

**Roberto J Ruiz Architect,  
Inc.  
Member of the AIA**

*OFFERING 36 YEARS OF  
EXPERIENCE IN THE RIO  
GRANDE VALLEY*

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**Roberto J Ruiz Architect, Inc.**

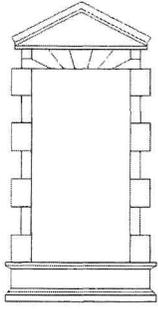
615 West Tandy Road  
Brownsville, Texas 78520

Phone: 956-350-9195  
E-mail: [roberto@ruizarchitectinc.com](mailto:roberto@ruizarchitectinc.com)

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# **Downtown Façade Program Architectural Services**



**Roberto J Ruiz** *Architect, Incorporated*

615 West Tandy Road · Brownsville, Texas 78520

02/13/26

Ms. Zefra Mascorro, MPA  
Administrative Coordinator  
City of Mercedes  
320 S Ohio  
Mercedes, Texas

Re: Downtown Façade Program – Architectural Services

Dear Ms. Mascorro and selection committee,

Thank you for the opportunity to offer our professional criteria in response to your Request for Qualifications to provide services to the City of Mercedes.

As per our enclosed information, I've been very happily and successfully living and operating my professional practice in the Rio Grande Valley for over thirty-five years. My firm has provided full architectural services on a wide variety of projects, public and private, throughout the Rio Grande Valley.

Our firm has provided architectural services on many, many historical restoration/renovation projects ranging from downtown building facades through special funding programs with the City of Brownsville to professional office and educational facility restoration/retrofitting with several Rio Grande Valley cities and local universities to the complete interior and exterior restoration of the historical Cameron County Courthouse or Dancy Building as well as many others as can be seen in the sample projects information included in this package.

All of these projects have been designed and executed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Our knowledge and understanding of these standards is reflected in our being awarded the American Institute of Architects Honor Award for Outstanding Architectural Design and Achievement for the Restoration of the Cameron County Courthouse and the Texas Historical Commission Award of Excellence in Historic Architecture.

The timeframe for our work on a downtown façade project would coordinate with that of the individual property owner and the City of Mercedes. Study of the structure along with programming meetings with the Owner would commence immediately upon award of the individual project. Subsequent phases would follow an approximate timeframe of:

(956) 350-9195 · roberto@ruizarchitectinc.com

**Roberto J Ruiz** *Architect, Incorporated*

615 West Tandy Road · Brownsville, Texas

- Preliminary design and design development – 2 to 3 weeks
- Bid Phase – determined by the City of Mercedes requirements for Advertising for Bids and scheduling of Bid Openings, award of bid, and contract execution
- Construction Observation – will be provided throughout the entire process of construction and post construction warranty period and will vary depending on the scope of work for each project. We will be available to visit the jobsite and communicate with all parties as needed in addition to having regularly scheduled Owner/Architect/Contractor project meetings at weekly or bi-weekly intervals. All stages of construction commencement, execution, and closing will be closely monitored by the design team. All project documentation including, but not limited to, Applications for Payment, Requests for Information, Change Order Requests, etc. will be reviewed, responded to, and recorded by our office.

Thank you again for this opportunity to offer our services to the City of Mercedes. Should we be selected, we would be available to start on projects immediately.

Sincerely,



Roberto J Ruiz

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## Description Of Firm

**R**oberto J Ruiz Architect, Inc. was established in the Rio Grande Valley in 1988 and incorporated in the state of Texas in 1989. The president of the corporation and principal architect of the firm is Roberto J Ruiz. The firm's office is located at 615 West Tandy Road in Brownsville. We've had the good fortune to live and practice in the Rio Grande Valley for over thirty six years and will continue to do so for the rest of our professional career.

**O**ver the course of those thirty six years that we've been practicing in the Rio Grande Valley, we've successfully completed over one hundred projects of all different sizes and scopes. Our clients have included Cameron County, the City of Brownsville, the City of Harlingen, the Port of Brownsville, the City of South Padre Island, and a wide variety of clients in the private sector. The scope of work for these clients has ranged from smaller scale renovations with project budgets of less than \$100,000.00 to major restorations and new construction projects costing up to \$30,000,000.00.

In order to maintain an excellent quality of professional services, we've kept our personnel limited and have controlled the number and scheduling of our projects to allow the principal architect to give his personal services to each one. The principal architect, Roberto J Ruiz, will be the sole provider of design, planning, coordination, project management, and team leadership services from initial programming meetings through close-out and post-occupancy warranty period on every project we do.

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All projects designed and administered by this firm will comply with all applicable regulatory agencies. The principal architect and all consultant firms design their projects to meet current International Building Code, United States Department of Housing and Urban Development, and Fair Housing Accessibility Guidelines requirements and all life safety codes as per local building authorities. All coordination with Building and Fire Departments is included as part of our basic services. In addition, all projects accessible to the general public will be registered and reviewed as required to meet Texas Department of Licensing and Regulation Architectural Barrier requirements. When requested or required, designs can be coordinated with specialized consultants to confirm compliance with LEED or "green" design requirements.

Our standard practices adhere to the American Institute of Architects contract documents format for project scheduling and communication needs. Strict record keeping will be established, coordinated with the Project representatives, and maintained during all phases of the project with AIA provided standard electronic forms to be utilized to record all requests for information, related responses, schedules, established timeline adherences, financial parameters, inspection reports, and project completion documents.

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## Description Of Firm

As a result of our long history of practice in the Rio Grande Valley, we've developed significant knowledge of and experience with:

- Local Building codes, regulating agencies, and government
- The local construction industry, including General Contractors, subcontractors, and material suppliers
- Local environmental elements, such as typical weather patterns, soils conditions, and windstorm and waterway considerations
- The geography, development, and history of the Valley and it's growth

**R**oberto J Ruiz Architect, Inc. has a long standing history of realistic design and cost analysis, resulting in highly accurate project estimating and budget and time-line meeting project completions.

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## Description Of Firm

The office of Roberto J. Ruiz, Architect Inc. is a digital architecture firm promoting the latest technology in the construction industry. We have state-of-the-art design and information software and hardware technologies. Our staff is fully trained and serves as a manufacturer's testing location for AutoCAD Architecture, the most powerful 3D-modeled drafting architecture software in the world. Design and all construction documents are produced in-house using the latest software applications.

The major consultants to be included on the design team are -

### **Structural Engineering:**

Solorio and Associates, Mission, Texas

Casa Engineering, Harlingen, Texas

### **Mechanical, Electrical, & Plumbing Engineering:**

Trinity Engineering, Weslaco, Texas

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# Staffing and Organization Of Firm

**Roberto J Ruiz Architect, Inc. staffing:**

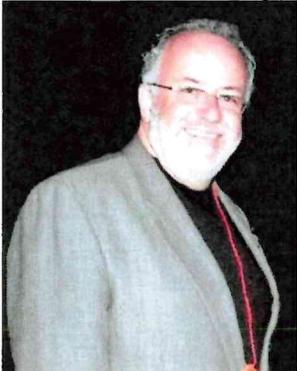
**Roberto J Ruiz - Architect**

**Lari Ruiz - General Manager**

**Joseph R Ruiz - Designer / Draftsman**

# RESUME

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roberto@ruizarchitectinc.com

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**NAME:** ROBERTO J RUIZ

**DOB:** 06/05/53

**EDUCATION:**

BACHELOR OF ARCHITECTURE – 1979  
UNIVERSITY OF TEXAS AT AUSTIN

ASSOCIATE OF ARCHITECTURAL DESIGN – 1975  
COLLEGE OF THE MAINLAND, TEXAS CITY, TEXAS

**PROFESSIONAL REGISTRATION:**

TEXAS LICENSE #12148

**EMPLOYMENT:**

1979 – 1981 INTERN: TEXAS DEPARTMENT OF  
TRANSPORTATION, AUSTIN, TEXAS

1981 – 1984 INTERN: JOHN SILAR ARCHITECT,  
BROWNSVILLE, TEXAS

1984 – 1986 STANFORD KNOWLES ARCHITECT,  
BROWNSVILLE, TEXAS

1986 – 1989 SOLE PROPRIETORSHIP, BROWNSVILLE,  
TEXAS

1989 – PRESENT - ROBERTO J RUIZ ARCHITECT,  
INC., BROWNSVILLE, TEXAS

**PROFESSIONAL**

**AFFILIATIONS:**

AMERICAN INSTITUTE OF ARCHITECTS  
TEXAS SOCIETY OF ARCHITECTS

**AWARDS:**

AMERICAN INSTITUTE OF ARCHITECTS  
2007 HONOR AWARD FOR OUTSTANDING  
ARCHITECTURAL DESIGN AND ACHIEVEMENT

ARCHITECTURAL DESIGN AND ACHIEVEMENT  
TEXAS HISTORICAL COMMISSION  
2017 AWARD OF EXCELLENCE IN HISTORIC  
ARCHITECTURE





# **THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS**

Certifies that it has registered and authorized  
to practice in the State of Texas

**ROBERTO JOE RUIZ**

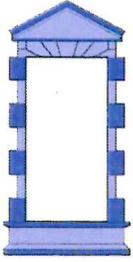
as

**Architect**

In testimony whereof this certificate has been issued  
by the authority of this board Registration No: 12148

Renewal of this registration is due June 30, 2026





**Roberto J. Ruiz** *Architect, Incorporated*

615 West Tandy Road · Brownsville, Texas 78520

REFERENCES

Brownsville Community Improvement Corporation  
Contact: Ms. Cori Pena, Executive Director/CEO  
Address: 1304 E Adams St, Brownsville, TX 78520  
(956) 382-7500  
[cpena@bcic.com](mailto:cpena@bcic.com)

Scope of services included historic restoration/renovation of the former Casa de Nylon building in downtown Brownsville to BCIC headquarters and UTRGV professional offices spaces.

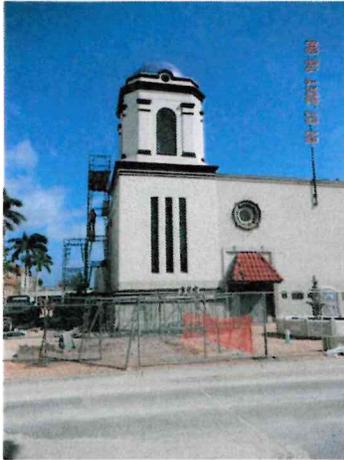
City of Brownsville  
Contact: Ms. Helen Ramirez, City Manager or Mr. Doroteo Garcia, Asst. City Manager  
Address: 1001 E Elizabeth St, Brownsville, TX 78520  
(956)548-6007  
[doroteo.garcia@brownsvilletx.gov](mailto:doroteo.garcia@brownsvilletx.gov)

Scope of services includes multiple historic restoration/renovation to downtown properties, the most recent being the former Burton Auto Supply building located at 1312 East Adams St in downtown Brownsville into professional offices for the City Communications and Marketing Department.

Port of Brownsville  
Contact: Mr. John Reed, Port Commissioner  
Address: 1000 Foust Rd, Brownsville, TX 78521  
(956)343-6415  
[jreed37762@aol.com](mailto:jreed37762@aol.com)

Scope of services includes multiple restoration/renovations to Port of Brownsville buildings, the most recent being the major renovation/reconstruction of the existing Port Administration Building.

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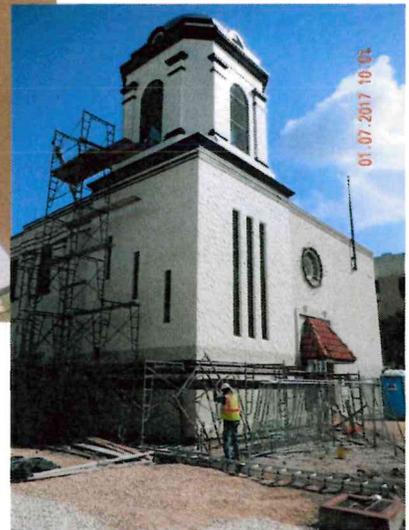
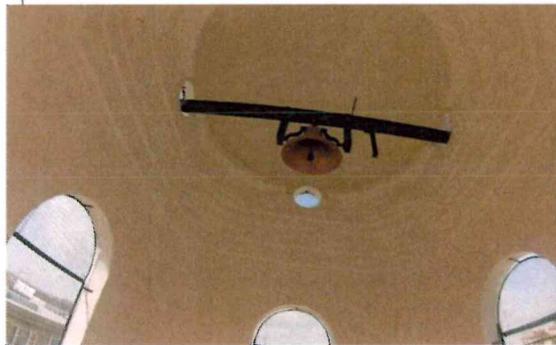


# Historical Market Square Dome and Tower Rehabilitation Brownsville, Texas

TEXAS HISTORICAL COMMISSION 2017 AWARD OF EXCELLENCE IN  
HISTORIC ARCHITECTURAL AWARDED TO ROBERTO J RUIZ ARCHITECT INC.



OFFERING 37 YEARS OF  
EXPERIENCE IN THE RIO  
GRANDE VALLEY



Roberto J Ruiz Architect, Inc.

615 West Tandy Road  
Brownsville, Texas 78520

Phone: 956-350-9195

roberto@ruizarchitectinc.com

## Dome and Tower Rehabilitation—

Roberto J. Ruiz Architect, Inc.  
—Provided architectural services for the complete rehabilitation of the 1948 dome and tower to the Historical 1852 Market Square Building. Special coordination with the Texas Historical Commission and Heritage Council was performed to provide all historical work kind. Completed 2017

Client: City of Brownville/(956)548-6008

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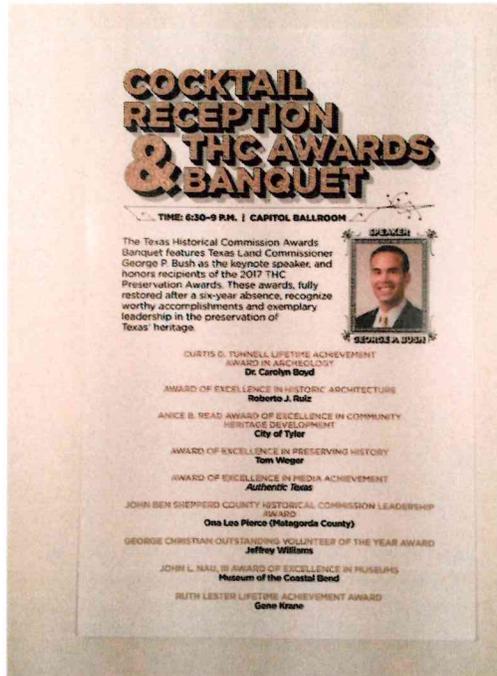
615 West Tandy Road  
Brownsville, Texas 78520

Phone: 956-350-9195

roberto@ruizarchitectinc.com

# Historical Market Square Dome and Tower Rehabilitation Brownsville, Texas

TEXAS HISTORICAL COMMISSION 2017 AWARD OF EXCELLENCE IN HISTORIC  
ARCHITECTURAL AWARD TO ROBERTO J RUIZ ARCHITECT INC.



Texas House of Representatives



Eddie Lucio III  
DISTRICT 18  
CAMERON COUNTY

March 6, 2018

Roberto Ruiz, Architect  
Roberto J. Ruiz Architect  
813 W. Tandy Rd.  
Brownsville, TX 78520

Dear Mr. Ruiz:

Congratulations on receiving the Award of Excellence in Historic Architecture by the Texas Historical Commission's in the Real Places 2018 Conference. With your expertise the City of Brownsville can still admire the earliest establishments that represents its history.

Your hard work and dedication to renovate and reestablish historical sites is greatly appreciated. Texas needs more individuals such as yourself to continuously promote the renovation and preservation of traditional historic buildings.

Once again, congratulations on this wonderful achievement. If I may be of any assistance please do not hesitate to contact my office.

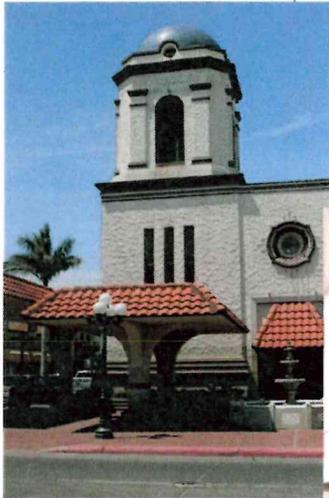
Sincerely,

Eddie Lucio, III  
State Representative  
District 18

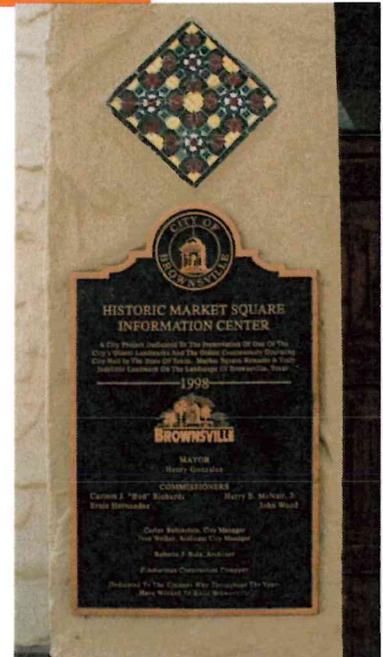
EL/sp



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# Historical Market Square Community Information Center Brownsville, Texas



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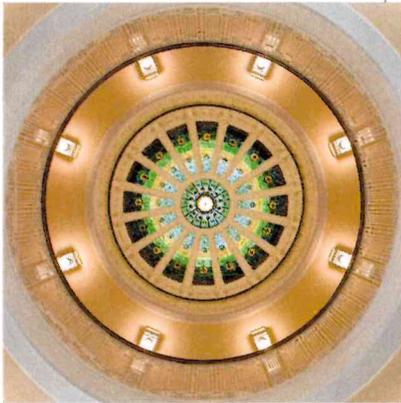
roberto@ruizarchitectinc.com

## Commercial Office—

Roberto J. Ruiz Architect, Inc.—The 1,200 square foot commercial office building was part of full architectural services for office spaces for the City Of Brownsville. The renovation provided office space for the Tourist Bureau, Heritage Department, Computer Center and Community Center. High Technology equipment was used to provide communication between city departments and for the use of the community. Interior spaces included offices, conference room, employee lounge and public restrooms

Client: City of Brownsville/(956)548-6008

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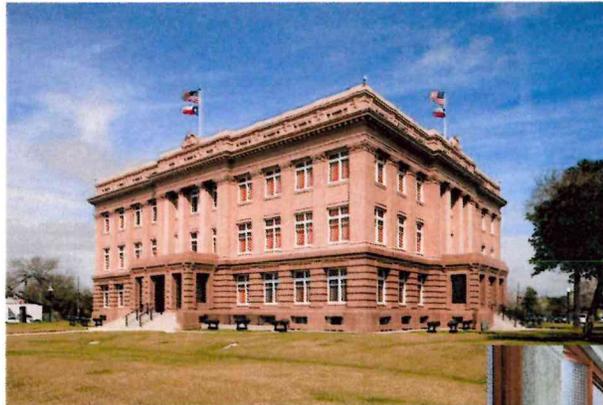
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# Historical Restoration of the 1912 Cameron County Courthouse— Dancy Building Brownsville, Texas



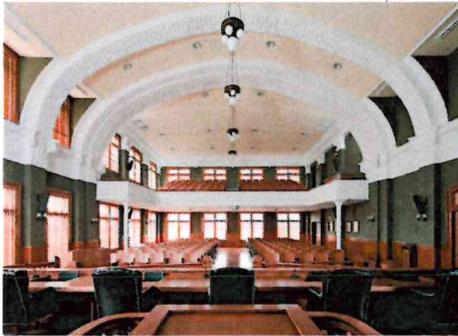
## **Governmental Facility —**

Roberto J. Ruiz Architect, Inc.—Provided full architectural services for the complete historical restoration of the Cameron County Courthouse, Brownsville, Texas. The 48,000 square foot three story building with basement was completely gutted and fully restored to the 1912 era. The restoration included offices, conference rooms, courthouse courtrooms, historical grand spaces, vaults, cafeteria, community exhibits and amenity spaces. Challenges on this project included the retrofit of all exterior, interior spaces, utilities and service throughout the building and meeting the historical integrity of the building.

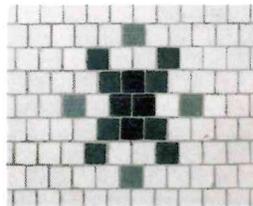
The facility incorporated state of the art computer systems, communication systems security and surveillance equipment.

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# Historical Restoration of the 1912 Cameron County Courthouse— Dancy Building



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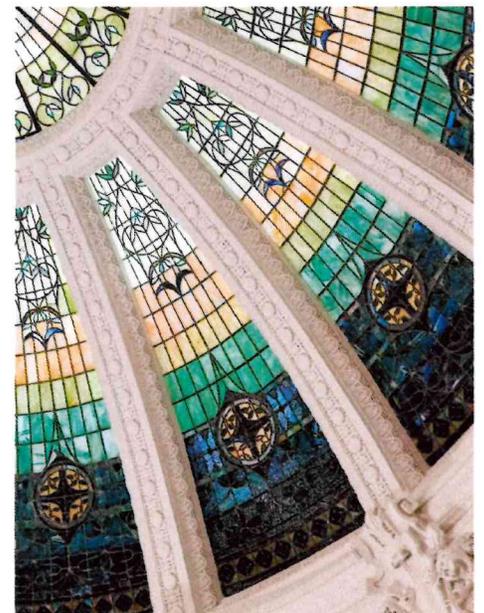
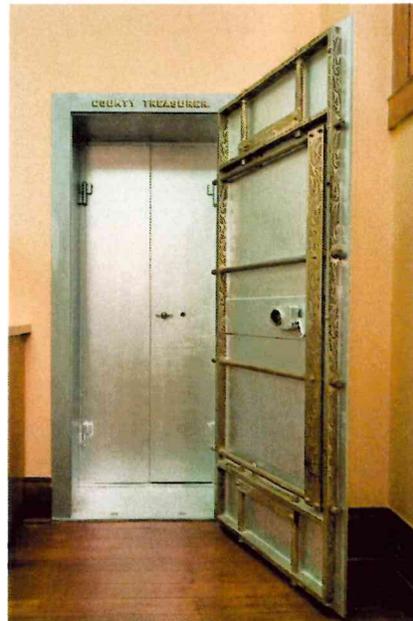


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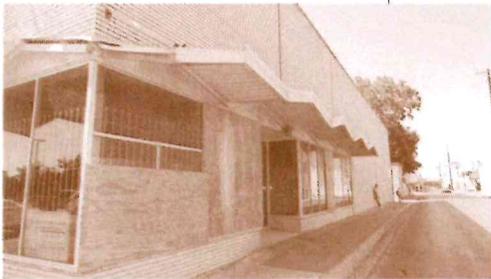
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**MAJOR RENOVATION  
E-BRIDGE OFFICE INCUBATOR / CLASSROOMS —  
FOR THE BROWNSVILLE COMMUNITY IMPROVE-  
MENT CORPORATION — BROWNSVILLE, TEXAS  
\$ 4,000,000.00 - 36,000 SF  
TO BE COMPLETED 2023**



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\$ 4,000,000.00 - 36,000 SF  
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# CITY IMAGES AND ITS ELEMENTS

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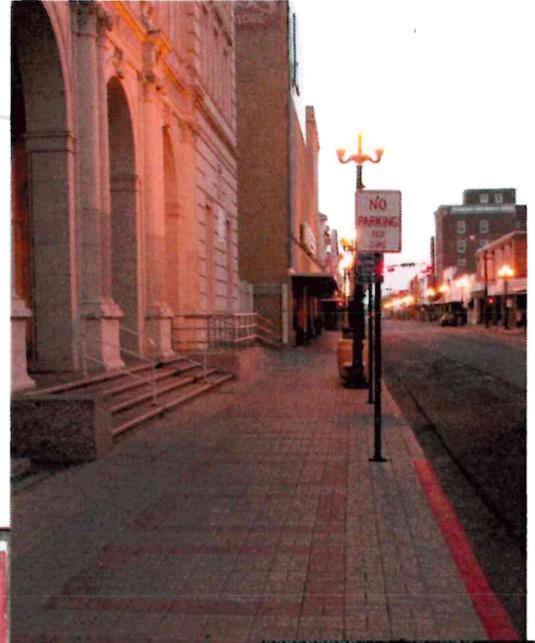
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## Downtown Brownsville Elizabeth Street Urban Design Improvements Brownsville, Texas



**Municipal Im-  
provements—**  
The office of  
Roberto J. Ruiz  
Architect, Inc.,  
as a consultant  
to the city and  
Holdar Engi-



neering, working with Mayor Nacho Garza and Commissioner Harry McNair provided architectural services for the original Elizabeth Street Improvements. —historical street lights, decorative pavers, benches , talavera tiles and painted fire hydrants were elements as part of the Urban Design. City of Brownsville/(956)548-6008

PATHS—LANDMARKS

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# Historical Projects Brownsville, Texas



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**Historical Projects— Roberto J. Ruiz Architect, Inc.**

The Capitol Theatre— circa 1927, Building Assessment  
Completed—City of Brownsville

Southern Pacific Railroad Passenger Depot—Historical  
Brownsville Museum— circa 1928—Complete Exterior  
Restoration - City of Brownsville

Laiseca Store "El Globo Chiquito" -circa 1887 - Plans  
in production, ready to bid—Cameron County

Monroe House—circa 1890—Complete Restoration—  
Plans completed—Bidding in progress—City of Brown-  
ville

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# Historical Projects Brownsville, Texas



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**Historical Projects— Roberto J. Ruiz Architect, Inc.**

The Immaculate Conception Cathedral, circa 1854—  
Building Assessment Completed—Brownsville Diocese

Stegman Building—circa 1911—Building Assessment  
Completed —City of Brownsville

U.S. Federal Building—circa 1931—Currently Brownsville  
City Hall—Building Assessment Completed — City of  
Brownsville

Campo Santo Viejo—circa 1852—“Old City Cemetery”—  
Cemetery Memorial Park—Complete Architectural Ser-  
vices—Cameron County

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**Historical Brownsville Museum—Reroof**



**Historical Brownsville Museum—Condition Study**



**Capitol Theatre - Building Rehabilitation**



**UTB/TSC Building No. 2—Re-construction**



**Federal Post Office - Roof Condition Report**



**UTB/TSC Gorgas Hall—Restoration**



**1254 East Monroe House—Restoration**



**UTB/TSC Champion Building—Restoration**



**Stillman House— Restoration**



**UTB/TSC Cavalry Building—Restoration**

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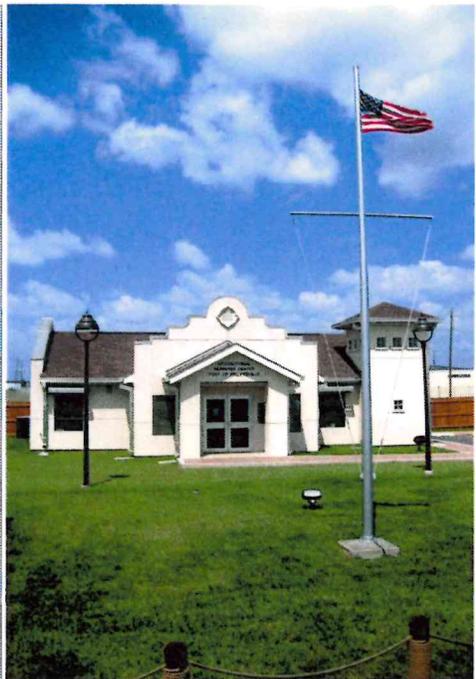
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**Seafarers Center—Port of  
Brownsville—Rehabilitation**  
Brownsville, Texas  
Cost—\$240,000.00



**Harbor Master's Building—  
Port of Brownsville**  
Brownsville, Texas  
Cost—\$1,400,000.00



**Union Pacific Railroad Changing  
Station—Port of Brownsville**  
Brownsville, Texas  
Cost—\$1,200,000.00

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**Municipal Utility District,  
Administration Building**  
Ranch Viejo, Texas  
Cost—\$700,000.00



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Inc.  
Member of the AIA**



**Veterans Memorial at Pendleton Park**  
Harlingen, Texas  
Cost—\$800,000.00



**Market Square—Information Center Rehabilitation**



**Old City Cemetery Memorial Park**  
Brownsville, Texas  
Cost—\$300,000.00

**OFFERING 37 YEARS OF  
EXPERIENCE IN THE  
RIO GRANDE VALLEY**



**Laiseca Store—Restoration**

1433 EAST JEFFERSON STREET  
BROWNSVILLE, TEXAS

**Roberto J Ruiz Architect, Inc.**

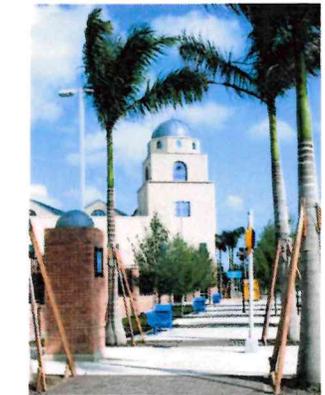
615 West Tandy Road  
Brownsville, Texas 78520

Phone: 956-350-9195

E-mail: roberto@ruizarchitectinc.com



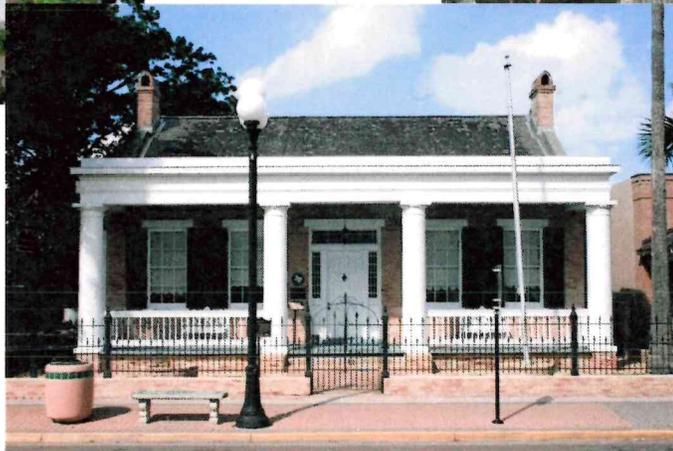
PROJECT No. ARCH-1 ASSESSMENT: RUC000-1 JUNE, 2009  
BROWNSVILLE MULTIMODAL TERMINAL FACILITY - ARCHITECTURAL ASSESSMENT  
PROPERTY SITE NO. 12



**Multi Modal Terminal - Downtown  
Historical Block Area—  
Texas Historical Commission  
Architectural Study and Report**

Roberto J Ruiz Architect,  
Inc.  
Member of the AIA

# Historical Stillman House Rehabilitation Brownsville, Texas



*OFFERING 37 YEARS OF  
EXPERIENCE IN THE RIO  
GRANDE VALLEY*

**Roberto J Ruiz Architect, Inc.**

615 West Tandy Road  
Brownsville, Texas 78520

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E-mail: [roberto@ruizarchitectinc.com](mailto:roberto@ruizarchitectinc.com)

## **Historical Rehabilitation—**

Roberto J. Ruiz Architect, Inc.—The Historical Stillman House, circa 1851 rehabilitation included extensive work on all exterior brick, slate roof, roof drainage, site drainage, rising damp, doors, windows and shutters. Full architectural services were provided for the City Of Brownsville. Excessive rising damp had created interior deterioration on the building materials and artifacts. The brick foundation was sealed using a drip penetrating sealant to prevent moisture from rising. An exterior french drain with sump pumps was installed around the perimeter of the building. All exterior bricks were repointed and repaired. The front porch floor wood decking was completely rehabilitated.

Client: City of Brownville/(956)548-6150