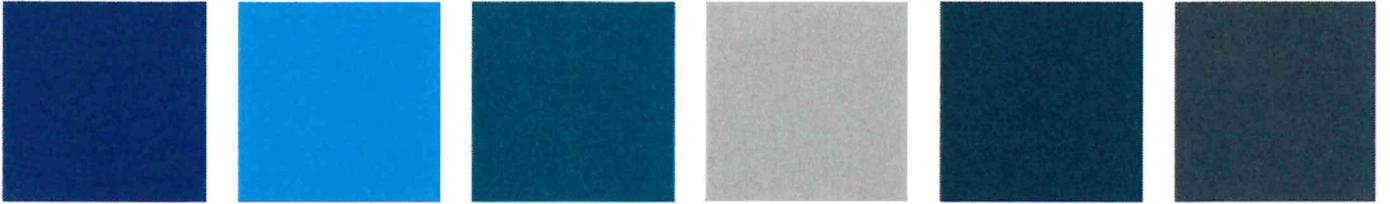
Edinburg CISD Brewster Gym and Classroom Addition | Linn, TX

Project Manager - provided Construction Document coordination and Construction Administration for a gym and classroom addition. Coordinated design development with owner and consultants, managed technical staff, and observed construction so that design intent was achieved.

McAllen Boys & Girls Club Othal Brand Renovations | McAllen, TX

Project Manager - 30,000 SF four-year facility improvement that included accessibility upgrades and renovations to administration spaces and gyms.

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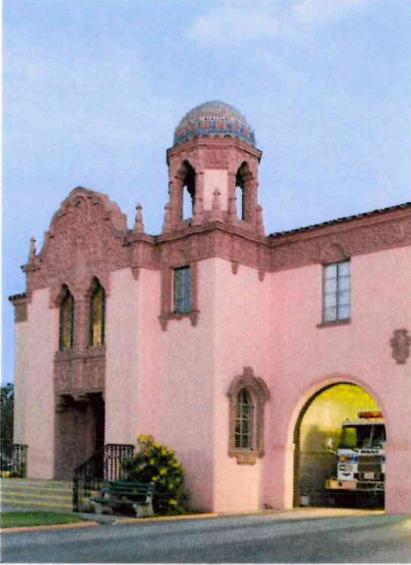


References

NEGRETE & KOLAR ARCHITECTS,LLP

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REFERENCES



CITY OF MCALLEN

Zef Mendoza; Construction Manager
311 North 15th Street
McAllen, Texas 78501
956.681.1150
zmendoza@mcallen.net

NVS CORPORATE SERVICES INC.

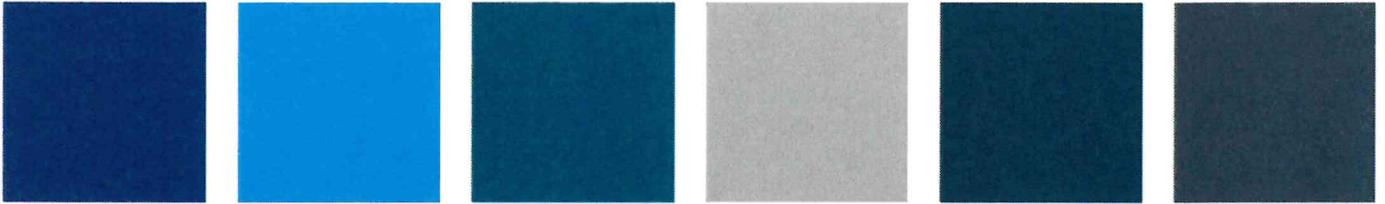
Nick Soto Jr.; CEO
800 Wild Rose Lane
Brownsville, Texas 78520
956.466.5520
nicksoto@nvscsi.com



WASHINGTON ALLIANCE CAPITAL, LLC

Robert C. Falsone; Managing Partner
101 North Jay Street, Suite 200 - A
Middleburg VA 20118
703.501.7615
falsone@wacllc.us

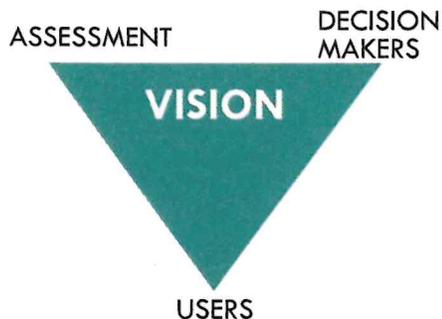
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Timeframe

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DATA

INFORMATION INPUT

- DECISION MAKERS
- ADMINISTRATION
- COMMUNITY
- LOCAL, STATE & FEDERAL REGULATIONS

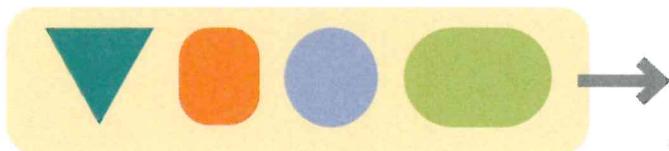
PROGRAM

NEEDS QUANTIFIED

- SPACES IDENTIFIED
- AREAS QUANTIFIED
- CONSTRUCTION QUALITY DETERMINED
- REALISTIC BUDGET ADOPTED

CONCEPT STUDIES

- ORGANIZATION HIERARCHY
- GROUP CONNECTIVITY
- SPACE RELATIONSHIPS
- SECURITY/INTEGRATION TO OUTSIDE WORLD



PROJECT APPROACH

Since the bulk of our work is done with public entities (municipalities, cities and government agencies), we have tailored our programming and design approach around the unique nature of civic work. We take pride in the fact that when all is said and done, our work is a community effort and something tangible that can build and sustain that community for generations to come.

Negrete & Kolar Architects, LLP firmly believes solid design arises from solid planning and programming. Quality programming and design can only come together when a team listens closely to a community's vision. As the Architect for this project, we will listen closely to The DCoM's staff and stakeholders to understand your needs and wants, as well as your cost and time restraints.

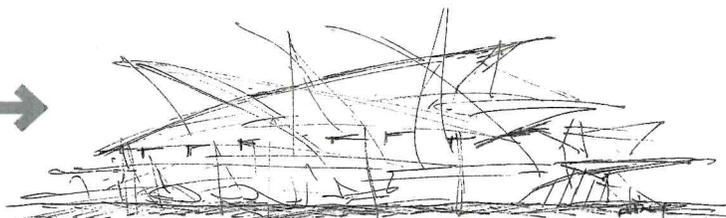
After the vision is established, we will continue to collect key information and input from community members, administration and other decision makers. We also assess adherence to local, state and federal codes and evaluate ADA compliance. As architect of record for several public building projects, we continually keep up-to-date on current codes, statutes, regulations and requirements.

Once the data is collected and analyzed, we will work with key stakeholders to identify specific spaces needed and materials required to reach your organizational and fiscal goals. Cost analyses are an integral part of our design process for the very simple reason that without a financial framework, definition of needs, wants, and dreams can quickly and seriously cause a project to implode. Activities for each space will be analyzed and discussed and the design will evolve with the active participation of the stakeholders.

The design created during this process should be evaluated for its appropriate response to the needs of The DCoM and the specific organization using the space. It is then that the Architect must deliver a timeless design that embodies the community, its needs, values, and rational for the project.

The unique design that will evolve for The DCoM will not be a lone vision of an architect working in seclusion, but rather a response to the vision, needs, budget and dynamics of the community.

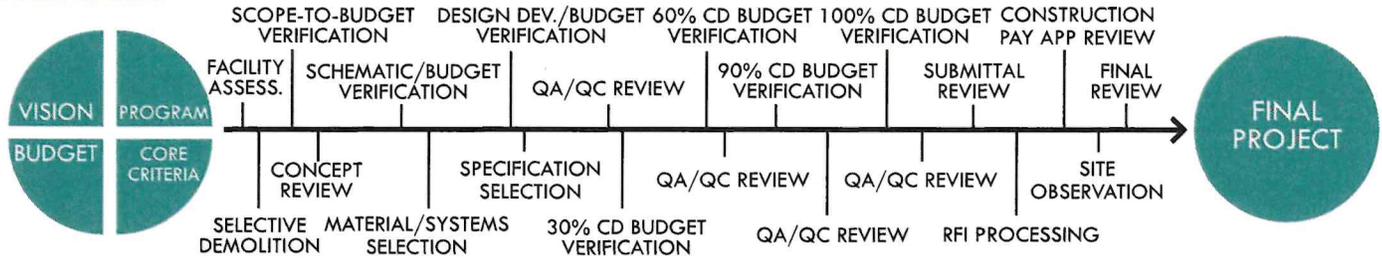
PROJECT COMPLETION



NEGRETE & KOLAR ARCHITECTS, LLP

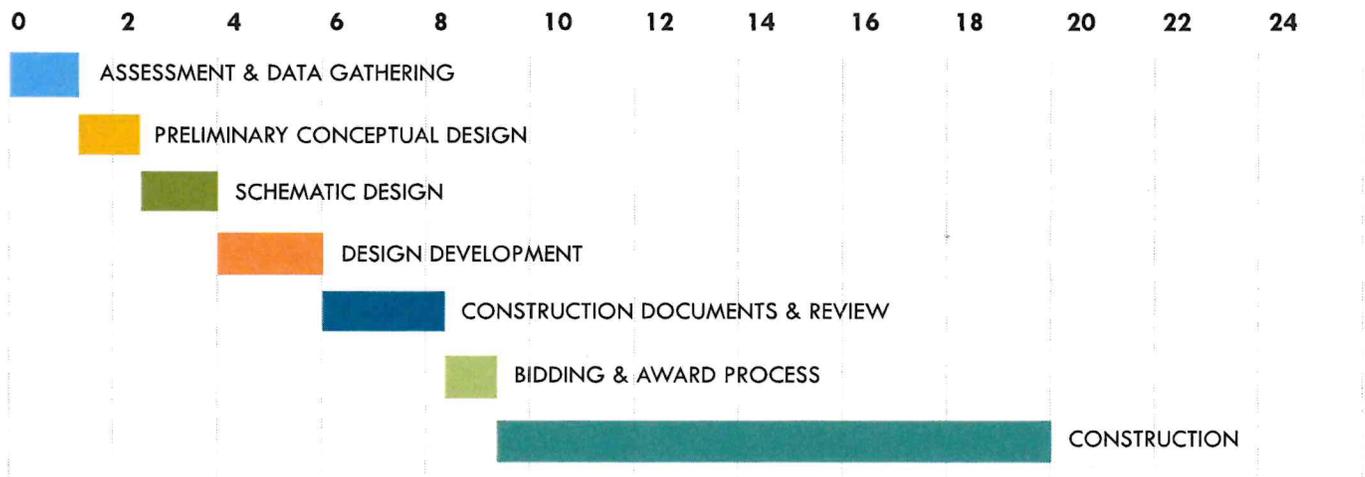
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TIMEFRAME



Projected start and end dates of completion for each task may vary.

PROBABLE TIMELINE (in MONTHS)



AVAILABILITY

If selected, Negrete & Kolar Architects, LLP is available to begin work immediately upon authorization and can support the Development Corporation of Mercedes' anticipated early 2026 program launch. Our Rio Grande Valley office allows for prompt site visits, coordination meetings, and ongoing project support. We welcome this opportunity and commit to making all professional staff available to perform the work according to the schedules determined by the Development Corporation of Mercedes.

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