



TEXAS SOUTHMOST COLLEGE DISTRICT  
THE UNIVERSITY OF TEXAS AT BROWNSVILLE and TEXAS SOUTHMOST COLLEGE

80 Fort Brown • Brownsville, Texas 78520 • (956) 882-3879 • Fax: (956) 882-8811 • www.utb.edu

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Mar 21, 2011 at 04:53P

Joe G Rivera  
County Clerk  
David Jacinto, Deputy  
Cameron County

Official Notice of the

**Texas Southmost College District  
Regular Meeting**

for  
**March 24, 2011**

Posted

March 21, 2011

**AGENDA**

**Board of Trustees**

*Francisco G. Rendon*

*Chair*

*Roberto Robles, M.D.*

*Vice Chair*

*Adela G. Garza*

*Secretary*

*Trey Mendez*

*Robert A. Lozano, M.D., Ph.D*

*David G. Oliveira*

*René Torres*

**UTB/TSC President**

*Juliet V. García, Ph.D*

The Board of Trustees of the Texas Southmost College District will convene **Thursday, March 24, 2011, at 5:30 p.m.** in the Gorgas Board Room at The University of Texas at Brownsville and Texas Southmost College, 80 Fort Brown, Brownsville, Texas 78520.

**Call to Order**

**1 Announcements**

**2 Transition Team Status Report**

**Dr. Robert Furgason,**  
TSC Transition Team

**3 Opening Statements by Trustees**

**4 Donation**

Consideration and possible action on:

**Acceptance of Sculpture Donation**

**5 Speakers to Agenda Items and  
Public Discussion**

**6 Approval of Minutes of  
Previous Meeting**

Consideration and possible action on:

**Regular** Meeting, February 17, 2011

**7 Executive Session**

as provided by Government Code,  
Chapter 551.071, 551.072 and 551.074.

**Legal Matters**

**Approval** of TSC Legal Counsel  
Invoices

**Authorizing** the TSC Transition Team  
to Enter into Discussions and  
Negotiations with the Texas State  
Technical College System for Future  
Joint Venture Opportunities Beneficial  
to the Texas Southmost College District

**Approval** of ITECC Property Lease  
Management Authorization

**Approval** on Lease Agreement with  
ADS Security Systems at the ITEC  
Center Business Incubator

**Approval** on Lease Agreement with  
Architecture for Charity of Texas at the  
ITEC Center Business Incubator

**Approval** on Lease Agreement with  
Fruit of Wood, Inc. at the ITEC Center  
Business Incubator

**Approval** on Lease Agreement with  
PSN Green at the ITEC Center Incubator

**Approval** on Lease Agreement with Rio  
Bravo Wildlife Institute at the ITEC  
Center Business Incubator

**Approval** on Lease Agreement with  
Consulting Point at the ITEC Center

**Approval** on Lease Agreement with  
Kactus Kafe at the ITEC Center

**Real Estate**

**Approval** on Lease Agreement with Electric Control at the ITEC Center

**Contract** and Resolution for Purchase of Lots 5-6, Block 12 Colonia Alta Vista Addition, Brownsville, Texas

**Personnel Matters**

**Approval** to Assign the Transition Team to Draft a Job Description for a President and to Advertise the Position

**Approval** to Re-Advertise for the Assistant Vice President of Finance Position

**Discussion** of Candidates for Appointment to the Transition Team

**8 Consideration and possible action on matters discussed in Executive Session**

**Legal Matters**

**Approval** of TSC Legal Counsel Invoices

**Authorizing** the TSC Transition Team to Enter into Discussions and Negotiations with the Texas State Technical College System for Future Joint Venture Opportunities Beneficial to the Texas Southmost College District

**Approval** of ITECC Property Lease Management Authorization

**Approval** on Lease Agreement with ADS Security Systems at the ITEC Center Business Incubator

**Approval** on Lease Agreement with Architecture for Charity of Texas at the ITEC Center Business Incubator

**Approval** on Lease Agreement with Fruit of Wood, Inc. at the ITEC Center Business Incubator

**Approval** on Lease Agreement with PSN Green at the ITEC Center Incubator

**Approval** on Lease Agreement with Rio Bravo Wildlife Institute at the ITEC Center Business Incubator

**Approval** on Lease Agreement with Consulting Point at the ITEC Center

**Approval** on Lease Agreement with Kactus Kafe at the ITEC Center

**Approval** on Lease Agreement with Electric Control at the ITEC Center

**Real Estate**

**Contract** and Resolution for Purchase of Lots 5-6, Block 12 Colonia Alta Vista Addition, Brownsville, Texas

**Personnel Matters**

**Approval** to Assign the Transition Team to Draft a Job Description for a President and to Advertise the Position

**Approval** to Re-Advertise for the Assistant Vice President of Finance Position

**Discussion** of Candidates for Appointment to the Transition Team

**9 Business Affairs Partnership Committee**  
Consideration and possible action on:

**Report**

**Approval** of Proposal for General Property Insurance

**Approval** of Payment to UT System for Participation in the Comprehensive Property Protection Plan for Fire and All Other Perils and Named Windstorm and Flood Coverage

**First Quarter** Financial Statements and Investment Report for FY 2011

**Approval** of EBS Spectrum Lease Agreement for FCC Call Sign WLX945

**10 Physical Facilities Committee**

Consideration and possible action on:

**Report**

**Proposal** for Locating an IDEA Public School Campus at the ITEC Center

**Adoption** of Resolution Granting Certain Tax Exemptions to Certain Historic Sites Under the 2011 Heritage Plan

**Approval** of a Contract with Design-Building Solutions, Inc. (TXMAS-4 56060-1) for Skylight Replacement at Tandy

**Award** a Contract to Lone Star Furnishing, LLC (BuyBoard #337-10) for Design and Installation of a Bleacher System for the Garza Gym

**Approval** of a Contract for a Backstop Netting System for the Scorpion Baseball Field

**Declaration** of Brick Material as Surplus Property

**11 Consulting Services**

Consideration and possible action on:

**Entering** a Contract with Consultant Dr. John Anthony to Join the TSC Transition Team as per a Recommendation from Dr. Robert Furgason

**12 Arts Center Balcony Seating**

**Update** on Arts Center Seating

**13 Proposed Meeting Dates**

Board Meetings:

**Thursday, April 28, 2011**

**Thursday, May 19, 2011**

**Thursday, June 16, 2011**

**Adjournment**

Individuals with disabilities are entitled to have access to and participate in public meetings. An individual requiring an accommodation for access to the meeting must notify the Texas Southmost College District in writing 24 hours prior to the scheduled meeting of the necessity of an accommodation. Upon receipt of this request, the Texas Southmost College District will furnish appropriate auxiliary aids and services when necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of the Board meeting as non-handicapped individuals enjoy.

# ESCO MARINE INC.

16200 Joe Garza Sr. Rd. - Brownsville, Texas 78521

Phone: 956 831 8300 Fax: 956 838 5700



March 4<sup>th</sup>, 2011

heartib@aol.com

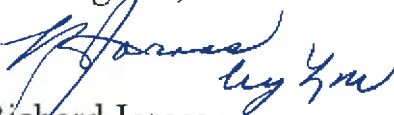
Memo to: Dr. Roberto B. Robles, M.D.

Dear Dr. Robles:

Attached please find some photos of a bronze statue of a girl playing a violin. Elka and I would like to donate this to the art center but did not want to ship it unless it is something they could use inside or on the premises.

Please advise.

Best regards,

  
Richard Jaross  
ESCO MARINE INC.



## **Texas Southmost College District**

### Minutes of the Regular Meeting of the Board of Trustees

February 17, 2011

The Board of Trustees of the Texas Southmost College District convened in open session on February 17, 2011, at 5:30 p.m., in the Arts Center Performance Hall at The University of Texas at Brownsville and Texas Southmost College. Board members present were Francisco G. Rendon, Chair; Dr. Roberto Robles, Vice Chair; Adela G. Garza, Secretary; Trey Mendez; Dr. Robert A. Lozano; David Oliveira and René Torres. Dr. Juliet V. García, President of The University of Texas at Brownsville and Texas Southmost College was absent. Dr. Alan Artibise, Provost of The University of Texas at Brownsville and Texas Southmost College was present representing Dr. García.

#### **Call to Order**

The meeting was called to order by Chairman Rendon at 5:31 p.m.

Chairman Rendon began with a moment of silence for Special Agent Jaime Jorge Zapata, a native of the community and a UTB/TSC Alumni who lost his life in service of the United States Immigration and Customs Enforcement agent.

Mr. Rendon read the Texas Southmost College mission. Texas Southmost College is a comprehensive open admissions public community college whose mission comports with Texas Statute Subchapter A, Section 130.

Texas Southmost College offers programs leading to certificates of completion and associate degrees, developmental education to prepare students for college-level work, occupational and technical programs to prepare students for immediate employment, academic courses of study to develop the core skills, understandings, and knowledge appropriate for baccalaureate programs, and



continuing education, counseling, guidance, adult literacy and personal enrichment.

Texas Southmost College advances economic and social development, enhances the quality of life, encourages respect for the environment, cultivates personal enrichment, and expands knowledge in service to its community. It convenes the cultures of its community and fosters an appreciation for the unique heritage of the Lower Rio Grande Valley. It provides academic leadership in the intellectual, social, cultural, and economic life of the region it serves.

Texas Southmost College places excellence in teaching and learning at the core of its commitments. It seeks to help students at all levels develop the skills which will sustain life-long learning while respecting the dignity of each learner and the needs of the entire community.

### **1. Announcements**

There were no announcements.

### **2. Speakers to Agenda Items and Public Discussion**

There were a total of 53 community, staff, student, and faculty members that addressed the Board of Trustees in reference to the two options being proposed on the partnership between UTB/TSC.

Trustees Dr. Roberto Robles, Adela Garza, David Oliveira, Trey Mendez and Dr. Robert Lozano gave statements to the audience regarding the two options being proposed on the partnership between UTB/TSC.

**A motion was made by Dr. Lozano to waive Executive Session and have the debate in public. The motion was seconded by Mr. Oliveira and carried unanimously.**

### **3. Approval of Minutes of Previous Meeting**

#### **Consideration and Possible Action on Approval of Minutes of the Regular Meeting on January 20, 2011**

**A motion was made by Dr. Lozano to approve the Minutes of the Regular Meeting on January 20, 2011 as presented. The motion was seconded by Mr. Torres and carried unanimously.**

#### **4. Executive Session**

as provided by Government Code, Chapter 551.071 and 551.074.

**The Board recessed at 7:59 p.m. for a break.**

**The Board reconvened in Regular Session at 8:20 p.m.**

#### **5. Consideration and Possible Action on Matters Discussed in Executive Session**

Mr. Oliveira mentioned that both items on the agenda under executive session regarding the Two Autonomous Institutions with Separate Governance and Contracts for Facilities of Certain Staff Services, and the item regarding Adoption of a Resolution Concerning the Formation by the University of Texas System and Texas Southmost College of a Single Institution of Higher Education can both be discussed together, since they are intertwined. Mr. Mendez asked if there were any other options on the table. There were no other options presented, however, the Board did review approximately seven different models.

**A motion was made by Mr. Oliveira to discuss both items on the agenda as presented together. The motion was seconded by Dr. Robles and carried unanimously.**

#### **Consultation with District Counsel Regarding the Educational Partnership Agreement with the Board of Regents of University of Texas System where we have Two Autonomous Institutions with Separate Governance and Contracts for Facilities of Certain Staff Services**

Chairman Rendon called on Mr. Mendez to make a motion.

**A motion was made by Mr. Mendez to instruct the Texas Southmost College Transition Team to develop a model and create legislation whereby Texas Southmost College District will partner with the University of Texas System for use of resources and facilities while having two (2) autonomous institutions to be known as Texas Southmost College and the University of Texas at Brownsville as presented. The motion was seconded by Mrs. Garza. The motion was carried with Mrs. Garza, Mr. Mendez, Mr. Torres and Mr. Rendon voting in favor of the motion. Mr. Oliveira, Dr. Robles and Dr. Lozano voted nay.**

**Consultation with District Counsel Regarding the  
Adoption of a Resolution Concerning the Formation  
by the University of Texas System and Texas Southmost  
College of a Single Institution of Higher Education**

Dr. Robles read the resolution concerning the Formation by the University of Texas System and Texas Southmost College of a Single Institution of Higher Education.

**Discussion of Candidates for  
Appointment to the Transition Team**

No action was taken.

**Discussion of Candidates  
for the Executive Director Position**

No action was taken.

**Contract and Resolution for purchase  
of Lot 5-6, Block 12, Colonia Alta Vista Addition,  
Brownsville, Texas**

**A motion was made by Mr. Torres to table the earnest money contract and resolution for the acquisition of Lot 5-6, Block 12, Colonia Alta Vista Addition in the amount of \$54,000 as presented. The motion was seconded by Ms. Garza and carried unanimously. *Exhibit "A"***

**6. Audit Committee**

**Report**

Chairman Rendon called on Mr. Torres to give the report. He reported that the Audit Committee met on Monday, February 14th. Present was Adela Garza, Francisco Rendon, Elias Villarreal, Antonio Juarez, Dr. Alan Artibise, Norma Ramos, Nancy Saldana, Carlos Pecero of Patillo, Brown and Hill and himself.

The first item discussed was the Comprehensive Annual Financial Report and Audit for Texas Southmost College District for FY ending August 31, 2010. The District has completed the process of compiling a Comprehensive Annual Financial Report, also known as a CAFR for your approval and for submission to the Government Finance Officers Association (GFOA). This will be the fourth consecutive year that the District has submitted the CAFR to the GFOA for the

Certificate of Achievement and has received the award on the past three submissions. The District's financial reports, accounting procedures and internal controls are audited annually by an independent auditing firm. This year's audit was conducted by the firm of Patillo, Brown and Hill.

Patillo, Brown & Hill has submitted this year's audit and are pleased to report that the District has once again earned an unqualified opinion – or a clean opinion. He thanked the TSC Finance Office and the TSC District Office Staff for all their time and assistance in completing the report.

Mr. Torres introduced Mr. Pablo Bazaldua, of Patillo, Brown and Hill to give a brief overview and to answer any questions you may have. Mr. Bazaldua

**Consideration and Possible Action on  
Acceptance of Comprehensive Annual Financial Report  
and Audit for Texas Southmost College District  
for FY ending August 31, 2010**

**A motion was made by Mr. Torres to accept the Comprehensive Annual Financial Report and Audit for Texas Southmost College District for FY ending August 31, 2010 as presented. The motion was seconded by Ms. Garza and carried unanimously. Exhibit "B"**

The next item discussed was the audit activities related to TSC Operations by Norma Ramos, Director of Internal Audits. Norma discussed three audit engagements concerning TSC operations. The first audit engagement discussed was a follow up audit on the ITECC Leases which identified significant issues and resulted in change of management.

The second item discussed was the FY 2010 Change in Management Audit for the Vice President for Partnership Affairs where recommendations were made to improve internal controls in both the UTB and TSC operations.

The third item discussed by Norma was a consulting engagement where Internal Audits reviewed processes of the TSC District Office. Recommendations were made to improve segregation of duties, IT security, and efficiencies. He thanked Norma Ramos for presenting these items to the committee.

## **7. Consulting Services**

**Consideration and Possible Action on  
Entering a contract with a Consultant to Join  
the TSC Transition Team**

Chairman Rendon called on Mrs. Garza to present the item. Mrs. Garza stated that TSC requires the service of a consultant to lead the Transition Team to

acquire essential information relevant to the ongoing relationship between UTB and TSC after dissolution and coordinating the work of those persons compromising TSC Transition. Mr. Rendon mentioned that Dr. Furgason will assist in finding administrative staff and faculty.

**A motion was made by Mrs. Garza to retain the services of Dr. Robert Furgason as a consultant to lead the Transition Team in this regard as presented. The motion was seconded by Mr. Mendez and carried unanimously.**

## **8. Proposed Meeting Dates**

**Thursday, March 24, 2011**

**Thursday, April 28, 2011**

**Thursday, May 19, 2011**

**Thursday, June 23, 2011**

## **Adjournment**

The meeting was adjourned by Chairman Rendon at 9:22 p.m.

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Mr. Francisco G. Rendon  
Chairman, Board of Trustees

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Ms. Adela G. Garza  
Secretary, Board of Trustees

**NOTE:** The tape of the Regular Board of Trustees meeting held on February 17, 2011, is on file at the District Office of the Texas Southmost College District. The master tape is on file at UTB/TSC Media Services. These minutes were taken and transcribed by Max E. Roca, Administrative Secretary. Video taping of the Board of Trustees' meetings began on April 11, 1996. They are aired on Channel KBSD in cooperation with the Brownsville Independent School District.



# TEXAS SOUTHMOST COLLEGE DISTRICT

## BOARD AGENDA REQUEST FORM

<b>Department/Division:</b> Finance Office	<b>Board Meeting Date:</b> March 24, 2011
<b>Agenda Item:</b> Consideration and possible action on renewal of Windstorm and Hail Property Insurance.	
<b>Rationale/Background:</b> The district requested proposals February 2009 for Windstorm and Hail Property Insurance from Texas Windstorm Insurance Association (TWIA) and received four proposals. The Committee recommended the selection of R.N. Jones Agency, Inc. with a 1% deductible for a 1 year period with the option to renew for two annual terms at rates deemed acceptable by the district. This will be the second renewal with R.N. Jones Agency, Inc. R.N. Jones Agency has submitted the renewal amount effective April 1, 2011 to coincide with the UT System's Comprehensive Property Protection Plan (CPPP) in the amount of \$838,563. Although there was a 5% rate increase TSC was able to obtain a policy renewal at a \$30,545 reduction from last year's policy due to the following two reasons: <ol style="list-style-type: none"><li>1. Raymondville property has been deleted from the policy because it was sold.</li><li>2. R.N. Jones Agency worked with the Insurance Service Office to change the quality of the construction on the Arts Center (without this change the renewal premium would have been \$899,567)</li></ol>	
<b>Recommended Action:</b> Motion to accept renewal from R.N. Jones Agency, Inc. for windstorm and hail insurance coverage through TWIA with a 1% deductible in the amount of \$838,563.	
<b>Fiscal Implications:</b> Budgeted Item: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain:	
<b>Attachments (List):</b> Proposed policy specifications from R.N. Jones Agency, Inc.	

**FOR OFFICE USE ONLY:**

**Board Action:** Approved:  Yes  No  Tabled for action on: \_\_\_\_\_

**Certified by:** \_\_\_\_\_ **Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**TRANSMITTAL INFORMATION SHEET**

**TO:** Claudia Cortina

**COMPANY:** Texas Southmost College District

**FROM:** Sid Brown

**DATE:** March 2, 2011

**SUBJECT:** Renewal of Texas Windstorm Insurance Association (TWIA)  
Policy Number 33362708 4/1/2010 to 4/1/2011

Per our telephone conversation, attached is the invoice in the amount of \$838,563.00 for the renewal of the above referenced policy. Also attached is a copy of the latest version of the expiring policy. The renewal policy will provide the same coverage as this expiring policy with only the premiums changed to reflect the 5% rate increase that was effective on January 1, 2011. The total of the limits of insurance is \$104,693,322.00.

The premium for the renewal policy is \$30,545.00 less than the original premium of \$869,108 for the current policy. There are two reasons why the premium is less even though there is a 5% rate increase. A building in Raymondville was sold, so the premium is less due to deleting this item (the return premium of \$3,611.00 for deleting this building is indicated on the latest version of the expiring policy). The largest difference is due to the work I did to get the Insurance Service Office to change the quality of construction on the Arts Center that resulted in a return premium of \$58,099.00 to Texas Southmost College District on the current policy. If this change had not been accomplished, the renewal premium would have been \$899,567.00. This savings will be realized each year and continue to grow as rates increase.

If any changes are requested (such as increasing the limit of insurance on any of the items), please let me know. These changes can be made even after the policy renews, but the changes will not be effective until the proper request is made to TWIA.

If you have any questions, please let me know.

Thank you!

# R. N. Jones Agency, Inc.

510 E. Harrison (78550)  
P. O. Box 532267  
Harlingen, TX 78553-2267

# INVOICE

SPB

Producer: SPB

Texas Southmost College District  
Texas Southmost College  
80 Fort Brown  
Brownsville, TX 78520

Customer	Date	Invoice#
C01472	04/01/2011	039085
Policy Number	Policy Effective	Policy Expiration
33362709	04/01/2011	04/01/2012

Please detach and return with remittance

Amount Remitted \$ \_\_\_\_\_

Company	Classification	Transaction	Description	Premium	Credit
Texas Windstorm Ins.	Windstorm & Hail	Renewal Policy		838,563.00	
PREMIUMS ARE DUE AND PAYABLE ON EFFECTIVE DATE OF POLICY				Please Pay This Amount	<b>838,563.00</b>



**AMENDED COMMERCIAL DECLARATIONS PAGE**

**Texas Windstorm Insurance Association  
P.O. Box 99090 Austin, Texas 78709-9090**

Policy Number: 33362708

Policy Period: Apr 01, 2010 to Apr 01, 2011  
12:01 A.M. Standard Time at the property location

**Name of Insured and Mailing Address:**

Texas Southmost College District, Texas  
Southmost College  
80 Ft Brown  
Brownsville, TX 78520

**Name of Agent and Mailing Address:**

R N Jones Agency Inc  
P.O. Box 532267  
Harlingen, TX 78553-2267

**Loss on building items shall be payable to:**

See Schedule

<p><b>IMPORTANT NOTICES</b></p> <p>Amended Declarations Page Effective: December 15, 2010 Prorata Additional Surcharges: 0.00 Prorata Return Premium: -\$3,611.00</p> <p><b>Policy Forms Attached:</b></p>
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**COVERAGES - Windstorm and Hail Only**

In consideration of the stipulations and conditions herein or added hereto which are made a part of this policy, and of the premiums provided, T.W.I.A. does insure the insured named above and legal representatives FROM the inception date shown above TO the expiration date shown above at 12:01 A.M. Standard Time at the location of property against direct loss resulting from the perils of Windstorm and Hail only which have a premium inserted opposite thereto and only on the property described and located as provided hereon.

Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
1	A	<p><i>Property Description:</i> Gorgas Hall 80 Fort Brown, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 2, Roof: Composition, Construction: Brick, Occupancy: Gorgas Hall</p> <p>Item #1 Forms: 164</p>	100	1% \$17310		\$1,730,981	\$11,651.00
2	B	<p><i>Business Personal Property located in item 1</i></p> <p>Item #2 Forms: 164</p>	80	1% \$1000*		\$44,539	\$378.00
3	A	<p><i>Property Description:</i> Champion Hall 80 Fort Brown, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 2, Roof: Built-up, Construction: Brick, Occupancy: Champion Hall</p> <p>Item #3 Forms: 164</p>	100	1% \$4894		\$489,404	\$3,610.00
4	B	<p><i>Business Personal Property located in item 3</i></p> <p>Item #4 Forms: 164</p>	80	1% \$1000*		\$10,804	\$84.00

ED 06/15/99 Prescribed by the Texas Department of Insurance. Assignment of this policy shall not be valid except with the written consent of this Association. Countersigned at: Austin, Texas January 23, 2011

  
AUTHORIZED REPRESENTATIVE

**Total Limit / Total Premium: \$104,693,322 \$807,475.00**

**Total Surcharges: \$0.00**

**Total Premium + Total Surcharges: \$807,475.00**

**Original  
Part 1, Page 1 of 17**

(This Policy contains two parts. To be valid, both parts must be combined and the policy countersigned by the Texas Windstorm Insurance Association.)

**COVERAGES - Windstorm and Hail Only**

Attached to and forming part of Policy Number 33362708

In consideration of the stipulations and conditions herein or added hereto which are made a part of this policy, and of the premiums provided, T.W.I.A. does insure the insured named above and legal representatives FROM the inception date shown above TO the expiration date shown above at 12:01 A.M. Standard Time at the location of property against direct loss resulting from the perils of Windstorm and Hail only which have a premium inserted opposite thereto and only on the property described and located as provided hereon.

Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
5	A	<i>Property Description:</i> Old Morgue 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: Brick, Occupancy: Old Morgue  Item #5 Forms: 164	100	1% \$2557		\$255,674	\$1,957.00
6	B	<i>Business Personal Property located in item 5</i> Item #6 Forms: 164	80	1% \$1000*		\$5,708	\$39.00
7	A	<i>Property Description:</i> Art Building 801-833 Page Dr, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Composition, Construction: Brick, Occupancy: Art Building  Item #7 Forms: 164	100	1% \$12567		\$1,256,715	\$8,690.00
8	B	<i>Business Personal Property located in item 7</i> Item #8 Forms: 164	80	1% \$1000*		\$33,736	\$286.00
9	A	<i>Property Description:</i> Art Annex 801-833 Page Dr, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Composition, Construction: Brick, Occupancy: Art Annex  Item #9 Forms: 164	100	1% \$2171		\$217,061	\$1,702.00
10	B	<i>Business Personal Property located in item 9</i> Item #10 Forms: 164	80	1% \$1000*		\$5,219	\$36.00
11	A	<i>Property Description:</i> Regiment House 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Wood shingle, Construction: Brick, Occupancy: Regiment House  Item #11 Forms: 164	100	1% \$2117		\$211,722	\$1,658.00
12	B	<i>Business Personal Property located in item 11</i> Item #12 Forms: 164	80	1% \$1000*		\$5,074	\$35.00

**Original  
Part 1, Page 2 of 17**

(This Policy contains two parts. To be valid, both parts must be combined and the policy countersigned by the Texas Windstorm Insurance Association.)

**COVERAGES - Windstorm and Hail Only**

Attached to and forming part of Policy Number 33362708

In consideration of the stipulations and conditions herein or added hereto which are made a part of this policy, and of the premiums provided, T.W.I.A. does insure the insured named above and legal representatives FROM the inception date shown above TO the expiration date shown above at 12:01 A.M. Standard Time at the location of property against direct loss resulting from the perils of Windstorm and Hail only which have a premium inserted opposite thereto and only on the property described and located as provided hereon.

Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
13	A	<p><i>Property Description:</i> Manuel B Garza Gymnasium 801-807 Gorgas Dr, Brownsville, Cameron County, Tx. 78520</p> <p><i>Underwriting Details:</i> Stories: 2, Roof: Metal, Construction: Brick Veneer, Occupancy: Manuel B Garza Gymnasium</p> <p>Item #13 Forms: 164</p>	80	1% \$19239		\$1,923,855	\$16,066.00
14	B	<p><i>Business Personal Property located in item 13</i></p> <p>Item #14 Forms: 164</p>	80	1% \$1000*		\$51,646	\$427.00
15	A	<p><i>Property Description:</i> Gymnasium Annex 80 Fort Brown, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 2, Roof: Metal, Construction: SWR, Occupancy: Gymnasium Annex</p> <p>Item #15 Forms: 164</p>	80	1% \$8426		\$842,632	\$2,804.00
16	B	<p><i>Business Personal Property located in item 15</i></p> <p>Item #16 Forms: 164</p>	80	1% \$1000*		\$22,620	\$65.00
17	A	<p><i>Property Description:</i> Tandy Hall - Classrooms 902-928 International Blvd, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 2, Roof: Metal, Construction: WR, Occupancy: Tandy Hall - Classrooms</p> <p>Item #17 Forms: 164</p>	WVD	1% \$42240		\$4,223,999	\$15,006.00
18	A	<p><i>Property Description:</i> Arnulfo Oliveira Library 828 May St, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: WR, Occupancy: Arnulfo Oliveira Library</p> <p>Item #18 Forms: 164</p>	WVD	1% \$42240		\$4,223,999	\$18,388.00
19	A	<p><i>Property Description:</i> Camille Lightner Student Center 828C May St, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 2, Roof: Concrete, Construction: SWR, Occupancy: Camille Lightner Student Center</p> <p>Item #19 Forms: 164</p>	100	1% \$24829		\$2,482,875	\$7,282.00

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**COVERAGES - Windstorm and Hail Only**

Attached to and forming part of Policy Number 33362708

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
20	A	<i>Property Description:</i> Sid Eidman Hall 1813B Garland Ave, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Built-up, Construction: WR, Occupancy: Sid Eidman Hall  Item #20 Forms: 164	80	1% \$40167		\$4,016,679	\$9,464.00
21	A	<i>Property Description:</i> Rusteberg Hall 2000-2010 Gorgas Dr, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Built-up, Construction: HC, Occupancy: Rusteberg Hall  Item #21 Forms: 164	80	1% \$34418		\$3,441,786	\$20,525.00
22	A	<i>Property Description:</i> Vocational (M-1&M-2) 1901-1909 Garland Ave, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: SWR, Occupancy: Vocational (M-1&M-2)  Item #22 Forms: 164	100	1% \$15902		\$1,590,213	\$4,863.00
23	B	<i>Business Personal Property located in item 22</i> Item #23 Forms: 164	80	1% \$1000*		\$16,169	\$45.00
24	A	<i>Property Description:</i> Riverside II/Bldg Trades 2107-2117 Garland Ave, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: Metal, Occupancy: Riverside II/Bldg Trades  Item #24 Forms: 164	100	1% \$9167		\$916,678	\$6,508.00
25	B	<i>Business Personal Property located in item 24</i> Item #25 Forms: 164	80	1% \$1000*		\$22,955	\$183.00
26	A	<i>Property Description:</i> Cortez Hall 2001-2099 Garland Ave, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: WR, Occupancy: Cortez Hall  Item #26 Forms: 164	80	1% \$23270		\$2,327,000	\$5,815.00
27	B	<i>Business Personal Property located in item 26</i> Item #27 Forms: 164	80	1% \$1000*		\$53,093	\$133.00

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
28	A	<p><i>Property Description:</i> Music 1811-1813 Garland Ave, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: Hollow Tiles, Occupancy: Music</p> <p>Item #28 Forms: 164</p>	100	1% \$5635		\$563,470	\$4,001.00
29	B	<p><i>Business Personal Property located in item 28</i></p> <p>Item #29 Forms: 164</p>	80	1% \$1000*		\$13,043	\$102.00
30	A	<p><i>Property Description:</i> School of Education 100 Ridgely Rd, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: SWR, Occupancy: School of Education</p> <p>Item #30 Forms: 164</p>	80	1% \$5906		\$590,580	\$1,965.00
31	B	<p><i>Business Personal Property located in item 30</i></p> <p>Item #31 Forms: 164</p>	80	1% \$1000*		\$15,854	\$45.00
34	A	<p><i>Property Description:</i> Bldg 23 (housekeeping) 2012-2018 Gorgas Dr, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: Stucco, Occupancy: Bldg 23 (housekeeping)</p> <p>Item #34 Forms: 164</p>	80	1% \$1667		\$166,685	\$1,678.00
35	A	<p><i>Property Description:</i> Raul J Guerra Early 300 Ridgely Rd, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: WR, Occupancy: Raul J Guerra Early</p> <p>Item #35 Forms: 164</p>	80	1% \$11693		\$1,169,346	\$3,131.00
36	B	<p><i>Business Personal Property located in item 35</i></p> <p>Item #36 Forms: 164</p>	80	1% \$1000*		\$31,391	\$74.00
37	A	<p><i>Property Description:</i> Calvary Hill/Campus 80 Fort Brown, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: Brick, Occupancy: Calvary Hill/Campus</p> <p>Item #37 Forms: 164</p>	100	1% \$13356		\$1,335,610	\$9,236.00

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
38	B	<i>Business Personal Property located in item 37</i> Item #38 Forms: 164	80	1% \$1000*		\$31,428	\$259.00
39	A	<i>Property Description:</i> Amphitheater-Marion 2001 Gorgas Dr, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Construction: WR, Occupancy: Amphitheater-Marion  Item #39 Forms: 164	100	1% \$3000		\$300,001	\$818.00
40	A	<i>Property Description:</i> Thermal Energy(Rated @1929 Garland) 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Built-up, Construction: HC, Occupancy: Thermal Energy(Rated @1929 Garland)  Item #40 Forms: 164	100	1% \$37075		\$3,707,467	\$20,505.00
41	A	<i>Property Description:</i> Cont Ed Building 1901 Porter Dr, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: SWR, Occupancy: Cont Ed Building  Item #41 Forms: 164	80	1% \$9956		\$995,560	\$3,312.00
42	B	<i>Business Personal Property located in item 41</i> Item #42 Forms: 164	80	1% \$1000*		\$26,726	\$79.00
43	A	<i>Property Description:</i> North Hall (Rated at SCHL20-33-D) 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Metal, Construction: HC, Occupancy: North Hall (Rated at SCHL20-33-D)  Item #43 Forms: 164	80	1% \$38778		\$3,877,771	\$22,446.00
44	A	<i>Property Description:</i> South Hall 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Metal, Construction: SWR, Occupancy: South Hall  Item #44 Forms: 164	WVD	1% \$42726		\$4,272,571	\$14,110.00

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
45	A	<i>Property Description:</i> Post Commanders Quarters 815C Gorgas Dr, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: Frame, Occupancy: Post Commanders Quarters  Item #45 Forms: 164	80	1% \$4000		\$400,001	\$3,660.00
46	B	<i>Business Personal Property located in item 45</i>  Item #46 Forms: 164	80	1% \$1000*		\$8,045	\$55.00
47	A	<i>Property Description:</i> Physical Plant 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: All Metal, Occupancy: Physical Plant  Item #47 Forms: 164	100	1% \$17431		\$1,743,059	\$11,732.00
48	B	<i>Business Personal Property located in item 47</i>  Item #48 Forms: 164	80	1% \$1000*		\$38,791	\$328.00
49	A	<i>Property Description:</i> Book Store 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: Brick, Occupancy: Book Store  Item #49 Forms: 164	100	1% \$18716		\$1,871,614	\$12,596.00
50	A	<i>Property Description:</i> Student Union 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Built-up, Construction: Brick, Occupancy: Student Union  Item #50 Forms: 164	WVD	1% \$42240		\$4,223,999	\$43,897.00
51	A	<i>Property Description:</i> Young House 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: Brick, Occupancy: Young House  Item #51 Forms: 164	100	1% \$8587		\$858,728	\$6,096.00
52	B	<i>Business Personal Property located in item 51</i>  Item #52 Forms: 164	80	1% \$1000*		\$10,738	\$84.00

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
53	A	<i>Property Description:</i> Club Meeting Room 510 International Blvd, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: Hollow Tiles, Occupancy: Club Meeting Room  Item #53 Forms: 164	100	1% \$3751		\$375,147	\$2,836.00
54	B	<i>Business Personal Property located in item 53</i> Item #54 Forms: 164	80	1% \$1000*		\$8,053	\$61.00
55	A	<i>Property Description:</i> Dressing Room & Fixture 510C International Blvd, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: Hollow Tiles, Occupancy: Dressing Room & Fixture  Item #55 Forms: 164	100	1% \$5656		\$565,573	\$4,015.00
56	B	<i>Business Personal Property located in item 55</i> Item #56 Forms: 164	80	1% \$1000*		\$12,435	\$96.00
57	A	<i>Property Description:</i> Jacob Brown Auditorium 600 International Blvd, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Built-up, Construction: SWR, Occupancy: Jacob Brown Auditorium  Item #57 Forms: 164	WVD	1% \$42751		\$4,275,127	\$14,199.00
58	A	<i>Property Description:</i> Stillman Town Hall 600C International Blvd, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: Brick, Occupancy: Stillman Town Hall  Item #58 Forms: None	100	1% \$4490		\$448,994	\$3,312.00
59	B	<i>Business Personal Property located in item 58</i> Item #59 Forms: 164	80	1% \$1000*		\$9,261	\$68.00
60	A	<i>Property Description:</i> Robert E Lee Youth 610 International Blvd, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: Hollow Tiles, Occupancy: Robert E Lee Youth  Item #60 Forms: 164	100	1% \$6347		\$634,658	\$4,505.00

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
61	B	<i>Business Personal Property located in item 60</i> Item #61 Forms: 164	80	1% \$1000*		\$14,094	\$109.00
63	A	<i>Property Description:</i> Golf Cart Storage #1 2220T Porter Dr, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: IC, Occupancy: Golf Cart Storage #1  Item #63 Forms: 164	80	1% \$1700		\$170,000	\$1,711.00
64	A	<i>Property Description:</i> Golf Cart Storage #2 2220W Porter Dr, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: IC, Occupancy: Golf Cart Storage #2  Item #64 Forms: 164	80	1% \$1575		\$157,500	\$1,586.00
67	A	<i>Property Description:</i> ITECC 301 Mexico Blvd, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Built-up, Construction: Brick, Occupancy: ITECC  Item #67 Forms: 164	WVD	1% \$42240		\$4,223,999	\$195,868.00
69	A	<i>Property Description:</i> Auto Mech. 1R 301 Mexico Blvd, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: SWR, Occupancy: Auto Mech.  Item #69 Forms: 164	80	1% \$13983		\$1,398,250	\$4,530.00
70	A	<i>Property Description:</i> Vocational Trade M-O 41 Ringgold 3R, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: Brick, Occupancy: Vocational Trade M-O  Item #70 Forms: 164	100	1% \$8835		\$883,536	\$6,273.00
71	B	<i>Business Personal Property located in item 70</i> Item #71 Forms: 164	80	1% \$1000*		\$8,106	\$61.00

**Original  
Part 1, Page 9 of 17**

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
72	A	<p><i>Property Description:</i> Auto Body Shop 3R 301 Mexico Blvd, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: Brick, Occupancy: Auto Body Shop</p> <p>Item #72 Forms: 164</p>	100	1% \$12081		\$1,208,097	\$8,354.00
73	A	<p><i>Property Description:</i> Classrooms 335 Reed Dr, South Padre Island, Cameron County, Tx, 78597</p> <p><i>Underwriting Details:</i> Stories: 2, Roof: Composition, Construction: Frame, Occupancy: Classrooms</p> <p>Item #73 Forms: 164</p>	80	1% \$10206		\$1,020,600	\$8,757.00
74	B	<p><i>Business Personal Property located in item 73</i></p> <p>Item #74 Forms: 164</p>	80	1% \$1000*		\$27,398	\$215.00
75	A	<p><i>Property Description:</i> Dormitory 632 Laguna Dr, Port Mansfield, Willacy County, Tx, 78598</p> <p><i>Underwriting Details:</i> Stories: 2, Roof: Composition, Construction: Hollow Tiles, Occupancy: Dormitory</p> <p>Item #75 Forms: None</p>	100	1% \$3297		\$329,731	\$2,493.00
76	A	<p><i>Property Description:</i> Bachelors Quarters Excluding Walkway 630 Laguna Dr, Port Mansfield, Willacy County, Tx, 78598 Bldg: B,</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: Hollow Tiles, Occupancy: Bachelors Quarters Excluding Walkway</p> <p>Item #76 Forms: 164</p>	100	1% \$1509		\$150,936	\$1,225.00
77	A	<p><i>Property Description:</i> Administration/Shop Including walkway 630 Laguna Dr, Port Mansfield, Willacy County, Tx, 78598 Bldg: A,</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: Hollow Tiles, Occupancy: Administration/Shop Including walkway</p> <p>Item #77 Forms: 164</p>	100	1% \$1651		\$165,108	\$1,252.00

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
78	A	<i>Property Description:</i> Detached Garage 632 Laguna Dr, Port Mansfield, Willacy County, Tx, 78598  <i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: Hollow Tiles, Occupancy: Detached Garage  Item #78 Forms: 164	100	1% \$1000*		\$69,607	\$577.00
79	A	<i>Property Description:</i> Warehouse 3 630 Laguna Dr, Port Mansfield, Willacy County, Tx, 78598  <i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: ICM, Occupancy: Warehouse 3  Item #79 Forms: 164	100	1% \$1000*		\$18,056	\$133.00
80	A	<i>Property Description:</i> Warehouse 2 630 Laguna Dr, Port Mansfield, Willacy County, Tx, 78598  <i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: Hollow Tiles, Occupancy: Warehouse 2  Item #80 Forms: 164	100	1% \$1000*		\$13,344	\$98.00
81	A	<i>Property Description:</i> Old Holiday Inn Main(48 Rooms) 1900 E Elizabeth Blvd, Brownsville, Cameron County, Tx, 78520 Bldg: 1000, <i>Underwriting Details:</i> Stories: 3, Roof: Built-up, Construction: Brick Veneer, Occupancy: Old Holiday Inn Main(48 Rooms)  Item #81 Forms: 164	80	1% \$15120		\$1,512,000	\$9,028.00
82	B	<i>Business Personal Property located in item 81</i>  Item #82 Forms: 164	80	1% \$1000*		\$40,589	\$143.00
83	A	<i>Property Description:</i> Old Holiday Inn (52 Rooms) 1900 E Elizabeth Blvd, Brownsville, Cameron County, Tx, 78520 Bldg: 2000, <i>Underwriting Details:</i> Stories: 3, Roof: Built-up, Construction: Brick Veneer, Occupancy: Old Holiday Inn (52 Rooms)  Item #83 Forms: 164	80	1% \$16380		\$1,638,000	\$9,782.00
84	B	<i>Business Personal Property located in item 83</i>  Item #84 Forms: 164	80	1% \$1000*		\$43,972	\$155.00

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
85	A	<p><i>Property Description:</i> Old Holiday Inn (68 Rooms) 1900 E Elizabeth Blvd, Brownsville, Cameron County, Tx, 78520 Bldg: 3000, <i>Underwriting Details:</i> Stories: 2, Roof: Built-up, Construction: Brick Veneer, Occupancy: Old Holiday Inn (68 Rooms)</p> <p>Item #85 Forms: 164</p>	80	1% \$21420		\$2,142,000	\$12,265.00
86	B	<p><i>Business Personal Property located in item 85</i></p> <p>Item #86 Forms: 164</p>	80	1% \$1000*		\$57,502	\$210.00
89	A	<p><i>Property Description:</i> Room &amp; Board House Outbuilding 1900 E Elizabeth Blvd, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: Brick Veneer, Occupancy: Room &amp; Board House Outbuilding</p> <p>Item #89 Forms: 164</p>	80	1% \$1500		\$150,000	\$1,081.00
90	B	<p><i>Business Personal Property located in item 89</i></p> <p>Item #90 Forms: 164</p>	80	1% \$1000*		\$4,027	\$11.00
95	A	<p><i>Property Description:</i> UT Brownsville-Vacant 2R 301 Mexico Blvd, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 1, Roof: Built-up, Construction: Hollow Tiles, Occupancy: UT Brownsville-Vacant</p> <p>Item #95 Forms: 164</p>	100	1% \$2550		\$255,000	\$1,951.00
96	B	<p><i>Business Personal Property located in item 49</i></p> <p>Item #96 Forms: 164</p>	80	1% \$1000*		\$48,321	\$409.00
97	A	<p><i>Property Description:</i> Tx Southmost Office 1301 E Madison St, Brownsville, Cameron County, Tx, 78520</p> <p><i>Underwriting Details:</i> Stories: 2, Roof: Built-up, Construction: Brick, Occupancy: Tx Southmost Office</p> <p>Item #97 Forms: 164</p>	100	1% \$9499		\$949,916	\$6,743.00
98	B	<p><i>Business Personal Property located in item 97</i></p> <p>Item #98 Forms: 164</p>	80	1% \$1000*		\$80,575	\$706.00

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Attached to and forming part of Policy Number 33362708

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
99	A	<i>Property Description:</i> Pro Shop (Club House) 300 River Levee, Brownsville, Cameron County, Tx. 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: Brick, Occupancy: Pro Shop (Club House)  Item #99 Forms: 164	100	1% \$4036		\$403,612	\$2,977.00
103		<i>Item Deleted (Pro Rata)</i>				0	\$8,605.00
104	B	<i>Business Personal Property located in item 19</i> Item #104 Forms: 164	80	1% \$1000*		\$65,469	\$205.00
105	B	<i>Business Personal Property located in item 34</i> Item #105 Forms: 164	80	1% \$1000*		\$2,632	\$13.00
107	B	<i>Business Personal Property located in item 40</i> Item #107 Forms: 164	80	1% \$1000*		\$59,774	\$375.00
108	B	<i>Business Personal Property located in item 63</i> Item #108 Forms: 164	80	1% \$1000*		\$4,228	\$27.00
109	B	<i>Business Personal Property located in item 64</i> Item #109 Forms: 164	80	1% \$1000*		\$4,228	\$27.00
110	B	<i>Business Personal Property located in item 75</i> Item #110 Forms: 164	80	1% \$1000*		\$4,327	\$28.00
111	B	<i>Business Personal Property located in item 76</i> Item #111 Forms: 164	80	1% \$1000*		\$2,278	\$11.00
112	B	<i>Business Personal Property located in item 77</i> Item #112 Forms: 164	80	1% \$1000*		\$2,008	\$9.00
116	B	<i>Business Personal Property located in item 99</i> Item #116 Forms: 164	80	1% \$1000*		\$10,738	\$84.00
117		<i>Item Deleted (Pro Rata)</i>				0	\$101.00
118	A	<i>Property Description:</i> Warehouse 1 630 Laguna Dr, Port Mansfield, Willacy County, Tx, 78598  <i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: Brick, Occupancy: Warehouse 1  Item #118 Forms: 164	100	1% \$1000*		\$5,688	\$37.00
120	B	<i>Business Personal Property located in item 69</i> Item #120 Forms: 164	80	1% \$1000*		\$37,536	\$114.00
121	B	<i>Business Personal Property located in item 72</i> Item #121 Forms: 164	80	1% \$1000*		\$18,825	\$147.00

**COVERAGES - Windstorm and Hail Only**

Attached to and forming part of Policy Number 33362708

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
128	B	Business Personal Property located in item 95 Item #128 Forms: 164	80	1% \$1000*		\$6,845	\$52.00
129	B	Business Personal Property located in item 17 Item #129 Forms: 164	80	1% \$2000		\$200,001	\$474.00
130	B	Business Personal Property located in item 20 Item #130 Forms: 164	80	1% \$1373		\$137,321	\$337.00
131	B	Business Personal Property located in item 18 Item #131 Forms: 164	WVD	1% \$2000		\$200,001	\$569.00
132	B	Business Personal Property located in item 21 Item #132 Forms: 164	80	1% \$1000*		\$92,394	\$580.00
133	B	Business Personal Property located in item 43 Item #133 Forms: 164	80	1% \$1222		\$122,229	\$750.00
134	B	Business Personal Property located in item 44 Item #134 Forms: 164	80	1% \$1514		\$151,429	\$464.00
135	B	Business Personal Property located in item 50 Item #135 Forms: 164	80	1% \$2000		\$200,001	\$1,654.00
136	B	Business Personal Property located in item 57 Item #136 Forms: 164	80	1% \$1489		\$148,873	\$456.00
137	B	Business Personal Property located in item 67 Item #137 Forms: 164	WVD	1% \$2000		\$200,001	\$6,344.00
138	A	Property Description: Newman Center 1850 Ridgely Rd, Brownsville, Cameron County, Tx, 78520  Underwriting Details: Stories: 1, Roof: Built-up, Construction: Brick, Occupancy: Newman Center  Item #138 Forms: 164	100	1% \$7977		\$797,684	\$5,663.00
139	A	Property Description: Sid Eidman Adjunct 1813C Garland Ave, Brownsville, Cameron County, Tx, 78520  Underwriting Details: Stories: 2, Roof: Built-up, Construction: Brick, Occupancy: Sid Eidman Adjunct  Item #139 Forms: 164	100	1% \$4015		\$401,472	\$2,961.00

**COVERAGES - Windstorm and Hail Only**

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
140	A	<i>Property Description:</i> Office 1301 B E Madison St, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Composition, Construction: Frame, Occupancy: Office  Item #140 Forms: 164	80	1% \$1500		\$150,000	\$1,510.00
141	B	<i>Business Personal Property located in item 140</i> Item #141 Forms: 164	80	1% \$1000*		\$26,706	\$208.00
142	A	<i>Property Description:</i> Recreational/Educational/Kinesiology 2000 University Blvd, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Modified bituminous, Construction: SWR, Occupancy: Recreational/Educational/Kinesiology  Item #142 Forms: 164	WVD	1% \$31240		\$3,124,000	\$44,761.00
143	B	<i>Business Personal Property located in item 142</i> Item #143 Forms: 164	80	1% \$13000		\$1,300,000	\$3,393.00
144	A	<i>Property Description:</i> Classrooms 2035 University Blvd, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 2, Roof: Modified bituminous, Construction: SWR, Occupancy: Classrooms  Item #144 Forms: 164	WVD	1% \$40140		\$4,014,000	\$20,982.00
145	B	<i>Business Personal Property located in item 144</i> Item #145 Forms: 164	80	1% \$4100		\$410,000	\$1,142.00
146	A	<i>Property Description:</i> Library 2035 University Blvd, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 3, Roof: Modified bituminous, Construction: SWR, Occupancy: Library  Item #146 Forms: 164	WVD	1% \$5783		\$578,344	\$18,787.00
147	B	<i>Business Personal Property located in item 146</i> Item #147 Forms: 164	80	1% \$38457		\$3,845,656	\$8,833.00

**COVERAGES - Windstorm and Hail Only**

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Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
148	A	<i>Property Description:</i> Administration Bldg CECS 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: Brick, Occupancy: Administration Bldg CECS  Item #148 Forms: 164	100	1% \$12675		\$1,267,527	\$8,765.00
149	B	<i>Business Personal Property located in item 148</i> Item #149 Forms: 164	80	1% \$1000*		\$100,001	\$877.00
150	A	<i>Property Description:</i> Classroom Bldg A CECS 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: Brick, Occupancy: Classroom Bldg A CECS  Item #150 Forms: 164	100	1% \$6312		\$631,159	\$4,481.00
151	B	<i>Business Personal Property located in item 150</i> Item #151 Forms: 164	80	1% \$1000*		\$25,000	\$208.00
152	A	<i>Property Description:</i> Classroom Bldg B CECS 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: Brick, Occupancy: Classroom Bldg B CECS  Item #152 Forms: 164	100	1% \$5442		\$544,226	\$3,864.00
153	B	<i>Business Personal Property located in item 152</i> Item #153 Forms: 164	80	1% \$1000*		\$25,000	\$208.00
154	A	<i>Property Description:</i> Classroom Bldg C CECS 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: Brick, Occupancy: Classroom Bldg C CECS  Item #154 Forms: 164	100	1% \$5691		\$569,057	\$4,041.00
155	B	<i>Business Personal Property located in item 154</i> Item #155 Forms: 164	80	1% \$1000*		\$25,000	\$208.00

Original  
Part 1, Page 16 of 17

(This Policy contains two parts. To be valid, both parts must be combined and the policy countersigned by the Texas Windstorm Insurance Association.)



**COVERAGES - Windstorm and Hail Only**

Attached to and forming part of Policy Number 33362708

In consideration of the stipulations and conditions herein or added hereto which are made a part of this policy, and of the premiums provided, T.W.I.A. does insure the insured named above and legal representatives FROM the inception date shown above TO the expiration date shown above at 12:01 A.M. Standard Time at the location of property against direct loss resulting from the perils of Windstorm and Hail only which have a premium inserted opposite thereto and only on the property described and located as provided hereon.

Item No.	Coverage A/B	Property and Form Description	Coins %	Per Item/Per Occ Deductible % Amt	Form Number	Limit of Liability	Premium
156	A	<i>Property Description:</i> Classroom Bldg D CECS 80 Fort Brown, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 1, Roof: Metal, Construction: Brick, Occupancy: Classroom Bldg D CECS  Item #156 Forms: 164	100	1% \$5442		\$544,226	\$3,864.00
157	B	<i>Business Personal Property located in item 156</i> Item #157 Forms: 164	80	1% \$1000*		\$25,000	\$208.00
158	A	<i>Property Description:</i> Auditorium 1800 May St, Brownsville, Cameron County, Tx, 78520  <i>Underwriting Details:</i> Stories: 4, Roof: Rubber roof, Construction: SWR, Occupancy: Auditorium  Item #158 Forms: 164	WVD	1% \$18240		\$1,824,000	\$39,191.00
159	B	<i>Business Personal Property located in item 158</i> Item #159 Forms: 164	80	1% \$26000		\$2,600,000	\$6,153.00
----- End of Items Schedule -----							
* Effective August 1, 2007, the minimum deductible amount allowed for any insured Commercial Item is \$1000							

**ADDITIONAL MORTGAGEES**

Loss on building items shall be payable to the following as mortgagees or trustees, as their interest may appear at the time of loss, subject to Mortgage Clause (without contribution) printed elsewhere in this policy.

**Brownsville Local Development Company Inc**  
 Small Business Administration  
 PO Box 911  
 Brownsville, TX 78522-0911

**International Bank of Commerce**  
 630 E Elizabeth  
 Brownsville, TX 78521

----- End of Mortgagee List -----

**TEXAS WINDSTORM INSURANCE ASSOCIATION**  
**Windstorm and Hail**

**REPLACEMENT COST ENDORSEMENT**  
**(Without Deduction for Depreciation)**

Attached to and forming part of Policy No. 33362708 of the Texas Windstorm Insurance Association, issued at its Austin, Texas Agency.

Dated January 23, 2011

James W. Oliver, Agents

This Endorsement applies only to Item(s) No(s):

1-31,34-57,59-61,63,64,67,69-74,76-86,89,90,95-99,104,105,107-112,116,118,120,121,128-159

1. We agree to pay replacement cost without deduction for depreciation except as otherwise provided.
2. We will not pay replacement cost on:
  - a. Stock, (raw, in process or finished) or merchandise, including materials and supplies in connection therewith;
  - b. Property of others;
  - c. Personal property usual to a residence;
  - d. Books of account, abstracts, manuscripts, drawings, card index systems and other records (including film, tape, disc, drum, cell and other magnetic recording or storage media);
  - e. Paintings, etchings, pictures, tapestries, statuary, marbles, bronzes, antique furniture, rare books, antique silver, porcelains, rare glassware and bric-a-brac or other articles of art, rarity or antiquity;
  - f. Outdoor equipment, except equipment used in the service of the building; or
  - g. Carpeting, cloth awnings, window or wall air conditioning units.

However, if we insure a church, school or hospital under this policy, we will pay replacement cost on Items a. through f.

3. We will pay the lesser of the following:
  - a. The amount of this policy;
  - b. The replacement cost of item(s), or any part thereof, with material of like kind and quality on the same premises and intended for the same occupancy and use;
  - c. The necessary amount actually spent to repair or replace the item(s) described in this endorsement on the same premises, and intended for the same occupancy and use.
4. You may choose first to make claim under this Policy disregarding this endorsement. The Coinsurance Condition will apply to all claims under such item(s). You may make further claim for any additional liability under this endorsement subject to its terms, conditions and limitations.
5. We will not pay for:
  - a. Any loss caused by the enforcement of any state or municipal law or ordinance regulating the construction or repair of buildings, except as provided in this Policy.
  - b. Any loss under this endorsement until the damaged property is actually repaired or replaced on the same premises with due diligence and dispatch. The repair or replacement must be completed within two (2) years after loss occurs, unless we extend this time period in writing.
6. We will apply the provisions of this endorsement separately to each item.

## **\*\*Important\*\***

Please read the following:

All Texas Windstorm Insurance Association (T.W.I.A.) policies issued after March 1, 2003 have a clarification added to the exclusion section of the policy. Please read the exclusion below titled, Mold, Fungi, or Other Microorganisms. If you have questions relating to this clarification, please call your agent or T.W.I.A. at 1-800-788-8247.

---

### **CLARIFYING LANGUAGE REGARDING MOLD, FUNGI, AND OTHER MICROORGANISMS**

This endorsement modifies insurance provided under each policy form listed below:

T.W.I.A. Dwelling Policy

T.W.I.A. Commercial Policy

T.W.I.A. Texas Special Mobile Home Windstorm and Hail Insurance Policy

The following exclusion is added to each policy form as follows:

Exclusion 9. to the T.W.I.A. Dwelling Policy,

Exclusion 10. To the T.W.I.A. Commercial Policy,

After the second paragraph of SECTION III - SPECIFIC COVERAGE CONDITIONS to the T.W.I.A. Texas Special Mobile Home Windstorm and Hail Insurance Policy.

#### **Mold, Fungi, or Other Microorganisms:**

a. Fungi or mold and other microorganisms when used in the policy or in this exclusion means the presence, growth, proliferation, spread or any activity of fungi or mold and other microorganisms.

This exclusion also applies to the cost:

- (1) To remove fungi or mold and other microorganisms from covered property covered under this Texas Windstorm Insurance Association policy.
- (2) To tear out and replace any part of the building or other covered property as needed to gain access to the fungi or mold and other microorganisms; and
- (3) Of testing of air or property to confirm the absence, presence or level of fungi or mold and other microorganisms;

b. This exclusion applies unless the fungi or mold and other microorganisms are located upon the portion of covered property which must be repaired or replaced because of direct physical damage resulting from sudden and accidental wind or hail which would otherwise be covered under this policy. For purposes of this exclusion, sudden and accidental shall include a loss event that is hidden or concealed for a period of time until it is detectable. A hidden loss must be reported to us no later than 30 days after the date it was detected or should have been detected.

c. However, the exception to the exclusion described in b. above does not include:

- (1) the cost to treat, contain, remove or dispose of the fungi or mold and other microorganisms beyond that which is required to repair or replace the covered property physically damaged by water;
- (2) the cost of any testing of air or property to confirm the absence, presence or level of fungi, mold and other microorganisms whether performed prior to, during or after the removal, repair, restoration or replacement;
- (3) the cost of any decontamination of the covered property covered under this Texas Windstorm Insurance Association policy;
- (4) any increase in loss under this Texas Windstorm Insurance Association policy related to loss of use, debris removal, additional living expense, or diminution in value resulting from c. (1), (2), and (3).

Insured Copy

## IMPORTANT NOTICE FOR INSUREDS

Your Texas Windstorm Insurance Association (TWIA) policy covers direct physical loss to the covered property caused by windstorm or hail unless the loss is excluded in the Exclusions. In case of a loss, note the following:

**If a windstorm or hail loss occurs immediately notify your agent:**

- **TWIA does not have insurance agents.** Your insurance agent acts only on your behalf and has no right to act or speak on behalf of TWIA.
- Once your agent has filed your claim with TWIA, we will assign your claim to an independent claim-adjusting firm in your area.
- TWIA will send you a letter acknowledging your claim and give you the name of the adjusting firm.
- The adjuster will call you for an appointment to inspect the damaged property.
- If you have any questions before an adjuster has contacted you, contact the assigned adjusting firm.

**TEMPORARY REPAIRS**

Please make temporary repairs and dry-out/protect your property as quickly as possible after a loss to prevent further damage. Do not make permanent repairs, such as a roof replacement or asphalt patches until the adjuster has made an inspection. The adjuster needs to be able to see the damage and determine if it is from windstorm or hail.

Before tearing out, removing or covering over damaged property or debris, take pictures or videotapes if possible. Keep any damaged property until the adjuster sees it and approves of disposal.

Cover openings with a tarp or plastic to prevent additional water damage, and dry out water damaged/wet areas immediately.

If your loss is covered by the policy, reasonable costs for temporary repairs are covered, so be sure to keep invoices and receipts.

**You must provide the adjuster with the following information and documentation:**

- **Proof of Loss:** Within 91 days after the date of TWIA's claim acknowledgment, unless we extend the time in writing, you must submit a signed, sworn Proof of Loss form. The TWIA adjuster will provide you with this form.
- **Inventory:** If coverage is provided on your personal property (Dwelling policy) or Business Personal Property (Commercial policy), you must provide a detailed inventory of all damaged or destroyed personal property. Include a description and age of each item, their cost at the time of purchase and their estimated replacement cost today. Again, document with photos if necessary.
- **Documentation:** Provide information and documentation relating to the damage you claim or any other insurance claims you have made relating to the damage. This includes reports, estimates, invoices, receipts, photos, and videos.
- **Other Claims:** Provide information and documentation concerning any other water damage, structural damage and repairs you have had, whether due to plumbing leaks, flood, air-conditioning system leaks, foundation settlement, or other sources.

**The adjuster will report their findings to TWIA with their recommendations.**

- **The final decision on your claim will be made by TWIA.**
- If you are due a payment for your loss, a check will be issued and sent to you.

To qualify for insurance through TWIA, most permanent repairs must be inspected by a Texas Department of Insurance (TDI) inspector or by a Texas licensed professional engineer. The TDI inspection must verify compliance

with the building codes. The TDI inspector (or engineer) must inspect during the repair/replacement process and will issue a **WPI-8 certificate** when repairs are completed and meet the windstorm code. Please call your county's local Windstorm Inspection Office to make an appointment prior to beginning the repairs, but after materials are delivered to the worksite and the work has been scheduled. You can call 1-800-248-6032 or 512-322-2203 for more details and information about the inspection process or you can go to the TDI website at [www.tdi.state.tx.us/](http://www.tdi.state.tx.us/). Additional information regarding the Windstorm Inspection Program can be found there.

If you disagree with a decision on your loss, please advise and discuss with the adjuster and submit any additional information and documents you have that support your claim. You may appeal any act, ruling or decision made by TWIA by filing a complaint with the commissioner of insurance not later than the 30<sup>th</sup> day after the date of that act, ruling, or decision. A hearing, if requested, will be held in the county in which the insured property is located or in Travis County, whichever you choose. In addition, you may bring an action against the association in the county where your covered property is located or in a district court in Travis County. A person may not proceed under both remedies for the same act, ruling, or decision. (Refer to the Dispute Resolution section of your policy for more details.)

**NOTE:** This page is not a part of your policy and is not intended to be a complete description of all your rights and responsibilities under your policy. Refer to the provision "Duties After Loss" under the CONDITIONS section in your policy for specific policy requirements. This page is not intended to address every provision in your policy.



# TEXAS SOUTHMOST COLLEGE DISTRICT

## BOARD AGENDA REQUEST FORM

<b>Department/Division:</b> Finance Office	<b>Board Meeting Date:</b> March 24, 2011
<b>Agenda Item:</b> 1 <sup>st</sup> Quarter Financial Statements and Investment Report for FY2011	
<b>Rationale/Background:</b> Presentation of the Fiscal Year 2011 1 <sup>st</sup> Quarter Financial Statements and Investment Report.	
<b>Recommended Action:</b> For the Board's review. No action necessary.	
<b>Fiscal Implications:</b> Budgeted Item: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A If no, explain:	
<b>Attachments (List):</b> 1 <sup>st</sup> Quarter Financial Statements and Investment Report for FY2011	

<b>FOR OFFICE USE ONLY:</b>
<b>Board Action:</b> Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Tabled for action on: _____
<b>Certified by:</b> _____ <b>Title:</b> _____ <b>Date:</b> _____

Texas Southmost College  
**SUMMARY OF NET ASSET BALANCES**  
From 9/1/2010 Through 11/30/2010

(In Whole Dollar)

**UNRESTRICTED FOR OPERATIONS**

	Ending Balance FY10	Current Period Actual Revenue and Transfers FY11	Current Period Actual Expenses and Transfers FY11	Net Change in Assets FY11	Current Period Net Asset Balance FY11
General Fund	5,912,101	11,837,876	6,433,567	5,404,309	11,316,410
Auxiliary Fund	109,945	303,869	207,973	95,896	205,841
Campus Facilities Fund	5,102,686	1,136,082	552,649	583,433	5,686,119
Restricted Parking Fund	266,799	182	33,575	(33,393)	233,406
Restricted Insurance Fund	968,229	40,408	0	40,408	1,008,637
Restricted Scholarship Fund	<u>1,819,973</u>	<u>903</u>	<u>0</u>	<u>903</u>	<u>1,820,876</u>
<b>TOTAL FUNDS</b>	<b>\$ 14,179,733</b>	<b>\$ 13,319,320</b>	<b>\$ 7,227,764</b>	<b>\$ 6,091,556</b>	<b>\$ 20,271,289</b>

**RESTRICTED FOR DEBT SERVICE**

	Ending Balance FY10	Current Period Actual Revenue and Transfers FY11	Current Period Actual Expenses and Transfers FY11	Net Change in Assets FY11	Current Period Net Asset Balance FY11
86/87 Tax Debt Service Fund	1,309,333	0	0	0	1,309,333
2000 Student Union Debt Service Fund	2,127,730	1,281	0	1,281	2,129,011
2005 WRKC Debt Service Fund	4,448,293	3,244	0	3,244	4,451,537
2002 General Revenue Bond Debt Service Fund	730,762	112,792	0	112,792	843,554
2005 Tax Debt Service Fund	(130,890)	1,048,397	0	1,048,397	917,507
2006 Tax Debt Service Fund	26,026	1,049,363	0	1,049,363	1,075,389
2006 Maintenance Notes Tax Debt Service Fund	92,235	248,708	0	248,708	340,943
2007 Tax Debt Service Fund	190,105	598,669	600	598,069	788,174
2007 Maintenance Notes Tax Debt Service Fund	46,078	107,715	600	107,115	153,193
2008 Tax Debt Service Fund	143,706	128,206	600	127,606	271,312
2008 Maintenance Notes Tax Debt Service Fund	113,001	271,567	600	270,967	383,968
2009 Tax Debt Service Fund	21,781	312,890	675	312,215	333,996
2009 Maintenance Notes Tax Debt Service Fund	<u>39,160</u>	<u>179,864</u>	<u>675</u>	<u>179,189</u>	<u>218,349</u>
<b>TOTAL FUNDS</b>	<b>\$ 9,157,320</b>	<b>\$ 4,062,696</b>	<b>\$ 3,750</b>	<b>\$ 4,058,946</b>	<b>\$ 11,906,934</b>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-General Fund**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
<b>Operating Revenues</b>				
<b>Tuition &amp; Fees</b>				
Student Tuition	8,639,517	8,639,517	0	(8,639,517)
Lab Fees	128,687	128,687	0	(128,687)
Advising Fee	1,010,000	1,010,000	0	(1,010,000)
Library Fee	846,938	846,938	0	(846,938)
International Education Fee	40,400	40,400	0	(40,400)
Medical Services Fee	433,531	433,531	0	(433,531)
Athletic Fee	1,185,712	1,185,712	0	(1,185,712)
Designated Tuition	15,229,389	15,229,389	0	(15,229,389)
Add/Drop Fees	75,015	75,015	0	(75,015)
Computer Access Fees	2,941,652	2,941,652	0	(2,941,652)
Remediation Fees	108,248	108,248	0	(108,248)
Records Fee	<u>234,715</u>	<u>234,715</u>	<u>0</u>	<u>(234,715)</u>
Total Tuition & Fees	<u>30,873,804</u>	<u>30,873,804</u>	<u>0</u>	<u>(30,873,804)</u>
<b>State Grants &amp; Contracts</b>				
Texas Grant Program	1,945,715	1,945,715	0	(1,945,715)
Building Lease - UTB	1,359,576	1,359,576	339,894	(1,019,682)
JET Grant Program	0	0	41,568	41,568
College Workstudy Program	<u>0</u>	<u>0</u>	<u>49,769</u>	<u>49,769</u>
Total State Grants & Contracts	<u>3,305,291</u>	<u>3,305,291</u>	<u>431,231</u>	<u>(2,874,060)</u>
<b>Federal Grants &amp; Contracts</b>				
Carl Perkins Basic Grant	434,858	434,858	0	(434,858)
ARRA WIAStwd Energy Efficiency	<u>0</u>	<u>0</u>	<u>8,443</u>	<u>8,443</u>
Total Federal Grants & Contracts	<u>434,858</u>	<u>434,858</u>	<u>8,443</u>	<u>(426,415)</u>
<b>Local Grants &amp; Contracts</b>				
STEMS	47,000	47,000	22,000	(25,000)
Criminal Justice Institute	90,000	90,000	0	(90,000)
Kids College	29,000	29,000	0	(29,000)
Child Care Parent Contribution	1,151,397	1,151,397	59,748	(1,091,649)
Child Care Center Income	0	0	13,072	13,072
Child Care Food Control	<u>0</u>	<u>0</u>	<u>8,360</u>	<u>8,360</u>
Total Local Grants & Contracts	<u>1,317,397</u>	<u>1,317,397</u>	<u>103,180</u>	<u>(1,214,217)</u>
<b>General Operating Revenues</b>				
Orientation Fees	<u>151,032</u>	<u>151,032</u>	<u>0</u>	<u>(151,032)</u>
Total General Operating Revenues	<u>151,032</u>	<u>151,032</u>	<u>0</u>	<u>(151,032)</u>
Total Operating Revenues	<u>36,082,382</u>	<u>36,082,382</u>	<u>542,854</u>	<u>(35,539,528)</u>
<b>Non-Operating Revenues</b>				
<b>State Grants &amp; Contracts</b>				
THECB Appropriations	12,595,161	12,595,161	4,267,947	(8,327,214)
THECB Nursing Program	<u>0</u>	<u>0</u>	<u>238,221</u>	<u>238,221</u>
Total State Grants & Contracts	<u>12,595,161</u>	<u>12,595,161</u>	<u>4,506,168</u>	<u>(8,088,993)</u>



**Texas Southmost College**  
**Statement of Revenues and Expenditures-General Fund**  
**From 9/1/2010 Through 11/30/2010**

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
Local Tax Revenues				
Ad Valorem Taxes	<u>10,802,771</u>	<u>10,802,771</u>	<u>6,783,706</u>	<u>(4,019,065)</u>
Total Local Tax Revenues	<u>10,802,771</u>	<u>10,802,771</u>	<u>6,783,706</u>	<u>(4,019,065)</u>
Investment Income				
Investment Earnings	<u>22,264</u>	<u>22,264</u>	<u>4,855</u>	<u>(17,409)</u>
Total Investment Income	<u>22,264</u>	<u>22,264</u>	<u>4,855</u>	<u>(17,409)</u>
Other Non-Operating				
Other Income	20,536	20,536	0	(20,536)
Other Income - TSC	<u>10,000</u>	<u>10,000</u>	<u>293</u>	<u>(9,707)</u>
Total Other Non-Operating	<u>30,536</u>	<u>30,536</u>	<u>293</u>	<u>(30,243)</u>
Total Non-Operating Revenues	<u>23,450,732</u>	<u>23,450,732</u>	<u>11,295,022</u>	<u>(12,155,710)</u>
Total REVENUES	<u>59,533,114</u>	<u>59,533,114</u>	<u>11,837,876</u>	<u>(47,695,238)</u>
EXPENSES				
Operating Expenses				
Institutional Support				
Board of Trustees	58,500	58,500	4,457	54,043
Finance Office	366,279	366,279	71,033	295,246
District Operations Office	152,008	152,008	31,337	120,671
Facilities & Planning	398,161	398,161	69,117	329,044
General Institution				
Attorney Fees	150,000	150,000	19,171	130,829
Auditor Fees	55,000	55,000	250	54,750
Cameron Appraisal District	197,653	197,653	42,956	154,697
Catalogs/Publications/News	500	500	0	500
Commencement	15,000	15,000	1,487	13,513
Consulting Fees	100,000	100,000	0	100,000
Contracted Services - Cleaning	20,000	20,000	0	20,000
Dues/Memberships	49,900	49,900	100	49,800
Instit. Official Functions	108,000	108,000	1,659	106,341
Insurance	1,224,111	1,224,111	48,073	1,176,038
Promotional/Advertising	<u>40,000</u>	<u>40,000</u>	<u>5,998</u>	<u>34,002</u>
Total General Institution	1,960,164	1,960,164	119,694	1,840,470
STEMS				
STEMS Program	<u>47,000</u>	<u>47,000</u>	<u>4,051</u>	42,949
Total Institutional Support	<u>2,982,112</u>	<u>2,982,112</u>	<u>299,689</u>	<u>2,682,423</u>
Scholarships				
TSC Trustee Scholarship	3,200,000	3,200,000	0	3,200,000
Scorpion Scholars	<u>95,000</u>	<u>95,000</u>	<u>0</u>	<u>95,000</u>
Total Scholarships	<u>3,295,000</u>	<u>3,295,000</u>	<u>0</u>	<u>3,295,000</u>
Contracted Services w/ UTB				
Tuition				
Student Paid Tuition	8,639,517	8,639,517	0	8,639,517

**Texas Southmost College**  
**Statement of Revenues and Expenditures-General Fund**  
**From 9/1/2010 Through 11/30/2010**

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
Tuition Differential	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Tuition	<u>8,639,517</u>	<u>8,639,517</u>	<u>0</u>	<u>8,639,517</u>
Designated Transfers to UTB	40,602,185	40,602,185	4,627,380	35,974,805
Additional Commitments				
VP External Affairs	71,800	71,800	0	71,800
Institutional Advancement	223,274	223,274	0	223,274
Institutional Grant Writers	262,695	262,695	0	262,695
Informational Writer	0	0	0	0
Library Development	250,000	250,000	0	250,000
Marketing & Communications	<u>136,752</u>	<u>136,752</u>	<u>10,769</u>	<u>125,984</u>
Total Additional Commitments	<u>944,521</u>	<u>944,521</u>	<u>10,769</u>	<u>933,753</u>
Total Contracted Services	<u>50,186,223</u>	<u>50,186,223</u>	<u>4,638,149</u>	<u>45,548,075</u>
Total Operating Expenses	<u>56,463,335</u>	<u>56,463,335</u>	<u>4,937,837</u>	<u>51,525,498</u>
Total EXPENSES	<u>56,463,335</u>	<u>56,463,335</u>	<u>4,937,837</u>	<u>51,525,498</u>
Interfund Transfers				
Transfer to Restricted Insurance	159,071	159,071	39,768	119,303
Transfer to Auxiliary	851,847	851,847	212,962	638,885
Transfer to Campus Facilities	4,522,000	4,522,000	1,130,500	3,391,500
Transfer to General Revenue Bd	450,000	450,000	112,500	337,500
Transfer from Auxiliary	<u>(1,950,199)</u>	<u>(1,950,199)</u>	<u>0</u>	<u>(1,950,199)</u>
Total Interfund Transfers	<u>4,032,719</u>	<u>4,032,719</u>	<u>1,495,730</u>	<u>2,536,989</u>
Increase/(Decrease) in Net Assets	<u>(962,940)</u>	<u>(962,940)</u>	<u>5,404,309</u>	<u>6,367,249</u>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-Auxiliary Fund**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Operating Revenues				
Tuition & Fees				
Parking Fees	300,000	300,000	0	(300,000)
Student Services Fees	<u>1,950,199</u>	<u>1,950,199</u>	<u>0</u>	<u>(1,950,199)</u>
Total Tuition & Fees	<u>2,250,199</u>	<u>2,250,199</u>	<u>0</u>	<u>(2,250,199)</u>
Auxiliary Enterprises				
Bookstore	158,526	158,526	0	(158,526)
Broadcast (US Wireless)	6,000	6,000	1,500	(4,500)
Condominiums	496,486	496,486	88,849	(407,637)
Port Mansfield	2,400	2,400	400	(2,000)
Raymondville Facility	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Auxiliary Enterprises	<u>663,412</u>	<u>663,412</u>	<u>90,749</u>	<u>(572,663)</u>
Total Operating Revenues	<u>2,913,611</u>	<u>2,913,611</u>	<u>90,749</u>	<u>(2,822,862)</u>
Non-Operating Revenues				
Investment Income	<u>432</u>	<u>432</u>	<u>158</u>	<u>(274)</u>
Total Investment Income	<u>432</u>	<u>432</u>	<u>158</u>	<u>(274)</u>
Total Non-Operating Revenues	<u>432</u>	<u>432</u>	<u>158</u>	<u>(274)</u>
Total REVENUES	<u>2,914,043</u>	<u>2,914,043</u>	<u>90,907</u>	<u>(2,823,136)</u>
<b>EXPENSES</b>				
Operating Expenses				
Auxiliary Enterprises				
Bookstore	20,000	20,000	0	20,000
Condominiums	496,486	496,486	90,799	405,687
Port Mansfield	20,100	20,100	1,063	19,037
Raymondville Facility	44,000	44,000	5,416	38,584
Golf Course	135,000	135,000	16,941	118,059
Fort Brown Memorial Center	336,045	336,045	0	336,045
Rancho Del Cielo	207,000	207,000	83,554	123,446
Canon del Novillo	30,000	30,000	10,200	19,800
General Institution	227,500	227,500	0	227,500
Total Auxiliary Enterprises	<u>1,516,131</u>	<u>1,516,131</u>	<u>207,973</u>	<u>1,308,158</u>
Total Operating Expenses	<u>1,516,131</u>	<u>1,516,131</u>	<u>207,973</u>	<u>1,308,158</u>
Total EXPENSES	<u>1,516,131</u>	<u>1,516,131</u>	<u>207,973</u>	<u>1,308,158</u>
Interfund Transfers				
Transfer to Restricted Parking	300,000	300,000	0	300,000
Transfer To General	1,950,199	1,950,199	0	1,950,199
Transfer from General	<u>(851,847)</u>	<u>(851,847)</u>	<u>(212,962)</u>	<u>(638,885)</u>
Total Interfund Transfers	<u>1,398,352</u>	<u>1,398,352</u>	<u>(212,962)</u>	<u>1,611,314</u>
Increase/(Decrease) in Net Assets	<u>(440)</u>	<u>(440)</u>	<u>95,896</u>	<u>96,336</u>

Texas Southmost College  
Statement of Revenues and Expenditures-Campus Facilities  
From 9/1/2010 Through 11/30/2010

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Operating Revenues				
Donations	<u>360,000</u>	<u>360,000</u>	<u>0</u>	<u>(360,000)</u>
Total Operating Revenues	<u>360,000</u>	<u>360,000</u>	<u>0</u>	<u>(360,000)</u>
Non-Operating Revenues				
Investment Income	10,095	10,095	5,582	(4,513)
Total Non-Operating Revenues	<u>10,095</u>	<u>10,095</u>	<u>5,582</u>	<u>(4,513)</u>
Total Revenues	<u>370,095</u>	<u>370,095</u>	<u>5,582</u>	<u>(364,513)</u>
<b>EXPENSES</b>				
Operating Expenses				
Maintenance & Operations				
Campus Improvements	2,368,000	2,368,000	156,389	2,211,611
Campus Infrastructure	100,000	100,000	3,300	96,700
Historic Restorations	<u>125,000</u>	<u>125,000</u>	<u>11,649</u>	<u>113,351</u>
Total Maintenance and Operations	<u>2,593,000</u>	<u>2,593,000</u>	<u>171,338</u>	<u>(2,421,662)</u>
Capital Construction				
Commissary	65,000	65,000	14,225	50,775
Cavalry	525,000	525,000	74,737	450,263
Student Health	45,000	45,000	17,159	27,841
Bond Projects (FY11 Oliveira Library)	465,000	465,000	156,716	308,284
REK Center	80,000	80,000	5,188	74,812
Athletic Zone	<u>924,000</u>	<u>329,000</u>	<u>6,289</u>	<u>322,711</u>
Total Capital Construction	2,104,000	1,509,000	274,315	1,234,685
Acquisitions				-
Property Acquisitions	<u>1,000,000</u>	<u>1,000,000</u>	<u>106,996</u>	<u>893,004</u>
Total Property Acquisitions	<u>1,000,000</u>	<u>1,000,000</u>	<u>106,996</u>	<u>(893,004)</u>
Total Operating Expenses	<u>5,697,000</u>	<u>5,102,000</u>	<u>552,649</u>	<u>(1,186,977)</u>
Total EXPENSES	<u>5,697,000</u>	<u>5,102,000</u>	<u>552,649</u>	<u>(4,549,351)</u>
Interfund Transfers				
Transfer from General	<u>(4,522,000)</u>	<u>(4,522,000)</u>	<u>(1,130,500)</u>	<u>3,391,500</u>
Total Interfund Transfers	<u>(4,522,000)</u>	<u>(4,522,000)</u>	<u>(1,130,500)</u>	<u>3,391,500</u>
Increase/(Decrease) in Net Assets	<u>(804,905)</u>	<u>(209,905)</u>	<u>583,433</u>	<u>793,338</u>

Texas Southmost College  
Statement of Revenues and Expenditures-Restricted Parking Fund  
From 9/1/2010 Through 11/30/2010

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Investment Income	<u>1,908</u>	<u>1,908</u>	<u>182</u>	<u>(1,726)</u>
Total Non-Operating Revenues	<u>1,908</u>	<u>1,908</u>	<u>182</u>	<u>(1,726)</u>
Total REVENUES	<u>1,908</u>	<u>1,908</u>	<u>182</u>	<u>(1,726)</u>
<b>EXPENSES</b>				
Operating Expenses				
Maintenance & Operations				
Parking Fees	7,800	7,800	7,800	0
Parking Projects	<u>300,000</u>	<u>300,000</u>	<u>25,775</u>	<u>274,225</u>
Total Maintenance & Operations	<u>307,800</u>	<u>307,800</u>	<u>33,575</u>	<u>274,225</u>
Total EXPENSES	<u>307,800</u>	<u>307,800</u>	<u>33,575</u>	<u>274,225</u>
Interfund Transfers				
Transfer from Auxiliary	<u>(300,000)</u>	<u>(300,000)</u>	<u>0</u>	<u>(300,000)</u>
Total Interfund Transfers	<u>(300,000)</u>	<u>(300,000)</u>	<u>0</u>	<u>(300,000)</u>
Increase/(Decrease) in Net Assets	<u>(5,892)</u>	<u>(5,892)</u>	<u>(33,393)</u>	<u>(27,501)</u>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-Restricted Insurance Fund**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Investment Income	<u>2,787</u>	<u>2,787</u>	<u>640</u>	<u>(2,147)</u>
Total Non-Operating Revenues	<u>2,787</u>	<u>2,787</u>	<u>640</u>	<u>(2,147)</u>
Total REVENUES	<u>2,787</u>	<u>2,787</u>	<u>640</u>	<u>(2,147)</u>
<b>EXPENSES</b>				
Operating Expenses				
Operation & Maintenance of Plant	<u>225,000</u>	<u>225,000</u>	<u>0</u>	<u>225,000</u>
Total Operation & Maintenance of Plant	<u>225,000</u>	<u>225,000</u>	<u>0</u>	<u>225,000</u>
Total EXPENSES	<u>225,000</u>	<u>225,000</u>	<u>0</u>	<u>225,000</u>
Interfund Transfers				
Transfer from General	<u>(159,071)</u>	<u>(159,071)</u>	<u>(39,768)</u>	<u>(119,303)</u>
Total Interfund Transfers	<u>(159,071)</u>	<u>(159,071)</u>	<u>(39,768)</u>	<u>(119,303)</u>
Increase/(Decrease) in Net Assets	<u>(63,142)</u>	<u>(63,142)</u>	<u>40,408</u>	<u>103,550</u>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-Restricted Scholarship Fund**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Investment Income	<u>3,429</u>	<u>3,429</u>	<u>903</u>	<u>(2,526)</u>
Total Non-Operating Revenues	<u>3,429</u>	<u>3,429</u>	<u>903</u>	<u>(2,526)</u>
Total REVENUES	<u>3,429</u>	<u>3,429</u>	<u>903</u>	<u>(2,526)</u>
<b>EXPENSES</b>				
Operating Expenses				
Scholarships	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Scholarships	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total EXPENSES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Interfund Transfers				
Transfer from General	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Interfund Transfers	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Increase/(Decrease) in Net Assets	<u>3,429</u>	<u>3,429</u>	<u>903</u>	<u>(2,526)</u>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-2000 Student Union Revenue Bond**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Operating Revenues				
Tuition & Fees				
Student Union Fees	<u>1,077,732</u>	<u>1,077,732</u>	<u>0</u>	<u>(1,077,732)</u>
Total Tuition & Fees	<u>1,077,732</u>	<u>1,077,732</u>	<u>0</u>	<u>(1,077,732)</u>
Total Operating Revenues	<u>1,077,732</u>	<u>1,077,732</u>	<u>0</u>	<u>(1,077,732)</u>
Non-Operating Revenues				
Investment Income	<u>8,713</u>	<u>8,713</u>	<u>1,281</u>	<u>(7,432)</u>
Total Investment Income	<u>8,713</u>	<u>8,713</u>	<u>1,281</u>	<u>(7,432)</u>
Total Non-Operating Revenues	<u>8,713</u>	<u>8,713</u>	<u>1,281</u>	<u>(7,432)</u>
Total REVENUES	<u>1,086,445</u>	<u>1,086,445</u>	<u>1,281</u>	<u>(1,085,164)</u>
<b>EXPENSES</b>				
Operating Expenses				
Institutional Support				
Fiscal Agent Fees	<u>6,750</u>	<u>6,750</u>	<u>0</u>	<u>6,750</u>
Total Institutional Support	<u>6,750</u>	<u>6,750</u>	<u>0</u>	<u>6,750</u>
Contracted Services				
Designated Student Union Fees	<u>344,192</u>	<u>344,192</u>	<u>0</u>	<u>344,192</u>
Total Contracted Services	<u>344,192</u>	<u>344,192</u>	<u>0</u>	<u>344,192</u>
Total Operating Expenses	<u>350,942</u>	<u>350,942</u>	<u>0</u>	<u>350,942</u>
Non-Operating Expenses				
Debt Service				
Interest on Capital	311,540	311,540	0	311,540
Principal on Capital	<u>360,000</u>	<u>360,000</u>	<u>0</u>	<u>360,000</u>
Total Debt Service	<u>671,540</u>	<u>671,540</u>	<u>0</u>	<u>671,540</u>
Total Non-Operating Expenses	<u>671,540</u>	<u>671,540</u>	<u>0</u>	<u>671,540</u>
Total EXPENSES	<u>1,022,482</u>	<u>1,022,482</u>	<u>0</u>	<u>1,022,482</u>
Increase/(Decrease) in Net Assets	<u>63,963</u>	<u>63,963</u>	<u>1,281</u>	<u>(62,682)</u>



**Texas Southmost College**  
**Statement of Revenues and Expenditures-2005 REK Center Revenue Bond**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Operating Revenues				
Tuition & Fees				
Student Recreation Fee	<u>2,165,312</u>	<u>2,165,312</u>	<u>0</u>	<u>(2,165,312)</u>
Total Tuition & Fees	<u>2,165,312</u>	<u>2,165,312</u>	<u>0</u>	<u>(2,165,312)</u>
Total Operating Revenues	<u>2,165,312</u>	<u>2,165,312</u>	<u>0</u>	<u>(2,165,312)</u>
Non-Operating Revenues				
Investment Income				
Investment Earnings	<u>10,778</u>	<u>10,778</u>	<u>3,244</u>	<u>(7,534)</u>
Total Investment Income	<u>10,778</u>	<u>10,778</u>	<u>3,244</u>	<u>(7,534)</u>
Total Non-Operating Revenues	<u>10,778</u>	<u>10,778</u>	<u>3,244</u>	<u>(7,534)</u>
Total REVENUES	<u>2,176,090</u>	<u>2,176,090</u>	<u>3,244</u>	<u>(2,172,846)</u>
<b>EXPENSES</b>				
Operating Expenses				
Institutional Support				
Fiscal Agent Fees	<u>6,500</u>	<u>6,500</u>	<u>0</u>	<u>6,500</u>
Total Institutional Support	<u>6,500</u>	<u>6,500</u>	<u>0</u>	<u>6,500</u>
Contracted Services				
Designated Transfers to UTB	<u>1,186,782</u>	<u>1,186,782</u>	<u>0</u>	<u>1,186,782</u>
Total Contracted Services	<u>1,186,782</u>	<u>1,186,782</u>	<u>0</u>	<u>1,186,782</u>
Total Operating Expenses	<u>1,193,282</u>	<u>1,193,282</u>	<u>0</u>	<u>1,193,282</u>
Non-Operating Expenses				
Debt Service				
Interest on Capital	<u>583,531</u>	<u>583,531</u>	<u>0</u>	<u>583,531</u>
Principal on Capital	<u>395,000</u>	<u>395,000</u>	<u>0</u>	<u>395,000</u>
Total Debt Service	<u>978,531</u>	<u>978,531</u>	<u>0</u>	<u>978,531</u>
Total Non-Operating Expenses	<u>978,531</u>	<u>978,531</u>	<u>0</u>	<u>978,531</u>
Total EXPENSES	<u>2,171,813</u>	<u>2,171,813</u>	<u>0</u>	<u>2,171,813</u>
Increase/(Decrease) in Net Assets	<u>4,277</u>	<u>4,277</u>	<u>3,244</u>	<u>(1,033)</u>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-2002 General Revenue Bond**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Investment Income				
Investment Earnings	<u>2,137</u>	<u>2,137</u>	<u>292</u>	<u>(1,845)</u>
Total Investment Income	<u>2,137</u>	<u>2,137</u>	<u>292</u>	<u>(1,845)</u>
Total Non-Operating Revenues	<u>2,137</u>	<u>2,137</u>	<u>292</u>	<u>(1,845)</u>
Total REVENUES	<u>2,137</u>	<u>2,137</u>	<u>292</u>	<u>(1,845)</u>
<b>EXPENSES</b>				
Operating Expenses				
Fiscal Agent Fees	<u>6,250</u>	<u>6,250</u>	<u>0</u>	<u>6,250</u>
Total Operating Expenses	<u>6,250</u>	<u>6,250</u>	<u>0</u>	<u>6,250</u>
Non-Operating Expenses				
Debt Service				
Interest on Capital	266,561	266,561	0	266,561
Principal on Capital	<u>180,000</u>	<u>180,000</u>	<u>0</u>	<u>180,000</u>
Total Debt Service	<u>446,561</u>	<u>446,561</u>	<u>0</u>	<u>446,561</u>
Total Non-Operating Expenses	<u>446,561</u>	<u>446,561</u>	<u>0</u>	<u>446,561</u>
Total EXPENSES	<u>452,811</u>	<u>452,811</u>	<u>0</u>	<u>452,811</u>
Interfund Transfers				
Transfer from General	(450,000)	(450,000)	(112,500)	(337,500)
Transfer to Campus Facilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Interfund Transfers	<u>(450,000)</u>	<u>(450,000)</u>	<u>(112,500)</u>	<u>(337,500)</u>
Increase/(Decrease) in Net Assets	<u>(674)</u>	<u>(674)</u>	<u>112,792</u>	<u>113,466</u>

Texas Southmost College  
Statement of Revenues and Expenditures-2005 Tax Debt Service Fund  
From 9/1/2010 Through 11/30/2010

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Local Tax Revenues	1,610,016	1,610,016	1,048,214	(561,802)
Investment Income	<u>1,209</u>	<u>1,209</u>	<u>183</u>	<u>(1,026)</u>
Total Non-Operating Revenues	<u>1,611,225</u>	<u>1,611,225</u>	<u>1,048,397</u>	<u>(562,828)</u>
Total REVENUES	<u>1,611,225</u>	<u>1,611,225</u>	<u>1,048,397</u>	<u>(562,828)</u>
<b>EXPENSES</b>				
Operating Expenses				
Fiscal Agent Fees	<u>4,300</u>	<u>4,300</u>	<u>0</u>	<u>4,300</u>
Total Operating Expenses	<u>4,300</u>	<u>4,300</u>	<u>0</u>	<u>4,300</u>
Non-Operating Expenses				
Debt Service				
Interest on Capital	726,925	726,925	0	726,925
Principal on Capital	880,000	880,000	0	880,000
Total Debt Service	<u>1,606,925</u>	<u>1,606,925</u>	<u>0</u>	<u>1,606,925</u>
Total Non-Operating Expenses	<u>1,606,925</u>	<u>1,606,925</u>	<u>0</u>	<u>1,606,925</u>
Total EXPENSES	<u>1,611,225</u>	<u>1,611,225</u>	<u>0</u>	<u>1,611,225</u>
Increase/(Decrease) in Net Assets	<u>0</u>	<u>0</u>	<u>1,048,397</u>	<u>1,048,397</u>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-2006 Tax Debt Service**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Local Tax Revenues	1,609,526	1,609,526	1,049,124	(560,402)
Investment Income				
Investment Earnings	<u>1,508</u>	<u>1,508</u>	<u>239</u>	<u>(1,269)</u>
Total Investment Income	<u>1,508</u>	<u>1,508</u>	<u>239</u>	<u>(1,269)</u>
Total Non-Operating Revenues	<u>1,611,034</u>	<u>1,611,034</u>	<u>1,049,363</u>	<u>(561,671)</u>
Total REVENUES	<u>1,611,034</u>	<u>1,611,034</u>	<u>1,049,363</u>	<u>(561,671)</u>
<b>EXPENSES</b>				
Operating Expenses				
Institutional Support				
Fiscal Agent Fees	<u>3,750</u>	<u>3,750</u>	<u>0</u>	<u>3,750</u>
Total Operating Expenses	<u>3,750</u>	<u>3,750</u>	<u>0</u>	<u>3,750</u>
Non-Operating Expenses				
Principal on Capital	<u>485,000</u>	<u>485,000</u>	<u>0</u>	<u>485,000</u>
Interest on Capital	<u>1,122,284</u>	<u>1,122,284</u>	<u>0</u>	<u>1,122,284</u>
Total Interest on Capital	<u>1,607,284</u>	<u>1,607,284</u>	<u>0</u>	<u>1,607,284</u>
Total Non-Operating Expenses	<u>1,607,284</u>	<u>1,607,284</u>	<u>0</u>	<u>1,607,284</u>
Total EXPENSES	<u>1,611,034</u>	<u>1,611,034</u>	<u>0</u>	<u>1,611,034</u>
Increase/(Decrease) in Net Assets	<u>0</u>	<u>0</u>	<u>1,049,363</u>	<u>1,049,363</u>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-2006 Maintenance Tax Debt Service**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Local Tax Revenues	380,228	380,228	248,663	(131,565)
Investment Income				
Investment Earnings	<u>750</u>	<u>750</u>	<u>45</u>	<u>(705)</u>
Total Investment Income	<u>750</u>	<u>750</u>	<u>45</u>	<u>(705)</u>
Total Non-Operating Revenues	<u>380,978</u>	<u>380,978</u>	<u>248,708</u>	<u>(132,270)</u>
Total REVENUES	<u>380,978</u>	<u>380,978</u>	<u>248,708</u>	<u>(132,270)</u>
<b>EXPENSES</b>				
Operating Expenses				
Institutional Support				
Fiscal Agent Fees	<u>3,250</u>	<u>3,250</u>	<u>0</u>	<u>3,250</u>
Total Operating Expenses	<u>3,250</u>	<u>3,250</u>	<u>0</u>	<u>3,250</u>
Non-Operating Expenses				
Interest on Capital	182,728	182,728	0	182,728
Principal on Capital	<u>195,000</u>	<u>195,000</u>	<u>0</u>	<u>195,000</u>
Total Non-Operating Expenses	<u>377,728</u>	<u>377,728</u>	<u>0</u>	<u>377,728</u>
Total EXPENSES	<u>380,978</u>	<u>380,978</u>	<u>0</u>	<u>380,978</u>
Increase/(Decrease) in Net Assets	<u>0</u>	<u>0</u>	<u>248,708</u>	<u>248,708</u>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-2007 Tax Debt Service**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Local Tax Revenues	698,158	698,158	598,406	(99,752)
Investment Income				
Investment Earnings	<u>1,212</u>	<u>1,212</u>	<u>263</u>	<u>(949)</u>
Total Investment Income	<u>1,212</u>	<u>1,212</u>	<u>263</u>	<u>(949)</u>
Total Non-Operating Revenues	<u>699,370</u>	<u>699,370</u>	<u>598,669</u>	<u>(100,701)</u>
Total REVENUES	<u>699,370</u>	<u>699,370</u>	<u>598,669</u>	<u>(100,701)</u>
<b>EXPENSES</b>				
Operating Expenses				
Institutional Support				
Fiscal Agent Fees	<u>2,500</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Total Operating Expenses	<u>2,500</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Non-Operating Expenses				
Interest on Capital	591,870	591,870	0	591,870
Principal on Capital	<u>105,000</u>	<u>105,000</u>	<u>0</u>	<u>105,000</u>
Total Non-Operating Expenses	<u>696,870</u>	<u>696,870</u>	<u>0</u>	<u>696,870</u>
Total EXPENSES	<u>699,370</u>	<u>699,370</u>	<u>600</u>	<u>698,770</u>
Increase/(Decrease) in Net Assets	<u>0</u>	<u>0</u>	<u>598,069</u>	<u>598,069</u>

Texas Southmost College  
Statement of Revenues and Expenditures-2007 Maintenance Tax Notes  
From 9/1/2010 Through 11/30/2010

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Local Tax Revenues	152,212	152,212	107,677	(44,535)
Investment Income				
Investment Earnings	<u>203</u>	<u>203</u>	<u>38</u>	<u>(165)</u>
Total Investment Income	<u>203</u>	<u>203</u>	<u>38</u>	<u>(165)</u>
Total Non-Operating Revenues	<u>152,415</u>	<u>152,415</u>	<u>107,715</u>	<u>(44,700)</u>
Total REVENUES	<u>152,415</u>	<u>152,415</u>	<u>107,715</u>	<u>(44,700)</u>
<b>EXPENSES</b>				
Operating Expenses				
Institutional Support				
Fiscal Agent Fees	<u>2,500</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Total Institutional Support	<u>2,500</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Total Operating Expenses	<u>2,500</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Non-Operating Expenses				
Interest on Capital	79,915	79,915	0	79,915
Principal on Capital	<u>70,000</u>	<u>70,000</u>	<u>0</u>	<u>70,000</u>
Total Non-Operating Expenses	<u>149,915</u>	<u>149,915</u>	<u>0</u>	<u>149,915</u>
Total EXPENSES	<u>152,415</u>	<u>152,415</u>	<u>600</u>	<u>151,815</u>
Increase/(Decrease) in Net Assets	<u>0</u>	<u>0</u>	<u>107,115</u>	<u>107,115</u>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-2008 Tax Debt Service**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Local Tax Revenues	169,477	169,477	128,143	(41,334)
Investment Income				
Investment Earnings	<u>289</u>	<u>289</u>	<u>63</u>	<u>(226)</u>
Total Investment Income	<u>289</u>	<u>289</u>	<u>63</u>	<u>(226)</u>
Total Non-Operating Revenues	<u>169,766</u>	<u>169,766</u>	<u>128,206</u>	<u>(41,560)</u>
Total REVENUES	<u>169,766</u>	<u>169,766</u>	<u>128,206</u>	<u>(41,560)</u>
<b>EXPENSES</b>				
Operating Expenses				
Institutional Support				
Fiscal Agent Fees	<u>2,500</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Total Operating Expenses	<u>2,500</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Non-Operating Expenses				
Interest on Capital	167,266	167,266	0	167,266
Principal on Capital	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Non-Operating Expenses	<u>167,266</u>	<u>167,266</u>	<u>0</u>	<u>167,266</u>
Total EXPENSES	<u>169,766</u>	<u>169,766</u>	<u>600</u>	<u>169,166</u>
Increase/(Decrease) in Net Assets	<u>0</u>	<u>0</u>	<u>127,606</u>	<u>127,606</u>



Texas Southmost College  
Statement of Revenues and Expenditures-2008 Maintenance Tax Notes Fund  
From 9/1/2010 Through 11/30/2010

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Local Tax Revenues	301,297	301,297	271,473	(29,824)
Investment Income				
Investment Earnings	<u>416</u>	<u>416</u>	<u>94</u>	<u>(322)</u>
Total Investment Income	<u>416</u>	<u>416</u>	<u>94</u>	<u>(322)</u>
Total Non-Operating Revenues	<u>301,713</u>	<u>301,713</u>	<u>271,567</u>	<u>(30,146)</u>
Total REVENUES	<u>301,713</u>	<u>301,713</u>	<u>271,567</u>	<u>(30,146)</u>
<b>EXPENSES</b>				
Operating Expenses				
Institutional Support				
Fiscal Agent Fees	<u>2,500</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Total Institutional Support	<u>2,500</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Total Operating Expenses	<u>2,500</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Non-Operating Expenses				
Interest on Capital	199,213	199,213	0	199,213
Principal on Capital	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>100,000</u>
Total Non-Operating Expenses	<u>299,213</u>	<u>299,213</u>	<u>0</u>	<u>299,213</u>
Total EXPENSES	<u>301,713</u>	<u>301,713</u>	<u>600</u>	<u>301,113</u>
Increase/(Decrease) in Net Assets	<u>0</u>	<u>0</u>	<u>270,967</u>	<u>270,967</u>

**Texas Southmost College**  
**Statement of Revenues and Expenditures-2009 Tax Debt Service**  
**From 9/1/2010 Through 11/30/2010**

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Local Tax Revenues	548,898	548,898	312,766	(236,132)
Investment Income				
Investment Earnings	<u>4,169</u>	<u>4,169</u>	<u>124</u>	<u>(4,045)</u>
Total Investment Income	<u>4,169</u>	<u>4,169</u>	<u>124</u>	<u>(4,045)</u>
Total Non-Operating Revenues	<u>553,067</u>	<u>553,067</u>	<u>312,890</u>	<u>(240,177)</u>
Total REVENUES	<u>553,067</u>	<u>553,067</u>	<u>312,890</u>	<u>(240,177)</u>
<b>EXPENSES</b>				
Operating Expenses				
Institutional Support				
Fiscal Agent Fees	<u>200</u>	<u>200</u>	<u>675</u>	<u>(475)</u>
Total Operating Expenses	<u>200</u>	<u>200</u>	<u>675</u>	<u>(475)</u>
Non-Operating Expenses				
Interest on Capital	148,898	148,898	0	148,898
Principal on Capital	<u>400,000</u>	<u>400,000</u>	<u>0</u>	<u>400,000</u>
Total Non-Operating Expenses	<u>548,898</u>	<u>548,898</u>	<u>0</u>	<u>548,898</u>
Total EXPENSES	<u>549,098</u>	<u>549,098</u>	<u>675</u>	<u>548,423</u>
Increase/(Decrease) in Net Assets	<u>3,969</u>	<u>3,969</u>	<u>312,215</u>	<u>308,246</u>

Texas Southmost College  
Statement of Revenues and Expenditures-2009 Maintenance Tax Notes Fund  
From 9/1/2010 Through 11/30/2010

(In Whole Numbers)

	Total Original Budget	Total Budget Revised	Current Period Actual	YTD Revised Budget Variance
<b>REVENUES</b>				
Non-Operating Revenues				
Local Tax Revenues	251,667	251,667	179,803	(71,864)
Investment Income				
Investment Earnings	<u>679</u>	<u>679</u>	<u>61</u>	<u>(618)</u>
Total Investment Income	<u>679</u>	<u>679</u>	<u>61</u>	<u>(618)</u>
Total Non-Operating Revenues	<u>252,346</u>	<u>252,346</u>	<u>179,864</u>	<u>(72,482)</u>
Total REVENUES	<u>252,346</u>	<u>252,346</u>	<u>179,864</u>	<u>(72,482)</u>
<b>EXPENSES</b>				
Operating Expenses				
Institutional Support				
Fiscal Agent Fees	<u>200</u>	<u>200</u>	<u>675</u>	<u>(475)</u>
Total Institutional Support	<u>200</u>	<u>200</u>	<u>675</u>	<u>(475)</u>
Total Operating Expenses	<u>200</u>	<u>200</u>	<u>675</u>	<u>(475)</u>
Non-Operating Expenses				
Interest on Capital	136,667	136,667	0	136,667
Principal on Capital	<u>115,000</u>	<u>115,000</u>	<u>0</u>	<u>115,000</u>
Total Non-Operating Expenses	<u>251,667</u>	<u>251,667</u>	<u>0</u>	<u>251,667</u>
Total EXPENSES	<u>251,867</u>	<u>251,867</u>	<u>675</u>	<u>251,192</u>
Increase/(Decrease) in Net Assets	<u>479</u>	<u>479</u>	<u>179,189</u>	<u>178,710</u>



TEXAS SOUTHMOST COLLEGE DISTRICT  
INVESTMENT REPORT  
FOR QUARTER ENDED  
NOVEMBER 2010

**RETIREMENT OF INDEBTEDNESS**

Instrument	Book Value 8/31/2010	Book Value 8/31/2010	Book Value 11/30/2010	Book Value 11/30/2010	Avg. Yield	Maturity	Interest Earned
TSC Debt Service Fund	\$207,970.33	\$207,970.33	\$208,106.55	\$208,108.55	0.256%	N/A	\$136.22
TSC 1987 Tax Debt Service Fund	\$435,320.98	\$435,320.98	\$440,247.23	\$440,247.23	0.256%	N/A	\$286.70
TSC 2005 Tax Debt Service Fund	\$37,177.66	\$37,177.66	\$994,420.55	\$994,420.55	0.256%	N/A	\$183.07
TSC 2005 WRKC Debt Service Fund	\$4,953,828.53	\$4,953,828.53	\$4,953,572.08	\$4,953,572.08	0.256%	N/A	\$3,243.55
TSC 2006 Tax Debt Service	\$122,359.54	\$122,359.54	\$1,080,503.30	\$1,080,503.30	0.256%	N/A	\$239.15
TSC 2007 Tax Debt Service	\$71,994.62	\$71,994.62	\$567,147.16	\$567,147.16	0.256%	N/A	\$129.36
TSC 2008 Tax Debt Service	\$22,695.18	\$22,695.18	\$127,536.79	\$127,536.79	0.256%	N/A	\$32.98
TSC 2009 Tax Debt Service	\$21,202.41	\$21,202.41	\$283,368.96	\$283,368.96	0.256%	N/A	\$57.67
TSC 2006 Maintenance Tax Debt Service	\$11,191.21	\$11,191.21	\$238,032.20	\$238,032.20	0.256%	N/A	\$45.04
TSC 2007 Maintenance Tax Debt Service	\$2,039.86	\$2,039.86	\$90,824.36	\$90,824.36	0.256%	N/A	\$16.07
TSC 2008 Maintenance Tax Debt Service	\$3,735.17	\$3,735.17	\$228,386.92	\$228,386.92	0.256%	N/A	\$39.40
TSC 2009 Maintenance Tax Debt Service	\$2,723.74	\$2,723.74	\$148,515.42	\$148,515.42	0.256%	N/A	\$25.35
TSC Student Union Bldg Fees	\$1,957,121.62	\$1,957,121.62	\$1,954,902.44	\$1,954,902.44	0.256%	N/A	\$1,280.82
							\$5,715.38

**AGENCY FUNDS**

Instrument	Book Value 8/31/2010	Book Value 8/31/2010	Book Value 11/30/2010	Book Value 11/30/2010	Avg. Yield	Maturity	Interest Earned
TSC Alumni Association	\$10,710.21	\$10,710.21	\$10,717.23	\$10,717.23	0.256%	N/A	\$7.02
							\$7.02


TOTAL INTEREST EARNED THIS QUARTER

\$18,362.67

Note: All investments are in accordance with the stated strategies, District Board Investment Policy 4.60, and relevant provisions of the law.

**Interest Summary**

FUNDS	Earned 1st Qtr	Earned 2nd Qtr	Earned 3rd Qtr	Earned 4th Qtr
Current Funds	\$5,012.84			
Loan Funds	\$23.98			
Endowment & Similar Funds	\$5.55			
Plant Funds	\$13,313.28			
Agency Funds	\$7.02			
<b>TOTAL</b>	<b>\$18,362.67</b>			

  
Nancy Saldaña  
Director of Finance



# TEXAS SOUTHMOST COLLEGE DISTRICT

## BOARD AGENDA REQUEST FORM

<b>Department/Division:</b> TSC District Office	<b>Board Meeting Date:</b> March 24, 2011
<b>Agenda Item:</b> Consideration and possible action on approval of EBS Spectrum Lease Agreement for FCC Call Sign WLX945.	
<b>Rationale/Background:</b> On June 23, 2010, this item was reviewed by the Board under Executive Session. No decision was made at that time. On December 8, 2010, this item was discussed for informational purposes only at the Business Affairs Partnership Committee Meeting. The FCC has imposed a deadline of May 1, 2011 as a date to remove TSC's ownership of the frequencies if TSC does not decide to renew the lease agreement with Clearwire. Mr. Daniel Rentfro will be available to update the Board on the Clearwire Lease. Dr. Fitra Khan will be available to answer any questions concerning the technical side of the frequencies.	
<b>Recommended Action:</b> To be determined.	
<b>Fiscal Implications:</b> Budgeted Item: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain:	
<b>Attachments (List):</b> Clearwire Lease	

**FOR OFFICE USE ONLY:**

**Board Action:** Approved:  Yes  No  Tabled for action on: \_\_\_\_\_

**Certified by:** \_\_\_\_\_ **Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**TEXAS SOUTHMOST COLLEGE DISTRICT  
BOARD AGENDA REQUEST FORM**

<b>Department/Division:</b> Facilities and Planning	<b>Board Meeting Date:</b> March 24, 2011
<b>Agenda Item:</b> Consideration and possible action on a proposal for locating an IDEA Public School campus at the ITEC Center	
<p><b>Rationale/Background:</b></p> <p>In 2000, IDEA Public Schools (IDEA) launched its first public charter school, IDEA Academy &amp; College Prep in Donna. Over the last ten years IDEA Public Schools has grown its footprint and deepened its impact throughout the Rio Grande Valley and currently serves nearly 7,000 students at 16 schools in Cameron &amp; Hidalgo counties. IDEA will launch four additional schools in 2011 (Edinburg &amp; Weslaco) and will launch its second Brownsville campus in 2012. At scale, IDEA will serve over 25,000 students in 38 schools throughout Texas. To ensure the Rio Grande Valley reaches its fullest potential, IDEA will become the region's largest creator of college graduates. 100% of IDEA graduates matriculate into a four-year degree program and 93% of those graduates are persisting in higher education.</p> <p>A partnership between Texas Southmost College (TSC) and IDEA Public Schools will strengthen the PK-20 pipeline in Brownsville and provide TSC with an annual recruiting class of college-ready high school graduates. IDEA students will benefit from a close collaboration with an institution of higher education, perhaps have access to dual enrollment opportunities, and enjoy the social and cultural opportunities that TSC provides to its students. In short, collaboration between these two great institutions is mutually beneficial as we work toward a common goal of strengthening our community. To fulfill this mission, IDEA Public Schools requests that TSC consider leasing ITECC land and interior space to IDEA Academy for its second Brownsville campus. IDEA proposes the following scenarios for consideration by the Board of Trustees:</p> <ol style="list-style-type: none"> <li>(1) IDEA can buy the property (~77k square feet) outright and build/improve as necessary over the next 5 years. We'd need to work with a realtor to ensure that we're paying a fair price given the necessary improvements but that's an option.</li> <li>(2) IDEA can propose a lease-to-own agreement with TSC whereby we own the facility at the end of the 30-year lease term (or sooner should we decide to expedite payments).</li> <li>(3) IDEA can lease the space at roughly 18 cents per square foot, phased in over our five year build out schedule, with lease credits for building out the interior space + any capital improvements.</li> </ol> <p>Attached is a letter from Dan Rentfro evaluating the proposal. This item will be presented to the Physical Facilities Committee for recommendation to the Board of Trustees.</p>	
<b>Recommended Action:</b>  To provide feedback to develop a lease agreement with IDEA Public Schools to construct a campus at the ITEC Center	
<b>Fiscal Implications:</b> Budgeted Item: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A      If no, explain:	
<b>Attachments (List):</b> Letter from attorney Daniel Rentfro, Jr.	

<b>FOR OFFICE USE ONLY:</b>		
<b>Board Action:</b>	Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Tabled for action on: _____	
<b>Certified by:</b> _____	Title: _____	Date: _____

# Memo

To: VERONICA MENDEZ  
From: DANIEL RENTFRO, JR.  
Date: 3/10/2011  
Re: IDEA PROPOSAL

---

Last month, JoAnne Gama from IDEA Academy emailed you with the following alternatives regarding the ITECC project:

*"(1) IDEA can buy the property (~77k square feet) outright and build/improve as necessary over the next 5 years. We'd need to work with a realtor to ensure that we're paying a fair price given the necessary improvements but that's an option.*

*(2) IDEA can propose a lease-to-own agreement with TSC whereby we own the facility at the end of the 30-year lease term (or sooner should we decide to expedite payments).*

*(3) IDEA can lease the space at roughly 18 cents per square foot, phased in over our five year build out schedule, with lease credits for building out the interior space + any capital improvements."*

You asked me to comment on those options. Here are my thoughts:

- Regarding option (1), TSC could legally sell the space to IDEA. Some work would be required, because TSC would need to file something similar to a condominium regime to divide the existing building. Typically TSC is required to seek bids before you sell land or buildings. There is, however, an exception to that general rule that allows you to sell for fair market value real property that you wish to have developed by a private foundation. You would have to get an appraisal, and you would also need to put restrictions on what IDEA could do with the property.
- JoAnn's second option would have the same considerations as the first, but I do not like it as well, as it in effect makes TSC IDEA's mortgage company.
- Option 3 seems to be more or less what we have talked about in the initial discussion, with the numbers lower than previously discussed.

In saying that we could do option 1, I should note: (1) I am only talking about what could be done. I make no comment on whether it would be wise for TSC to sell off a portion of ITECC; (2) I have not seen any cases construing what a "private foundation" is in this context. There is one Attorney General opinion that ducks the question. (3) I have not investigated whether the bondholders or any grant-funding agencies would have an objection to the sale of the space.





# TEXAS SOUTHMOST COLLEGE DISTRICT

## BOARD AGENDA REQUEST FORM

<b>Department/Division:</b> City of Brownsville Heritage Department	<b>Board Meeting Date:</b> March 24, 2011
<b>Agenda Item:</b> Consideration and possible action on adoption of Resolution Granting Certain Tax Exemptions to Certain Historic Sites Under the 2011 Heritage Plan.	
<b>Rationale/Background:</b> As it has for the last 24 years, the City of Brownsville is requesting that the Board of Trustees adopt a resolution granting tax exemptions to certain historic sites under the 2011 Heritage Plan. This request is in keeping with our community university's interest and commitment to the restoration and preservation of historic properties.  If approved, the financial implications to the District would be a total of \$8,911.95 of tax forgone for the 51 properties. These amounts will be taken into consideration in the development of the FY2012 budget.	
<b>Recommended Action:</b> Motion to adopt resolution granting certain tax exemptions to certain historic sites under the 2011 Heritage Plan as presented.	
<b>Fiscal Implications:</b> Budgeted Item:   <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If no, explain: If approved, the anticipated amount will be included in the budget for Fiscal Year 2011-2012.	
<b>Attachments (List):</b> <ol style="list-style-type: none"><li>1. Proposed Resolution</li><li>2. Letter from the City of Brownsville</li><li>3. Tax Summary for the 2011 Heritage Plan</li><li>4. Historic Brownsville 2011 Heritage Plan</li></ol>	

<b>FOR OFFICE USE ONLY:</b>
<b>Board Action:</b> Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Tabled for action on: _____
<b>Certified by:</b> _____ <b>Title:</b> _____ <b>Date:</b> _____



January 31, 2010

Veronica Mendez  
Assistant Vice President for Planning & Construction  
University Of Texas at Brownsville and  
Texas Southmost College  
83 Fort Brown  
Brownsville, Texas 78520

Dear Veronica:

I would like to request that you consider placing the following item on the next agenda of the UTB/TSC Board of Trustees meeting.

**Discussion and possible action on adopting a resolution granting certain tax exemptions to certain historic sites under the 2011 Heritage Plan.**

Attached is a suggested draft of the aforementioned resolution. Enclosed is the 2011 Heritage Plan and related information.

If you have any further questions on this matter, please contact me at (956) 548-6070.

Sincerely,

José A. Gavito, Jr.,  
Heritage Officer,  
City Of Brownsville

XC: Mayor and City Commissioners  
Charlie Cabler, City Manager

Attachments

THE STATE OF TEXAS}

COUNTY OF CAMERON}

**RESOLUTION  
OF  
SOUTHMOST UNION JUNIOR COLLEGE DISTRICT**

WHEREAS, V.T.C.A. Tax Code Section 11.24 authorizes the governing body of any taxing unit to exempt from taxation part or all of the assessed value of certain historic heritage sites; and

WHEREAS, this Board supports efforts by the City of Brownsville and other taxing units to provide tax relief; NOW THEREFORE,

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF SOUTHMOST UNION JUNIOR COLLEGE DISTRICT:**

**DIVISION A. FEDERAL & STATE SITES.**

**SECTION 1.** That all taxable sites heretofore designated as Recorded Texas Historical Landmarks by the Texas Historical Commission and all taxable sites with historic structures heretofore designated as a Historic Landmark or a site on the National Register of Historic Places by the United States government to the extent that such sites remain so designated are hereby designated as historically significant sites in need of tax relief to encourage their preservation and are hereby totally (100%) exempted from all ad valorem taxation by this taxing unit. Further, that the historic sites to benefit from this section of this Resolution are listed in the Heritage Plan 2011, said plan being dated December 31, 2010 and being adopted by Ordinance Number 2011-1100.49 of the City of Brownsville, Texas.

**SECTION 2.** That SECTION 1 hereof shall be effective provided that the potential annual revenue foregone by this District on all historic sites under Section 1 hereof not to exceed one-third of one percent of this District's total potential annual a valorem tax revenues.

**DIVISION B. PRIMARY LOCAL SITES**

**SECTION 3.** That this Board hereby grants historical ad valorem tax exemptions equal to 50% of the gross assessed value of any historic sites which are not directly benefited by SECTION 1 of this Resolution and which are listed as Primary Local Sites in the Heritage Plan 2011 said Plan being dated December 31, 2010, and being adopted by Ordinance Number 2011-1100.49 of the City Of Brownsville. All such taxable Primary Local Sites are hereby designated as historically significant sites in need of tax relief to encourage their preservation. It is hereby declared that each Site contains at least one historic structure.

**SECTION 4.** That any historic site under Section 3 hereof, on which there is successful completion of substantial new rehabilitation as defined by the Board's Chairman, is hereby totally exempted from ad valorem taxation for five years.

**DIVISION C. FEDERAL, STATE, & PRIMARY LOCAL SITES.**

**SECTION 5.** That if a site which has directly benefited from an exemption granted by SECTION 1, 3, or 4 hereof loses its official historic designation due to inappropriate physical changes such as site demolition, other than those changes caused by an act of God, then an additional tax is imposed on the site equal to the difference, if any, between the taxes imposed on the site for each of the five (5) years preceding the year in which such historic designation is lost and the taxes that would have been imposed had the site not been subject to the net lost historical exemption in each of those years, plus interest at an annual rate of seven (7.0) percent calculated from the dates of which the differences would have become due.

**SECTION 6.** That each exempted historic site shall include not only one or more historic structures but also the land necessary for access to and use of the structure (s) with the exact boundaries of such land being determined by this Board's Chairman.

**SECTION 7.** That this Board's Chairman is hereby granted the authority to implement this Resolution by any means not contrary to law, including, but not limited to, the issuance of rules and policies, the making of requests for non-binding advice from any entities, and the delegation of authority.

**SECTION 8.** That nothing herein shall be construed to:

- a. Relieve property owners of their duty to file annual exemption application forms in accordance with all state laws, rules, and regulations if they wish to take advantage of the exemptions granted by this Board: or
- b. Prevent this Board from subsequently repealing or amending this Resolution.

**SECTION 9.** That if any provision of this resolution, or the application of same to particular set of persons or circumstances, should for any reason be held by the courts to be invalid, such and each provision of the resolution is declared to be severable.

**SECTION 10.** That this Resolution shall become effective on \_\_\_\_\_, 2011, if signed, attested, and recorded in the records of this District.

ADOPTED This \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Chairman of the Board

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Secretary of the Board

Tax Summary for 2010 Heritage Plan

**TAXING UNIT: Southmost Union Jr. College District**

(1) Number of Exemptions

HISTORICAL  
51

(2) Appraisal Value of Exemptions

**\$5,486,877**

AMOUNT TAX \$ FOREGONE

**\$8,911.95**

Note: 2008 tax rate = .162423

Tax Summary for 2010 Heritage Plan

**TAXING UNIT: Cameron County**

HISTORICAL

(1) Number of Exemptions

51

(2) Appraisal Value of Exemptions

**\$5,486,877**

AMOUNT TAX \$ FOREGONE

**\$19,988.20**

ANALYSIS OF DATA:

Note: 2008 tax rate = .364291





Tax Summary for 2010 Heritage Plan

**TAXING UNIT: City of Brownsville**

HISTORICAL

(1) Number of Exemptions:

51

(2) Appraisal Value of Exemptions

**\$5,486,877**

AMOUNT TAX \$ FOREGONE

**\$36,079.29**

ANALYSIS OF DATA:

Note: 2008 tax rate .657556



Notes on methods use to determine values using Entity Totals report dated 07/10/2010 provided by the Cameron County Appraisal District:			
CAMREON COUNTY APPRAISAL FY 2008			
TAXING UNIT	# OF SITES		TAX EXEMPTION
<b>TSC/UTB</b>	51		\$8,911.95
<b>COUNTY</b>	51		\$19,988.20
<b>BISD</b>	50		\$57,114.34
<b>CITY</b>	51		\$36,079.29
<b>BND</b>	51		\$2,624.26
		<b>TOTAL</b>	<b>\$ 124,718.04</b>

**2010 CERTIFIED TOTALS**

Property Count: 121,518

STS - TEXAS SOUTHWEST COLLEGE DISTRICT  
ARB Approved Totals

7/20/2010 2:39:00PM

Land		Value			
Homesite:		1,318,711,362			
Non Homesite:		2,386,363,631			
Ag Market:		395,851,829			
Timber Market:		0		<b>Total Land</b>	(+) 4,100,926,822
Improvement		Value			
Homesite:		3,616,187,552			
Non Homesite:		2,944,747,833		<b>Total Improvements</b>	(+) 6,560,935,385
Non Real		Count	Value		
Personal Property:		7,108	1,074,134,129		
Mineral Property:		7	1,688,660		
Autos:		0	0	<b>Total Non Real</b>	(+) 1,075,822,789
				<b>Market Value</b>	= 11,737,684,996
Ag	Non Exempt	Exempt			
Total Productivity Market:	395,851,829	0			
Ag Use:	32,951,888	0	<b>Productivity Loss</b>	(-) 362,899,941	
Timber Use:	0	0	<b>Appraised Value</b>	= 11,374,785,055	
Productivity Loss:	362,899,941	0	<b>Homestead Cap</b>	(-) 60,692,320	
			<b>Assessed Value</b>	= 11,314,092,735	

Exemption	Count	Local	State	Total		
CH	95	20,345,520	0	20,345,520		
CHODO	3	6,256,852	0	6,256,852		
CHODO(Partial)	2	614,134	0	614,134		
DP	1,630	0	0	0		
DPS	3	0	0	0		
DV1	230	0	1,585,993	1,585,993		
DV1S	19	0	95,000	95,000		
DV2	111	0	1,007,668	1,007,668		
DV2S	5	0	37,500	37,500		
DV3	98	0	1,029,996	1,029,996		
DV3S	9	0	90,000	90,000		
DV4	185	0	2,121,784	2,121,784		
DV4S	52	0	618,661	618,661		
DVHS	230	0	20,661,161	20,661,161		
EX	5,462	0	508,564,498	508,564,498		
EX(Prorated)	65	0	1,624,120	1,624,120		
EX366	6	0	1,921	1,921		
FR	2	0	0	0		
HT	51	5,486,877	0	5,486,877		
OV65	10,199	0	0	0		
OV65S	50	0	0	0		
PC	7	348,806	0	348,806	<b>Total Exemptions</b>	(-) 570,490,491
					<b>Net Taxable</b>	= 10,743,602,244

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	85,453,023	82,817,573	108,918.50	115,097.05	1,504		
DPS	161,168	161,168	164.80	164.80	2		
OV65	737,046,747	725,532,753	872,539.81	895,885.33	9,109		
<b>Total</b>	<b>822,660,938</b>	<b>808,511,494</b>	<b>981,623.11</b>	<b>1,011,147.18</b>	<b>10,615</b>	<b>Freeze Taxable</b>	(-) 808,511,494
Tax Rate	0.161924						

**2010 CERTIFIED TOTALS**

## STS - TEXAS SOUTHMOST COLLEGE DISTRICT

Property Count: 121,518

ARB Approved Totals

7/20/2010

2:39:00PM

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
DP	390,000	390,000	256,464	133,536	1			
OV65	2,349,801	2,349,801	1,969,932	379,869	11			
<b>Total</b>	<b>2,739,801</b>	<b>2,739,801</b>	<b>2,226,396</b>	<b>513,405</b>	<b>12</b>	Transfer Adjustment	(-)	513,405
						<b>Freeze Adjusted Taxable</b>	=	<b>9,934,577,345</b>

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 17,068,088.13 = 9,934,577,345 \* (0.161924 / 100) + 981,623.11

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2010 CERTIFIED TOTALS**  
**STS - TEXAS SOUTHMOST COLLEGE DISTRICT**  
 Under ARB Review Totals

Property Count: 22

7/20/2010

2:39:00PM

Land		Value					
Homesite:		420,394					
Non Homesite:		10,809,547					
Ag Market:		0					
Timber Market:		0					
			<b>Total Land</b>	(+)	11,229,941		
Improvement		Value					
Homesite:		618,380					
Non Homesite:		2,590,876					
			<b>Total Improvements</b>	(+)	3,209,256		
Non Real		Count	Value				
Personal Property:		0	0				
Mineral Property:		0	0				
Autos:		0	0				
			<b>Total Non Real</b>	(+)	0		
			<b>Market Value</b>	=	14,439,197		
Ag		Non Exempt	Exempt				
Total Productivity Market:		0	0				
Ag Use:		0	0	<b>Productivity Loss</b>	(-) 0		
Timber Use:		0	0	<b>Appraised Value</b>	= 14,439,197		
Productivity Loss:		0	0	<b>Homestead Cap</b>	(-) 30,688		
				<b>Assessed Value</b>	= 14,408,509		
Exemption	Count	Local	State	Total			
DP	1	0	0	0			
OV65	1	0	0	0	<b>Total Exemptions</b>	(-) 0	
					<b>Net Taxable</b>	= 14,408,509	
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	56,732	56,732	91.86	103.00	1		
OV65	246,990	246,990	197.50	197.50	1		
<b>Total</b>	<b>303,722</b>	<b>303,722</b>	<b>289.36</b>	<b>300.50</b>	<b>2</b>	<b>Freeze Taxable</b>	(-) 303,722
<b>Tax Rate</b>	<b>0.161924</b>						
						<b>Freeze Adjusted Taxable</b>	= 14,104,787

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 23,128.40 = 14,104,787 \* (0.161924 / 100) + 289.36

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

## 2010 CERTIFIED TOTALS

STS - TEXAS SOUTHWEST COLLEGE DISTRICT

Property Count: 121,540

Grand Totals

7/20/2010

2:39:00PM

Land		Value			
Homesite:		1,319,131,756			
Non Homesite:		2,397,173,178			
Ag Market:		395,851,829			
Timber Market:		0		<b>Total Land</b>	(+) 4,112,156,763
Improvement		Value			
Homesite:		3,616,805,932			
Non Homesite:		2,947,338,709		<b>Total Improvements</b>	(+) 6,564,144,641
Non Real		Count	Value		
Personal Property:		7,108	1,074,134,129		
Mineral Property:		7	1,688,660		
Autos:		0	0	<b>Total Non Real</b>	(+) 1,075,822,789
				<b>Market Value</b>	= 11,752,124,193
Ag	Non Exempt	Exempt			
Total Productivity Market:	395,851,829	0			
Ag Use:	32,951,888	0	<b>Productivity Loss</b>	(-) 362,899,941	
Timber Use:	0	0	<b>Appraised Value</b>	= 11,389,224,252	
Productivity Loss:	362,899,941	0			
			<b>Homestead Cap</b>	(-) 60,723,008	
			<b>Assessed Value</b>	= 11,328,501,244	

Exemption	Count	Local	State	Total		
CH	95	20,345,520	0	20,345,520		
CHODO	3	6,256,852	0	6,256,852		
CHODO(Partial)	2	614,134	0	614,134		
DP	1,631	0	0	0		
DPS	3	0	0	0		
DV1	230	0	1,585,993	1,585,993		
DV1S	19	0	95,000	95,000		
DV2	111	0	1,007,668	1,007,668		
DV2S	5	0	37,500	37,500		
DV3	98	0	1,029,996	1,029,996		
DV3S	9	0	90,000	90,000		
DV4	185	0	2,121,784	2,121,784		
DV4S	52	0	618,661	618,661		
DVHS	230	0	20,661,161	20,661,161		
EX	5,462	0	508,564,498	508,564,498		
EX(Prorated)	65	0	1,624,120	1,624,120		
EX366	6	0	1,921	1,921		
FR	2	0	0	0		
HT	51	5,486,877	0	5,486,877		
OV65	10,200	0	0	0		
OV65S	50	0	0	0		
PC	7	348,806	0	348,806	<b>Total Exemptions</b>	(-) 570,490,491
					<b>Net Taxable</b>	= 10,758,010,753

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	85,509,755	82,874,305	109,010.36	115,200.05	1,505		
DPS	161,168	161,168	164.80	164.80	2		
OV65	737,293,737	725,779,743	872,737.31	896,082.83	9,110		
<b>Total</b>	<b>822,964,660</b>	<b>808,815,216</b>	<b>981,912.47</b>	<b>1,011,447.68</b>	<b>10,617</b>	<b>Freeze Taxable</b>	(-) 808,815,216
<b>Tax Rate</b>	<b>0.161924</b>						

**2010 CERTIFIED TOTALS**

## STS - TEXAS SOUTHMOST COLLEGE DISTRICT

Property Count: 121,540

Grand Totals

7/20/2010

2:39:00PM

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	390,000	390,000	256,464	133,536	1		
OV65	2,349,801	2,349,801	1,969,932	379,869	11		
<b>Total</b>	<b>2,739,801</b>	<b>2,739,801</b>	<b>2,226,396</b>	<b>513,405</b>	<b>12</b>	<b>Transfer Adjustment</b>	(-) 513,405
						<b>Freeze Adjusted Taxable</b>	= 9,948,682,132

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 17,091,216.53 = 9,948,682,132 \* (0.161924 / 100) + 981,912.47

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00



**2010 CERTIFIED TOTALS**

Property Count: 121,518

STS - TEXAS SOUTHMOST COLLEGE DISTRICT  
ARB Approved Totals

7/20/2010

2:40:13PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	67,291		\$133,916,861	\$6,724,518,479
B	MULTIFAMILY RESIDENCE	1,473		\$8,293,126	\$300,941,702
C	VACANT LOT	25,963		\$0	\$642,072,042
D1	QUALIFIED AG LAND	4,275	154,666.0128	\$0	\$395,851,829
D2	NON-QUALIFIED LAND	2,373	42,750.6549	\$0	\$247,742,671
E	FARM OR RANCH IMPROVEMENT	1,040		\$2,191,373	\$82,154,921
F1	COMMERCIAL REAL PROPERTY	4,265		\$26,838,578	\$1,504,430,118
F2	INDUSTRIAL REAL PROPERTY	81		\$5,675,010	\$82,838,773
G1	OIL AND GAS	6		\$0	\$1,249,360
J2	GAS DISTRIBUTION SYSTEM	23		\$0	\$5,273,212
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	148		\$0	\$46,636,086
J4	TELEPHONE COMPANY (INCLUDING CO-O	43		\$0	\$29,815,178
J5	RAILROAD	70		\$0	\$18,317,603
J6	PIPELAND COMPANY	53		\$0	\$10,107,460
J7	CABLE TELEVISION COMPANY	8		\$0	\$13,164,050
J8	OTHER TYPE OF UTILITY	273		\$0	\$21,932,300
L1	COMMERCIAL PERSONAL PROPERTY	5,733		\$2,654,967	\$503,090,022
L2	INDUSTRIAL PERSONAL PROPERTY	587		\$0	\$406,617,365
M1	TANGIBLE OTHER PERSONAL, MOBILE H	2,190		\$2,120,823	\$17,675,476
O	RESIDENTIAL INVENTORY	2,186		\$26,823,711	\$118,614,618
S	SPECIAL INVENTORY TAX	195		\$0	\$14,322,132
X	TOTALLY EXEMPT PROPERTY	5,566		\$1,803,953	\$550,319,599
	<b>Totals</b>		<b>197,416.6677</b>	<b>\$210,318,402</b>	<b>\$11,737,684,996</b>

**2010 CERTIFIED TOTALS**

Property Count: 22

STS - TEXAS SOUTHMOST COLLEGE DISTRICT  
Under ARB Review Totals

7/20/2010

2:40:13PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	8		\$0	\$1,758,756
C	VACANT LOT	3		\$0	\$1,142,600
D2	NON-QUALIFIED LAND	2	0.7240	\$0	\$473,062
F1	COMMERCIAL REAL PROPERTY	9		\$472,206	\$11,064,779
	<b>Totals</b>		<b>0.7240</b>	<b>\$472,206</b>	<b>\$14,439,197</b>

**2010 CERTIFIED TOTALS**

STS - TEXAS SOUTHMOST COLLEGE DISTRICT

Property Count: 121,540

Grand Totals

7/20/2010

2:40:13PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	67,299		\$133,916,861	\$6,726,277,235
B	MULTIFAMILY RESIDENCE	1,473		\$8,293,126	\$300,941,702
C	VACANT LOT	25,966		\$0	\$643,214,642
D1	QUALIFIED AG LAND	4,275	154,666.0128	\$0	\$395,851,829
D2	NON-QUALIFIED LAND	2,375	42,751.3789	\$0	\$248,215,733
E	FARM OR RANCH IMPROVEMENT	1,040		\$2,191,373	\$82,154,921
F1	COMMERCIAL REAL PROPERTY	4,274		\$27,310,784	\$1,515,494,897
F2	INDUSTRIAL REAL PROPERTY	81		\$5,675,010	\$82,838,773
G1	OIL AND GAS	6		\$0	\$1,249,360
J2	GAS DISTRIBUTION SYSTEM	23		\$0	\$5,273,212
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	148		\$0	\$46,636,086
J4	TELEPHONE COMPANY (INCLUDING CO-O	43		\$0	\$29,815,178
J5	RAILROAD	70		\$0	\$18,317,603
J6	PIPELAND COMPANY	53		\$0	\$10,107,460
J7	CABLE TELEVISION COMPANY	8		\$0	\$13,164,050
J8	OTHER TYPE OF UTILITY	273		\$0	\$21,932,300
L1	COMMERCIAL PERSONAL PROPERTY	5,733		\$2,654,967	\$503,090,022
L2	INDUSTRIAL PERSONAL PROPERTY	587		\$0	\$406,617,365
M1	TANGIBLE OTHER PERSONAL, MOBILE H	2,190		\$2,120,823	\$17,675,476
O	RESIDENTIAL INVENTORY	2,186		\$26,823,711	\$118,614,618
S	SPECIAL INVENTORY TAX	195		\$0	\$14,322,132
X	TOTALLY EXEMPT PROPERTY	5,566		\$1,803,953	\$550,319,599
	<b>Totals</b>		197,417.3917	\$210,790,608	\$11,752,124,193

**2010 CERTIFIED TOTALS**  
**STS - TEXAS SOUTHMOST COLLEGE DISTRICT**  
 Effective Rate Assumption

Property Count: 121,540

7/20/2010

2:40:13PM

**New Value**

**TOTAL NEW VALUE MARKET: \$210,790,608**  
**TOTAL NEW VALUE TAXABLE: \$207,957,745**

**New Exemptions**

Exemption	Description	Count		
EX	Exempt	188	2009 Market Value	\$7,183,942
EX366	HB366 Exempt	4	2009 Market Value	\$14,253
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$7,198,195</b>

Exemption	Description	Count	Exemption Amount
DP	Disability	100	\$0
DPS	DISABLED Surviving Spouse	2	\$0
DV1	Disabled Veteran	21	\$182,000
DV1S	Disabled Veteran Spouse	2	\$10,000
DV2	Disabled Veteran	31	\$291,000
DV2S	Disabled Veteran Spouse	2	\$15,000
DV3	Disabled Veteran	27	\$282,996
DV3S	Disabled Veteran Spouse	4	\$40,000
DV4	Disabled Veteran	45	\$518,536
DV4S	Disabled Veteran Spouse	7	\$84,000
DVHS	Disabled Veteran Homestead	85	\$7,075,332
OV65	Over 65	724	\$0
OV65S	OV65 Surviving Spouse	4	\$0
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>1,054</b>	<b>\$8,498,864</b>
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$15,697,059</b>

**New Ag / Timber Exemptions**

2009 Market Value	\$3,334,586	Count: 9
2010 Ag/Timber Use	\$39,329	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$3,295,257</b>	

**New Annexations**

**New Deannexations**

**Average Homestead Value**

**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
32,954	\$90,581	\$1,789	\$88,792

**Category A Only**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
32,564	\$90,506	\$1,795	\$88,711

**2010 CERTIFIED TOTALS**  
STS - TEXAS SOUTHMOST COLLEGE DISTRICT  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
22	\$14,439,197.00	\$13,584,112

# 2011 HERITAGE PLAN



An on-going cooperative Historic Preservation Program

sponsored by the Cameron County, Brownsville Independent School District,  
University of Texas at Brownsville, the Brownsville Navigation District and the  
City of Brownsville,

**Heriatge Department**  
**Brownsville, Texas 78522-0911**  
**December 31, 2010**

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# FEDERAL SITES

Sites designed as a "Federal Site" under Ordinance 1100 are those sites designated as a National Historical Landmark (NHL) or a property listed on the National Register of Historic Places by the Federal government. Under the Heritage Plan, such Federal Sites are exempt from all ad valorem taxation by the participating taxing entities.

Under Section 31-55 in Ordinance 1100, "No new "Federal" or "State Sites" shall be eligible for historic tax relief if the addition of such a site would likely cause the total potential annual revenue foregone by the "city" on federal sites and state sites to exceed one-half of one percent of the city's total potential annual ad valorem tax revenues."

Another important point is that qualified rehab work performed on federal sites, once listed on the Register of Historic Places, may qualify for a 20% Investment Tax Credit on the property owner's Federal tax return with the Internal Revenue Service.

The Heritage Officer provides assistance to property owners seeking to follow the rehabilitation guidelines that apply to these sites.

## HERITAGE CATEGORY GROUP: **Federal Sites**

SITE NAME	ARCHITECTURE (YEAR BUILT)	LOCATION	PROPERTY AND LEGAL DESCRIPTION REFERENCE CODE
Browne-Wagner House	Victorian Style (1894)	245 E ST Charles ST	Block 43 Lots 11-12
Brooks, Samuel Wallace House	(1888) Victorian-Shingle Style	623 E ST Charles ST	Block 39 Lot 9
Manautou House	(1924)	5 E Elizabeth ST	Block 75 Lot 7+ (NW 1/2) of Lot 8
Celaya-Creager House	(1912) Neoclassical Style	441 E Washington ST	Block 80 Lots 9-12
A. G. Browne House	Colonial Revival - 1905	204 E Levee ST	Block 43, Lot(s)4-6, OT
Gregg-Hicks House		1249 W Washington ST	Block 30 Lot(s) 4-6 West Brownsville Addition



HERITAGE CATEGORY GROUP: **Federal Sites**

SITE NAME	ARCHITECTURE (YEAR BUILT)	LOCATION	PROPERTY AND LEGAL DESCRIPTION REFERENCE CODE
Charles Stillman House Museum – Complex – Heritage Museum	(1850) Greek Revival	1305 E Washington ST	Block 89 Lots 7-8 Tax Exempt; City Property
Miguel Fernandez Hide Yard	(1880-1894) Spanish Colonial Style	1101-21 E Adams ST	Block 94 Lots 7-8
Immaculate Conception Cathedral (Minor Basilica)	(1854-59) Gothic Revival	1218 E Jefferson ST	Block 93 Lots 1-7 Tax Exempt; Church property
Southern Pacific Railroad Passenger Depot (Historical Brownsville Museum)	Spanish Colonial Revival (1929)	641 E Madison ST	Block 126 (SW 1/2) Tax Exempt; City Property
La Madrileña (Ortiz Store)	(1892) Victorian Style	1000 E Madison ST	Block 112 Lots 5-6
Cameron County Courthouse (Oscar Dancy Building)	(1912) Neoclassical Style	1150 E Madison ST	Block 121 Lots 1-12 Tax Exempt; County Property
La Nueva Libertad (Andres Cueto Building)	(1893) Victorian Style	1301-11 E Madison ST	Block 119 Lots 7-9 Tax Exempt: UTB/TSC Property
Old Cameron County Jail	Circa 1912 Architect: Atlee B. Ayress	1201 E Van Buren ST	Block 178 lots 8-10

HERITAGE CATEGORY GROUP: **Federal Sites**

SITE NAME	ARCHITECTURE (YEAR BUILT)	LOCATION	PROPERTY AND LEGAL DESCRIPTION REFERENCE CODE
Augustine Celaya House	(1904) Victorian Style	504 E ST Francis ST	Block 21 Lots 3-6
The Gem (Also Known as Roser Custom Service)	(1848) Spanish Colonial Style; quite likely the oldest structure in Brownsville	400 E 13th ST	Block 59 parts of Lot 7-8
Ft. Brown Complex	Various Buildings on TSC campus	(NHL- National Historic Landmark) Boundaries are delineated in Appendix A	Tax exempt; Texas Southmost College property

Appendix A:

Fort Brown National Historic Landmark

UTM References

Boundaries for Sections

Section A (1846 Breastworks):

	<u>Easting</u>		<u>Northing</u>	
Point A	650	740	2864	300
Point B	650	900	2864	300
Point C	650	900	2864	280
Point D	650	740	2864	210

Section B (Calvary Building):

Point A	<u>Easting</u>		<u>Northing</u>	
	651	420	2865	900

SECTION C (Gorgas, Champion, Art Building, and Morgue):

	<u>Easting</u>		<u>Northing</u>	
Point A	650	840	2865	080
Point B	651	090	2865	190
Point C	651	210	2865	100
Point D	651	150	2864	020
Point E	651	860	2865	040

## STATE SITES

“**State Site**” Shall mean a State Archaeological Landmark (SAL) or a Recorded Texas Historical Landmark (RTHL), with such landmark being heretofore or hereafter designed by the “State” Historical Commission, excluding sites which lose such designation.

These sites are exempted from all ad valorem taxation by the participating taxing entities provided the owner files for the exemption prior to May 1st with the County Appraisal District.

Individuals who wish to apply for recognition of their property, under the State marker program, should contact the Cameron County Historical Commission for more information.

### HERITAGE CATEGORY GROUP: **State Sites**

SITE NAME	ARCHITECTURE (YEAR BUILT)	LOCATION	PROPERTY AND LEGAL DESCRIPTION REFERENCE CODE
Kowalski-Dennett House	Victorian Style; 1890	507 E Elizabeth ST	Block 70 Lots 7-8
<b>**San Roman Bldg.</b>	Border brick	1245 E Elizabeth ST	Block 63 Lot 11+ part of Lot 12
Yturria Bank Bldg.	Border brick; 1854	1255 E Elizabeth ST	Block 63 Lot 13, 32 x 120'
<b>**Tijerina House</b>	Victorian Style; 1912	333 E Adams ST	Block 100 Lots 9-10
Cavazos-Truss House	Victorian Style; 1905	608 E Adams ST	Block 82 Lots 3-4
City Cemetery	Above- ground crypts	201 E Madison ST	Blocks 128-130 inclusive = C2; Tax Exempt; City Property
City Hall/Market Square	Spanish Colonial Style; (1850-1852)	655 E 12th ST	Block 87' Tax exempt City Property

HERITAGE CATEGORY GROUP: **State Sites**

SITE NAME	ARCHITECTURE (YEAR BUILT)	LOCATION	PROPERTY AND LEGAL DESCRIPTION REFERENCE CODE
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Cisneros House	Jose Colunga, Builder: 1925-1926	451 E Adams ST	Block 99 Lots 11-12
Church of the Advent Episcopal Church	Spanish Colonial Revival: 1926 Thomas MacLaren, Architect	104 W Elizabeth ST	Part of Block 31 A *West Brownsville Stillman Extension Tax Exempt; Church Property
First Presbyterian Church	Circa 1927; Late Gothic Revival	435 Palm Boulevard	Block 7A x Lots 1-2; Tax Exempt; Church Prop.
Former Cameron County Courthouse (Masonic Lodge)	Victorian Style; 1882 – 1883	1131 E Jefferson ST	Block 113 Lots 10-12
Brownsville Art League Fine Arts Museum and Historic Neale House	Circa 1848	230 Neale Road	Tax Exempt City Property
Grotto...Lourdes	Part of Convent	200 Resaca Blvd	Block 8x part
Webb Martinez House	Circa 1911	1324 E Madison ST	Block 115 of Lots 3-4
Alonso Complex also known as the Los Dos Cañones	(1877-1890) with New Orleans influence	277 E 6th ST	Block 32 Lots 1-3
Part of Alonso Complex	(1877-1890)	245 E 6th ST	Block 32 Rear of Lot 1
<b>**B &amp; M RR Bridge</b>	Steel-truss swing bridge; circa 1910	1300 Mexico Blvd	Sec II, Unit E Part Blk 2, 2.120 acres
Russell-Cocke House	(1872) Greek Revival	602 E ST Charles ST	Block 33 Lots 5-6

HERITAGE CATEGORY GROUP: <b>State Sites</b>			
SITE NAME	ARCHITECTURE (YEAR BUILT)	LOCATION	PROPERTY AND LEGAL DESCRIPTION REFERENCE CODE
JT Canales House		505 E ST Charles ST	Block 40 Lots 7-8
Hebrew Cemetery	Above- ground crypts	201 E Madison ST	Blocks 128-130 inclusive = C2; Tax Exempt; City Property
Barrera House	Spanish Mediterranean Revival	642 Washington ST	Block 69 Lot 2 & 3
Sacred Heart Church	(Gothic Revival) 1912	612 E Elizabeth ST	Block 52 Lots 5-6; Tax Exempt; Church Prop.
McNair House		39 Sunset DR	Block 1, Lot 11A, Los Ebanos Subdivision

NOTE:

\*\*This site (B & M RR Bridge; Sec II, Unit E Part Blk 2, 2.120 acres) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a “state” site.

\*\*This site (Tijerina House, Block 100 Lots 9-10, OT) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a “state” site.

\*\*This site (San Roman Bldg, Block 63 Lot 11+ part of Lot 12,OT) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a “state” site.

## PRIMARY LOCAL SITES

All of the following criteria shall be utilized in designating **Primary Local Sites**:

1. The site shall be significant enough from a local perspective to make the site suitable for the outdoor placement of a local heritage marker.
2. The site shall satisfy the same criteria used by the state and federal government in designating state sites and federal sites, except that:
  - a) The site need not be significant from a state or federal perspective; and
  - b) The site need not be in good repair, although the state-of-repair or the potential permanence of the site shall be one of the factors considered along with age, uniqueness, and other factors; and
  - c) The site shall be at least 40 years old with even older sites being given preference.

Article III Ordinance 1100 provides for a historical ad valorem tax exemption equal to 50% of gross assessed value of each "primary local site". An additional 50% tax exemption or total exemption from ad valorem taxation can be granted for five (5) years in some cases. The additional 50% tax exemption is provided in those cases where there is successful completion of substantial new rehabilitation in accordance with section 26-384.

Section 26-384 adopts the Secretary of the Interior's Standards for Historic Preservation Projects. Be sure to consult with the Heritage Officer prior to undertaking a project, to insure that rehabilitation work is completed in accordance with these guidelines.

Fact sheets or handouts are available from the Heritage Department concerning "substantial rehabilitation" provisions, so please feel free to ask for assistance and further information if you have any questions.

HERITAGE CATEGORY GROUP: **Primary Local Sites**

SITE NAME	ARCHITECTURE (YEAR BUILT)	LOCATION	PROPERTY AND LEGAL DESCRIPTION REFERENCE CODE
M. Hansen House	(1876- 1889) Gothic Revival	647 E ST Charles ST	Block 39- Lots 10-12
Rock-Gomez House	(1900) Spanish Colonial Style	500 E Levee ST	Block 40 Lot 6
<b>La Villa de Llanes Complex 100% exemption (2009-2013)</b>	(1883) Border Brick Style;	1220 E Adams ST	Block 88 Lots 5-7
Cross-Dosal House	(1906) Folk Victorian	911 E Madison ST	Block 123 Lot 9
M.H. Cross Building	(1906) Site of business of J.S. Cross & Son	1452 E Madison ST	Block 116 Lots 1-2
El Globo Nuevo Complex	(1897) Spanish Colonial Style	1502 E Madison ST	Block B Lots 4-6
El Globo Nuevo Complex (Residence)	(1897) Victorian Style	828 E 15th ST	Block B Lots 6 Re 1/2
Field-Pacheco Complex (store-residence)	(1894) Victorian Style	1049 E Monroe ST	Block 143 Lots 11-12 = c3 +
Hicks Livery Stable	(1910) Victorian Style	1001-29 E Adams ST	Block 95, Lots 7-8
Old old Jail...	(1882) Spanish Colonial Style	1136 E Madison ST	Block 113 Lots 1-2

HERITAGE CATEGORY GROUP: **Primary Local Sites**

SITE NAME	ARCHITECTURE (YEAR BUILT)	LOCATION	PROPERTY AND LEGAL DESCRIPTION REFERENCE CODE
<b>**Field-Pacheco Complex (warehouse)</b>	(1894)	1005 E Monroe ST	Block 143 Lots 9-10 = c3+
Federal Building	(1933) Ital. Ren. Revival	1001 E Elizabeth ST	Block 65 Lots 7-9 ; Tax Exempt; Federal Property
Fernandez-Bollack Home	(1912) Neo-Classical Style	405 E Washington ST	Block 80 Lot 7-8
V. Fernandez & Company Complex	(1877) Victorian Style with Spanish Colonial Elements	1106 E Adams ST	Block 87 Lots 5-6 = c2
<b>**El Globo Chiquito (Home)</b>	(1877) Victorian Style	925 E 11th ST	Block 122 Lot 1, Rear 1/2
Puente-Brulay House	Queen Anne Style; 1911	515 E ST Charles ST	Block 40, Lot 11
Kowalski- Fernandez House	Victorian Style; 1890	319 E Elizabeth ST	Block 72 Lots 10-12
<b>**Jose H. Fernandez Bldg. (Olvera Shoe Shop)</b>	(Atrium; Cistern: 1880	1123 E Washington ST	Block 87 Lot 9
C. Tamayo Store	Spanish Colonial Style: 1878	947 15 <sup>th</sup> ST	Block 118 Lot 1
<b>**El Globo Chiquito (Store)</b>	(1886) "Laiseca Complex"	1054 E Monroe ST	Block 122 Lot 1, Front 1/2
Central Fire Station	Italian Renaissance Revival; 1928 Architect: Ben Proctor	1000 E Adams ST	Block 86 Lots 3-6 Tax Exempt; City Prop.



HERITAGE CATEGORY GROUP: **Primary Local Sites**

SITE NAME	ARCHITECTURE (YEAR BUILT)	LOCATION	PROPERTY AND LEGAL DESCRIPTION REFERENCE CODE
Central Christian Church	Neo Gothic Revival; 1930	388 E Levee ST	Block 42 Lots 1-2; Tax Exempt; Church Prop.
Capitol Theater	Spanish Colonial Revival; 1927-1928	1000 E Levee ST	Block 57 Lot 7
City of Brownsville Recycling Center	Mission revival	308 E Elizabeth ST	Block 49 Lots 5-6; Tax Exempt; City Property
<b>**El Jardin Hotel</b>	Spanish Colonial Revival; 1926- 27	1114 E Levee ST	Block 500 x Lots 1- 12
Bollack	1906	1223 E Elizabeth ST	Block 63 Lot 10

**NOTE:**

**\*\*This site (Field-Pacheco Complex or Hide Yard; lots 9-10, Block 143, Original Townsite) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a "primary local" site.**

**\*\*This site (El Globo Chiquito - Home; Rear 1/2 of Lot 1 block 122 Original Townsite) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a "primary local " site.**

**\*\*This site (El Globo Chiquito - Store; Front 1/2 of Lot 1 block 122 Original Townsite) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a "primary local " site.**

**\*\*This site (Jose H. Fernandez Building; Lot 9, Block 87, Original Townsite) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a "primary local site"**

**\*\*This site (El Jardin Hotel, Block 500 x Lots 1- 12 Original Townsite) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a "primary local" site.**

HERITAGE CATEGORY GROUP: **Primary Local Sites**

SITE NAME	ARCHITECTURE (YEAR BUILT)	LOCATION	PROPERTY AND LEGAL DESCRIPTIO N REFERENCE CODE
Kraigher House	Designer Neutra; International Style 1936-37	525 Paredes Line Road	Lots 2 & 4 Neutra Subdivision only <b>Exempt; City Property</b>
El Tapiz Bldg. (City Hall Annex)	Pre-1914 Victorian Commercial Structure	1150 E Adams ST	Block 87 Lots 1-2 Tax <b>Exempt; City Property</b>
Aziz Brothers Store <b>(100% from 2008 thru 2012)</b>	Spanish Colonial Revival; Architect: Page Bros.; Circa 1927	1101 E Elizabeth ST	Block 64 49" of Lot 7
W Dennet louse	Prairie-Craftsman Style; Circa 1910	55 E Levee ST	Block 46 Lot 12
Hick-Lawrence House	Queen Anne Style; Circa 1910	1247 Lakeside Boulevard	Brownsville Land & Improvement co. Blvd; Lots 2-3
Clearwater School	Prairie Style; Circa 1922 Architect: M.L. Walter	708 Palm Boulevard	Block 9A Tax Exempt; BISD property
Building Number Two "Post Chapel"	Circa 1868; Masonry Bldg. with cross-gabled roof	Texas Southmost College	Tax Exempt; TSC property

HERITAGE CATEGORY GROUP: **Primary Local Sites**

Central Intermediate School "Old Brownsville High" Two sections.	Circa 1928 Architects: Ayres & Son and Phelps & Dewees; Circa 1916 Architect: Atlee B. Ayres	601-10 Palm Blvd.	Block 9A Inclusive Tax Exempt; BISD property
McDermott Motor Company	Spanish Colonial Revival; Baroque details 1927	455 E Elizabeth ST	Block 71 Lot 12
<b>**Rabb Plantation Complex</b>	Victorian; 1876	7 MI Southmost RD	Annexed in 1999
Palm Grove Elementary		7942 Southmost RD	Annexed in 1999
El Jardin Elementary	1930	6911 Boca Chica Blvd	Annexed in 1999
'910 Building		1251 E Elizabeth ST	18 x 120' of lot 13, blk 63, OT New site added this year
Pan American Building	Spanish Colonial, Circa 1927	495 S Minnesota	
Dr. B. O. Works House	Victorian (Four Square) Style	147 W Levee ST	BLOCK 33A Lot(s) 4-6 Stillman Extension
Maldonado's Pharmacy	19th Century Spanish Colonial Style	722 E 12th ST	Block 93 Lot 8, Re 40' x 50'

\*\*This site (Rabb Plantation Complex, 7 MI Southmost RD) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a "primary local" site.

HERITAGE CATEGORY GROUP: **Primary Local Sites**

Our Lady of Guadalupe Church		1200 Lincoln ST	
Kowalski-Barr House	Colonial Revival - 1912	241 E Washington ST	Block 78, Lot(s)11 & 3.59 ft. of 10, OT
Washington Square	Water Fountain - 1929	Washington Park	Washington Square
<b>**Americo Paredes House</b>	Bungalow - 1920	1140 E 14 <sup>th</sup> ST	Block 151 Lot 6, OT
<b>**Jague Sugar Mill</b>	1900 – Two story barn – two cisterns - bridge	1325 La Posada DR	ABST 2 – Unsubdivided (BLVD ONLY ACCOUNT) Share 23 PT Tract E
Lusena House	1848 – UTB/STC property	1011 E Madison ST	Block 119 Lot 7-9, OT
(Former) Witman's Army Navy Store	Victorian Com'l Structure noteworthy brick-detailing at cornice	629 E 11th ST	Block 86 Lots 1-2 Re 80 x 50
Victor Junco Stores and Apts	Commercial	1149 E Washington ST	Block 87 Lots 11-12
Temple Beth El	1931 Spanish Mediterranean	801 W St. Francis	Block 4 Lots 1-4 W Brwn Add -Church
Camp Lula Sams	In LFCISD	280 N Hatchery RD	Buildings 50 yrs and older only. Excluding Land.
Templo Alianza Christiana		380 E Levee ST	Block 42 Lot(s) 1-3 Church Property
Webb-Miller Drugstore	Commercial	409 E13th ST	Rear ½ of Lot 14 Block 58, OT
Old Cotton Compress	In UTB/TSC campus	80 Fort Brown	Tax Exempt Property

Our Lady of Guadalupe Church		1200 Lincoln ST	
Kowalski-Barr House	Colonial Revival - 1912	241 E Washington ST	Block 78, Lot(s)11 & 3.59 ft. of 10, OT
Washington Square	Water Fountain - 1929	Washington Park	Washington Square
<b>**Americo Paredes House</b>	Bungalow - 1920	1140 E 14 <sup>th</sup> ST	Block 151 Lot 6, OT
<b>**Jague Sugar Mill</b>	1900 – Two story barn – two cisterns - bridge	1325 La Posada DR	ABST 2 – Unsubdivided (BLVD ONLY ACCOUNT) Share 23 PT Tract E
Lusena House	1848 – UTB/STC property	1011 E Madison ST	Block 119 Lot 7-9, OT
(Former) Witman's Army Navy Store	Victorian Com'l Structure noteworthy brick-detailing at cornice	629 E 11th ST	Block 86 Lots 1-2 Re 80 x 50
Victor Junco Stores and Apts	Commercial	1149 E Washington ST	Block 87 Lots 11-12
Temple Beth El	1931 Spanish Mediterranean	801 W St. Francis	Block 4 Lots 1-4 W Brwn Add –Church
Camp Lula Sams	In LFCISD	280 N Hatchery RD	Buildings 50 yrs and older only. Excluding Land.
Templo Alianza Christiana		380 E Levee ST	Block 42 Lot(s) 1-3 Church Property
Webb-Miller Drugstore	Commercial	409 E13th ST	Rear ½ of Lot 14 Block 58, OT
Old Cotton Compress	In UTB/TSC campus	80 Fort Brown	Tax Exempt Property

HERITAGE CATEGORY GROUP: **Primary Local Sites**

Golden House	Victorian transitional	130 E St Charles ST	Block 28 Lot 3 OT
Lopez Store	Border Brick Style	789 E Washington ST	Block 83 Lot 12 OT
Yturria Store	Border Brick Style	533 E 13 <sup>th</sup> ST	Block 63 Lot Rear ½ of 1 OT
Edelstein House	Bungalow	1608 W Levee ST	Block 61 Lot(s) 10-12 West Brownsville Addition
J. J. Young House		504 E St Charles ST	Block 32 Lot(s) 4,5 & 6 OT
Manuel Cisneros House		207 E Washington ST	Block 78 Lot(s) 7 & 8 OT
Brulay House	Spanish Mediterranean	611 W Levee ST	Block 114A Lot(s) 1 & 2 W Brownsville Additon
J. T. Canales House	Bungalow	505 E St Charles ST	Block 40 Lot(s) 7 & 8 OT
C W Ellington House	Tudor Revival	1206 W Levee ST	WEST BROWNSVILLE ADDITION LOT 11 BLK29
A. J. L. Keith	Duplex	1107 W Washington ST	LOT 1 & E 1/2 LOT 2 BLK 19 W BROWNSVILLE ADDITION
Ames House	Bungalow	1211 W Washington ST	LOT 1 & E 1/2 LOT 2 BLK 19 W BROWNSVILLE ADDITION
Schoenmakers House	Colonial Revival	1309 Lakeside DR	BROWNSVILLE LAND & IMP CO SUBD BLVD LOT 4

\*\*This site (Americo Paredes House), Block 151 Lot 6, Original Townsite) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a "primary local" site.

\*\*This site (Jague Sugar Mill) ABST 2 –Unsubdivided (BLVD ONLY ACCOUNT) Share 23 PT Tract E) is **blocked** from participation in the ad valorem tax exemption provisions of the Heritage Plan, but otherwise it is still listed in the Heritage Plan as a "primary local" site.

HERITAGE CATEGORY GROUP: **Primary Local Sites**

	Italianate Style - 1895	1 Ebony Avenue	Block 2 Lot 12 Los Ebanos Addition
Milton West House	Colonial Revival -1915	611 E Washington ST	Block 82 Lot 8 OT
Arthur Pitt House	Spanish Mediterranean 1931 E. G. Holliday	1806 Palm BLVD	Block 4 Lot 3 Los Ebanos Addition
	Victorian Transitional -1910	243 E Elizabeth ST	Block 73 Lot(s) 11 OT
Dr. Merrill House	Arts and Craft - 1915	1248 W Washington ST	Block 31 Lot(s) PT 5 & 6 West Brownsville Addition
Campo Santo Viejo Cemetery	Pending THC Cemetery Designation	1100's E Monroe ST	Block 144 OT



# TEXAS SOUTHMOST COLLEGE DISTRICT

## BOARD AGENDA REQUEST FORM

<b>Department/Division:</b> Facilities and Planning	<b>Board Meeting Date:</b> March 24, 2011
<b>Agenda Item:</b> Consideration and possible action on approval of a contract with Design-Building Solutions, Inc (TXMAS-4-56060-1) for skylight replacement at Tandy	
<b>Rationale/Background:</b> As part of Risk Management Assessment, an inspection was conducted by Physical Plant personnel to the Tandy roof. The evaluation of the roof reflected that it was imperative to replace the existing skylights. The integrity of the material is poor and is a potential safety hazard for maintenance personnel, in addition, the integrity of the building could be compromised during a wind storm event. The office for Facilities and Planning requested proposals for the skylight replacement at Tandy. A proposal was received from Design-Building Solutions, Inc. in the amount of \$23,899. The attached proposal includes all materials and labor for the skylights replacement. The proposal was evaluated by Mr. Juan Jose Avalos, Special Projects Coordinator and is recommended for approval. Funding for the project is available as per approved FY 2011 as part of restricted insurance funding including Windstorm Certification of Installation. Even though the amount is under the threshold requiring TSC Board approval, staff is requesting that the item be considered by the Board of Trustees. Given the nature of renovation projects, if unexpected conditions are encountered during installation, the contract may potentially exceed \$25,000. If increase is required a change order would be presented to the Board.	
<b>Recommended Action:</b>  A motion to award a contract to Design-Building Solutions, Inc. in the amount of \$23,899	
<b>Fiscal Implications:</b> Budgeted Item: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain: Restricted insurance – Tandy skylights \$125,000	
<b>Attachments (List):</b> 1. Proposal 2. Recommendation Letter 3. Vendor Contract Verification Letter	

<b>FOR OFFICE USE ONLY:</b>
<b>Board Action:</b> Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Tabled for action on: _____
<b>Certified by:</b> _____ <b>Title:</b> _____ <b>Date:</b> _____





Physical Plant

**THE UNIVERSITY OF TEXAS AT BROWNSVILLE and TEXAS SOUTHMOST COLLEGE**

80 Fort Brown • Brownsville, Texas 78520 • (956) 882-5900 (956) 882-5922

To: Mrs. Veronica Mendez  
Associate Vice-President for  
Facilities and Planning

From: Juan Avalos  
Special Projects Coordinator  
UTB-TSC

Re: Re: Skylight Replacement at Tandy Building.

On January 31, 2011 I received the proposal for the skylight replacement at Tandy Building from Design-Building Solution, Inc. The proposal is complete and provides for all labor and materials for the skylight replacement. I recommend that the project be awarded to Design-Building Solution, Inc. Furthermore the remaining of the roof is under warranty by Garland. DBS is a Garland approved installer; keeping the contract with DBS, would allow us to maintain the roof warranty.

Design-Building Solution, Inc. has worked in the past in many projects around campus like Jacob Brown Roof Repair, new roof at ITECC, Student Center, Music Building, Morgue and the Skylight replacement at ITECC having excellent response in respect to the service, qualifications and experienced team members. Design-Building Solution, Inc. has displayed timely responsiveness with a high level of professionalism. The staff at Design-Building Solution, Inc. has completed the projects to our satisfaction. After completing a walk-through of the project, we were very pleased with the work done.

Please accept this letter as recommendation to accept proposal from Design-Building Solution, Inc. If there is any other information that may be requested regarding this project, please feel free to contact me.

Sincerely,



Juan J. Avalos  
Special Project Coordinator



Design-Build Solutions, Inc.  
 3800 East 91<sup>st</sup> Street  
 Cleveland, OH 44105  
 Phone: (800) 762-8225  
 Fax: (216) 883-2055



**ROOFING MATERIAL AND SERVICES PROPOSAL**

**SKYLIGHT REPLACEMENT  
 TEXAS SOUTHMOST COLLEGE**

**Proposal Date: January 31, 2011 Proposal #: TXM-TX-2011.009**

Purchase Request / Delivery Order Language:  
 The Garland Company, Inc. (dba) Design-Build Solutions, Inc \* TXMAS-4-56060-1

THE FOLLOWING PROPOSAL (S) ARE SUBMITTED IN ACCORDANCE TO THE ACCOMPANYING PROJECT DOCUMENTS INCLUDING BUT NOT LIMITED TO; DETAILS AND DRAWINGS, PROJECT MANUAL AND SYSTEM SPECIFICATIONS, SCOPE OF WORK.

**Scope of Work**

**Curb Mount Model Sky Light**

Consists of an extruded aluminum frame glazed with two polycarbonate (PC) domes. The outer dome is 0.118" thick, clear Hyzod PC with an 8" height. The inner dome is 0.118" thick, clear Hyzod PC with a 4" height. Both domes are secured to the frame with an aluminum retainer angle. The aluminum retainer angle utilizes mitered and welded corner construction. The aluminum retainer angle is secured to the aluminum frame with No. 10 x 83" stainless steel slotted fasteners located 4" from each corner and spaced a maximum of 11" on center. In addition, the aluminum retainer angle is secured to the aluminum frame with No. 12 x 143" stainless steel hex head slotted fasteners at the mid span of the top, bottom, and sides of the aluminum retaining angle.

1. Remove existing skylights and install 12 new skylights. Skylights to be 4' by 6'
2. Contractor will remove existing baseflashing & skylight, add another 2x4 on top of existing 2x4.
3. Flash new curb and install new skylights.
4. Contractor to paint interior of new and old wood nailers to math adjacent walls.

**Line Item Pricing Breakdown**

Item #	Item Description	Unit Price	Quantity	Extended Price
24.96	Install Double Clear Lens Aluminum Framed Skylight: 4' x 6' - Mounted to Curb	\$2,455.68	12	\$29,468.16



**Design-Build Solutions, Inc.**  
 3800 East 91<sup>st</sup> Street  
 Cleveland, OH 44105  
 Phone: (800) 762-8225  
 Fax: (216) 883-2055



19.11	MODIFIED ROOF FLASHINGS - Minimum 1 Ply of Base Flashing and Mineral Cap Sheet Set in Cold Process Asphalt Flashing Adhesive	\$9.53	480 sq. ft	\$4,574.40
<b>Total</b>	<b>Per Installation Line Item Pricing</b>			<b>\$34,042.56</b>
TX	MULTIPLIER TX – State Labor Multiplier			0.91
<b>Total</b>	<b>Installation Pricing After Multipliers</b>			<b>\$30,978.73</b>

Total Pricing per Line Item Schedule: \$30,978.73  
 Less 1% TXMAS Discount: \$ 309.78  
**Total TXMAS Schedule Price: \$30,668.95**

A one-time site-specific discount has been given based upon the DBS bid received and the site specific market conditions relating to the work of \$9,769.95

**Proposed Price for Scope of Work: \$20,899.00**  
 Owner's Betterment Allowance: \$ 3,000.00  
 Total Price with Allowance: \$23,899.00

All work to be completed within 60 days from notice to proceed in the form of a signed purchase order referencing the TXMAS Schedule # TXMAS-4-56030. If you have any questions or concerns, please call me at the office or on my mobile phone, (304) 549-3344.

Accepted by:

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

***Pricing is valid for sixty days (60) from the date of this proposal.***

Communication relating to this proposal may be directed to:

Ron Neely  
 Rt 1 box 161 p  
 Given WV 25245  
 304-549-3344  
 304-372-5149 fax  
[rneely@garlandind.com](mailto:rneely@garlandind.com)  
**END OF PROPOSAL**



TEXAS SOUTHMOST COLLEGE DISTRICT  
THE UNIVERSITY OF TEXAS AT BROWNSVILLE and TEXAS SOUTHMOST COLLEGE

80 Fort Brown • Brownsville, Texas 78520 • (956) 882-3879 • Fax: (956) 882-8811 • www.utb.edu

## MEMORANDUM

March 11, 2011

To: Ms. Veronica Mendez  
Assistant VP for Facilities and Planning

From: Patricia G. Sanchez   
TSC Senior Buyer

RE: Vendor Contract Verification – **Design-Build Solutions, Inc. (DBS)**  
TXMAS Contract #4-56030-1. Commodity Contract: Building and  
Buildings Materials/Solar Equipment

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This memorandum serves to confirm you that **Design-Build Solutions, Inc. (DBS)** is an Awarded Vendor for Texas Multiple Award Schedule (TXMAS) Purchasing Cooperative Contracts. TXMAS system verifies that this vendor is authorized to sell under **Contract #4-56030-1**.

Regarding the submitted work proposal from **DBS** to the Office of Facilities and Planning for the Skylight Replacement project in the amount of \$23,899 it has been verified that this project and all components therein are within the parameters, terms and conditions of the TXMAS contracts.

Please let me know if you have any questions.



## TEXAS SOUTHMOST COLLEGE DISTRICT

### BOARD AGENDA REQUEST FORM

<b>Department/Division:</b> Facilities and Planning	<b>Board Meeting Date:</b> March 24, 2011
<b>Agenda Item:</b> Consideration and possible action to award a contract to Lone Star Furnishing, LLC (BuyBoard #337-10) for design and installation of a bleacher system for the Garza Gym.	
<b>Rationale/Background:</b> In accordance to priorities requested by Athletic department, upgrades to the Garza Gym continue. Phase I was completed last fiscal year, including the renovation of the former weight room to a much needed training room. In addition, the gym floor experienced a significant transformation with the painting of all existing walls, hallways, classrooms and offices. The gym floor was painted and ceiling tiles were replaced branding the facility with Scorpion colors. Now, it is time to execute the plans for Phase II which includes the remodeling of locker and shower rooms, the design of gym banners, and the purchase of trophy cases and bleachers. A proposal was requested from a local dealer "Lone Star Furnishing, LLC" to provide a design-build solution for the bleachers. The design was based on the Athletic department's needs and recommendations. The bleacher system will be "pull out" style and will accommodate audience capacity of approximately 500 seats including VIP area and handicap accessible seating. The item is planned to be presented to the Physical Facilities Committee at their meeting on March 14, 2011.	
<b>Recommended Action:</b> Motion to award a contract to Lone Star Furnishing, LLC, in the amount of \$65,000 and authorize the Provost to execute the contract.	
<b>Fiscal Implications:</b> Budgeted Item: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain: FY2011 Budget Campus Improvements – Gym modifications Phase II - \$200,000	
<b>Attachments (List):</b> <ol style="list-style-type: none"><li>1. Recommended Proposal</li><li>2. Proposed Bleachers System Design</li><li>3. Recommendation Letter</li></ol>	

<b>FOR OFFICE USE ONLY:</b>
<b>Board Action:</b> Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Tabled for action on: _____
<b>Certified by:</b> _____ <b>Title:</b> _____ <b>Date:</b> _____

To: Veronica Mendez  
Assistant VP for Facilities and Planning

From: Todd Lowery  
Athletic Department Director

Date: March 11, 2011

Subject: Purchase of a bleachers system for the Garza Gym

*By: Hilda Silva*

Please accept this letter of recommendation to award a contract to Lone Star Furnishing, LLC for a design and installation of a bleachers system for the Garza Gym.

The Athletic department has worked closely with the furniture dealer to develop a complete design-build proposal for a new bleacher system. The system would be designed to accommodate our needs for students and community attendance to the games. The proposal includes telescoping bleachers model 4500 for seating count of 500 approximately including VIP area and handicap accessible seating.

I have carefully reviewed the pricing and quote provided and checked inclusion of all material and labor and requested scope of work. It is my recommendation to award the contract for the design and installation of a bleacher system for the Garza Gym to Lone Star Furnishing, LLC a local dealer from Edinburg, Texas in the amount of \$65,000.



**LETTER OF QUOTATION**

Brad Jones  
President  
Lone Star Furnishings, LLC  
6429 Berwyn Drive  
Plano, TX 75093  
Phone 972-378-0199  
Fax 972-378-0198  
brad@lsfurnishings.com

Javier Vela  
Estimator  
Lone Star Furnishings, LLC  
4203 Lula St.  
Edinburg, TX 78539  
Phone 956-287-7595  
Fax 956-287-7548  
javier@lsfurnishings.com

DATE: 3-10-2011 PROJECT: Garza Gym Bleachers  
TO: TSC  
Purchasing Department LOCATION: Brownsville, Texas

We are submitting a bid proposal for:

Section # Telescoping Bleachers Manufacture Inwin Telescopic Seating Company

We acknowledge addenda none

Our Proposal is:  FOB Factory  Delivered  Delivered and Installed

Our proposal will not include taxes or performance bonds

Our prices are:

Section #	<u>Telescoping Bleachers</u>	<u>Model 4500 Integra and Infinity Seating Estimated Seat Count 486</u>	<u>\$65,000.00</u>
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See 3 number of pages attached.

Remarks: **BUYBOARD CONTRACT #337-10**  
Please see attached sheets for bid details.  
Pricing is valid for 60 days.  
**PURCHASE ORDER OR CONTRACT MUST BE ISSUED DIRECTY TO:**  
**LONE STAR FURNISHINGS, LLC**  
Please contact me with any questions.  
Javier Vela

Please call me if you have any questions.

Brad Jones, President

Javier Vela, Estimator

## PRICE QUOTATION



Customer: Lone Star Furnishings  
Contact: Javier Vela  
Project: UTB Garza Gym  
Address: Brownsville, TX  
County:

Date: 3/9/2011  
Requested  
Delivery Date:  
08/01/2011  
Revised  
Quote #: QT111222

Irwin Telescopic Seating  
610 E. Cumberland  
P.O. Box 320  
Altamont, IL 62411  
Telephone: (618) 483-6157  
Fax: (618) 483-5539 or  
(618) 483-6806

*Shipment 60-90 Days After All Approvals, Field checks & Color Selections  
Delivery Date Will Be Assigned Based On Capacity Availability.*

*The pricing on this Quotation is based on the delivery date no later than January 31, 2012. If delivery is postponed to February 1, 2012 through July 31, 2012, a 3% Delivery Escalation will be added, as well as for each 6 month interval following.*

*Orders placed after pricing has expired may be subject to a price increase.*

- \*\* Bidding Standard Irwin Telescopic Seating Company Product, Specifications And Finishes Only!*
- \*\* Bidding Standard Panelam Decking.*
- \*\* Bidding Standard Black Powder Coat Understructure & Railings Only.*
- \*\* No Specifications or Drawings Were Provided At The Time Of Quotation.*

### **Group 1 - Option Description**

Model 4500 Bleacher Requirements

53' plus end rails (3 Rectangular Sections)

9 Seating Rows

10" Rise

31" Spacing

Panelam 5/8 Decking

Standard 11 inch Deck Level Filler

Wall attached

120 VAC, Single Phase IDS Power System

134 12" Infinity Seats (18" Wide Seats), Tread Mounted on Telescopic  
End Seat Logos

98 INTEGRA Chairs, with Manual Chair Operation - Plastic Back - Plastic Seat - Plastic Arm Rest  
WITH 20" minimum chair size mounted on Platform

Seat Numbers & Row Letters

2 Sets of Self Storing End Rails Starting At Row 3

2 - 36" x 31" Perm. Wheel Chair Spaces w/Access Panel and Rail

Field Notch Bleachers Around 3 Columns With Additional Column Supports (1' wide x 1' 2" deep)

Galvanized Nose and Rear Beam

Aisle #1 is 48 inches wide, with

Smart EX Rail

Standard Steel steps including Front Step

Aisle #2 is 48 inches wide, with

Smart EX Rail

Standard Steel steps including Front Step

Estimated Seating Capacity = 232 + 2 Permanent Wheel Chair Spaces



## PRICE QUOTATION



Customer: Lone Star Furnishings  
Contact: Javier Vela  
Project: UTB Garza Gym  
Address: Brownsville, TX  
County:

Date: 3/9/2011  
Requested  
Delivery Date: 08/01/2011  
Revised  
Quote #: QT111222

Irwin Telescopic Seating  
610 E. Cumberland  
P.O. Box 320  
Altamont, IL 62411  
Telephone: (618) 483-6157  
Fax: (618) 483-5539 or  
(618) 483-6806

### Group 2 - Option Description

Model 4500 Bleacher Requirements  
42' plus end rails (2 Rectangular Sections)  
6 Seating Rows  
10" Rise  
24" Spacing  
Panelam 5/8 Decking  
Standard 11 inch Deck Level Filler  
Wall attached  
Manual Operation  
Tug Frames  
1 Operator Handle  
127 10" Infinity Seats (18" Wide Seats), Tread Mounted on Telescopic  
End Seat Logos  
Seat Numbers & Row Letters  
2 Sets of Self Storing End Rails Starting At Row 3  
2 - 36" x 24" Perm. Wheel Chair Spaces w/Access Panel and Rail  
Field Notch Bleachers Around 2 Columns With Additional Column Supports (1' wide x 1'2" deep)  
Galvanized Nose and Rear Beam  
Aisle #1 is 48 inches wide, with  
Smart Rail  
Standard Steel steps including Front Step  
Aisle #2 is 48 inches wide, with  
Smart Rail  
Standard Steel steps including Front Step  
Estimated Seating Capacity = 127 + 2 Permanent Wheel Chair Spaces

### Group 3 - Option Description

Model 4500 Bleacher Requirements  
42' plus end rails (2 Rectangular Sections)  
6 Seating Rows  
10" Rise  
24" Spacing  
Panelam 5/8 Decking  
Standard 11 inch Deck Level Filler  
Wall attached  
Manual Operation  
Tug Frames  
1 Operator Handle

## PRICE QUOTATION



Customer: Lone Star Furnishings  
Contact: Javier Vela  
Project: UTB Garza Gym  
Address: Brownsville, TX  
County:

Date: 3/9/2011  
Requested  
Delivery Date:  
08/01/2011  
Revised  
Quote #: QT111222

Irwin Telescopic Seating  
610 E. Cumberland  
P.O. Box 320  
Altamont, IL 62411  
Telephone: (618) 483-6157  
Fax: (618) 483-5539 or  
(618) 483-6806

127 10" Infinity Seats (18" Wide Seats), Tread Mounted on Telescopic  
End Seat Logos  
Seat Numbers & Row Letters  
2 Sets of Self Storing End Rails Starting At Row 3  
2 - 36" x 24" Perm. Wheel Chair Spaces w/Access Panel and Rail  
Field Notch Bleachers Around 2 Columns With Additional Column Supports (1' wide x 1'2" deep)  
Galvanized Nose and Rear Beam  
Aisle #1 is 48 inches wide, with  
Smart Rail  
Standard Steel steps including Front Step  
Aisle #2 is 48 inches wide, with  
Smart Rail  
Standard Steel steps including Front Step  
Estimated Seating Capacity = 127 + 2 Permanent Wheel Chair Spaces

Base Bid Total (Delivered & Installed):	\$ 65,000.00
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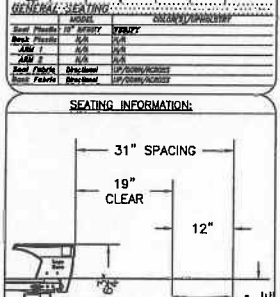
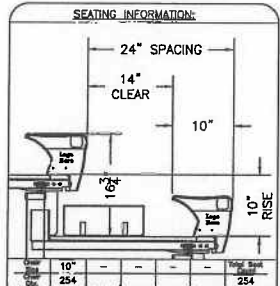
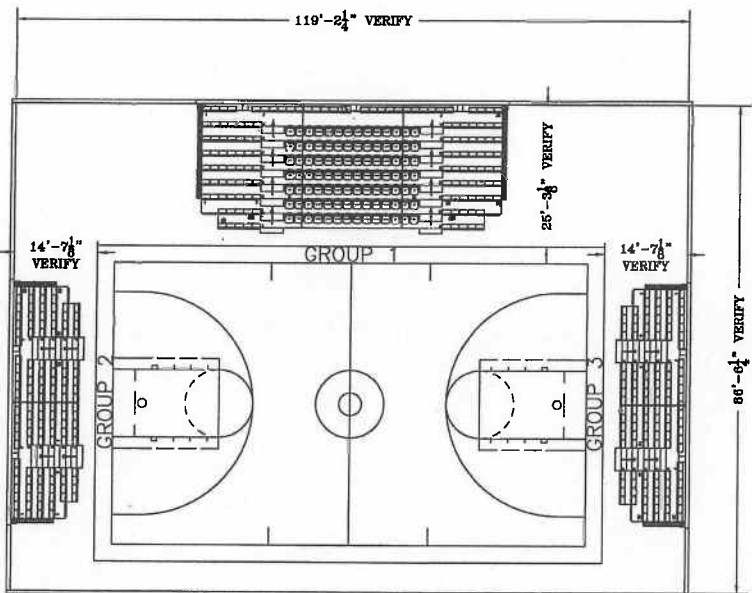
Quotation good until Monday, May 23, 2011

Prepared by: **Erin Grunloh**

"PROSPECT DRAWING FOR CONCEPT ONLY. NOT FOR CONSTRUCTION."

LOCATION MAP  
LOCATION PLAN NORTH

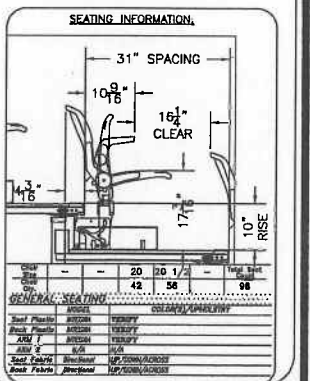
**Irwin Telescopic Seating Company**  
 IRWIN TELESCOPIC SEATING CO.  
 US ROUTE 40 EAST  
 PO BOX 320  
 ALTAHONT, IL 62411  
 Tel: (618) 307-3973-1122  
 Fax: (618) 483-4137  
 Fax: (618) 485-3538  
 www.irwintelesticseating.com



REQUIREMENTS:  
 MODEL 4500  
 SHIPPING KD

GROUP 1 232 SEATS + 2 HC  
 GROUP 2 127 SEATS + 2 HC  
 GROUP 3 127 SEATS + 2 HC  
 TOTAL SEATING 488 + 6 HC

NOTES:  
 ALL VISIBLE DIMENSIONS ARE SUBJECT TO CHANGE PENDING FIELD VERIFICATION.  
 FLOOR SHALL BE SMOOTH AND LEVEL WITH SLOPE NOT TO EXCEED 1/8" IN 10'-0" (ALTERNATELY RECOMMEND F750, FLSG)  
 IF WALL COLLUMS OR OTHER OBSTRUCTIONS EXIST IN PROPOSED SEATING AREA, VERIFY TYPE, LOCATION, WIDTH, & DEPTH.



No.	Revision/Issue	Rev. Date	Drawn/Initials	Appr'd/Initials	Engineer/Initials
A					

**UTB GARZA GYM**  
**BROWNSVILLE, TX.**  
 BUILDING LAYOUT  
 SCALE: 1/16" = 1'-0"  
 DATE: 03/08/11  
 SHEET: 1 OF 7  
 PROJECT: 1710

**BUILDING LAYOUT**  
 SCALE: 1/16" = 1'-0"

ALTHOUGH BUILDING CODES HAVE BEEN CONSIDERED IN DEVELOPING THIS SEATING PLAN, VERIFICATION OF COMPLIANCE WITH BUILDING CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE CUSTOMER AND/OR ARCHITECT.



# TEXAS SOUTHMOST COLLEGE DISTRICT

## BOARD AGENDA REQUEST FORM

<b>Department/Division:</b> Facilities and Planning	<b>Board Meeting Date:</b> March 24, 2011
<b>Agenda Item:</b> Consideration and possible action on a contract for a backstop netting system for the Scorpion Baseball Field.	
<b>Rationale/Background:</b> In accordance to priorities requested by Athletic department, a bid proposal was issued for new backstop netting along the perimeter of the Scorpion baseball field spectator seating area. The new netting system would allow for enhanced protection and visibility for the audience in attendance to practices and games at the baseball field. The design was based on the Athletic department's needs and recommendations. The scope of work includes material and installation of a 160 feet length and 35' tall backstop netting system along the perimeter of the Scorpion baseball field audience area. A competitive bidding process was conducted in accordance to Texas Southmost College Board policies for purchasing bids to supply and install a backstop netting system. Two bids were received. The recommendation is to accept the lowest bid proposal received from Net Connection, LLC in the amount of \$84,304. The item is planned to be presented to the Physical Facilities Committee at their meeting on March 14, 2011.	
<b>Recommended Action:</b> Motion to accept the bid proposal from Net Connection, LLC in the amount of \$84,304 and authorize the Provost to execute the contract.	
<b>Fiscal Implications:</b> Budgeted Item: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If no, explain: FY 2011 Budget Campus Improvements – Baseball Field House \$502,000	
<b>Attachments (List):</b> 1. Bid Proposal 2. Tabulation 3. Specifications and Drawings 4. Recommendation Letter	

<b>FOR OFFICE USE ONLY:</b>	
<b>Board Action:</b> Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Tabled for action on: _____	
<b>Certified by:</b> _____	<b>Title:</b> _____ <b>Date:</b> _____



Physical Plant

THE UNIVERSITY OF TEXAS AT BROWNSVILLE and TEXAS SOUTHMOST COLLEGE

80 Fort Brown • Brownsville, Texas 78520 • (956) 882-5900 (956) 882-5922

---

To: Ms. Veronica Mendez  
Assistant VP for Facilities and Planning

From: Juan Jose Avalos  
Special Projects Coordinator

Date: March 11, 2011

Subject: TSC B11-04 Backstop Netting System

Please accept this letter of recommendation to award a contract to Net Connection, LLC for the installation of a 160 ft. length and 35' tall backstop netting system for the Scorpion baseball field material included.

As per the Athletic department needs and recommendations, a bid package was prepared by the Office of Facilities and Planning. The bid package called for a list of general bidding requirements, specifications and drawings and scope of work for a complete installation of a backstop netting system to prevent injuries to the audience during games and other events.

Texas Southmost College (TSC) purchasing staff solicited bids from qualified companies in accordance to TSC board procurement policies; newspaper advertisements were published on Monday, February 14 and 21, 2011. Bids were received on Friday, March 4, 2011.

Responses were received from the following companies:

- Key Enterprises
- Net Connection, LLC

The bids have been carefully reviewed by Ms. Patricia G. Sanchez, TSC Senior Buyer and myself. We have checked inclusion of all bidding requirements, material and labor and requested scope of work. Based on these observations, we determined that Net Connection, LLC is not only the lowest bidder but the best qualified respondent to this bid.

It is my recommendation to award the contract for the installation of the backstop netting system for the Scorpion baseball field to Net Connection, LLC from Birmingham, Alabama in the amount of \$84,304 that includes the base bid and contingency.

Sincerely,

  
Juan J. Avalos  
Special Project Coordinator

# Backstop Netting System

## TSC B11-04

**Bid Opening:** Friday, March 4, 2011, 4:00 P.M.  
 Monday, March 7, 2011, 4:00 P.M.  
 Gorgas Conference Room  
 February 14 & 21, 2011

**Date Advertised:** The Brownsville Herald/Valley Morning Star

Bidder Name	Addendum #1	Bid Bond	*Base Bid	Alternate
Net Connection, LLC	Yes	Yes	\$84,304	\$10,000
Key Enterprises	Yes	Yes	\$122,617.45	\$6,491.45

\*Contingency of 10% included

EXHIBIT D

**PRICING PROPOSAL FORM**

To: Patricia G. Sanchez  
Senior Buyer  
Texas Southmost College District  
80 Fort Brown St.  
Brownsville, Texas 78520

**Backstop Netting System**

Proposals are due: Friday, March 4, 2011 at 2:00 PM at the TSC District Office, 80 Fort Brown St.; Brownsville, TX 78520.

Note: Mark outside of envelope:

Proposal For: Backstop Netting System - No. TSC B11-04 (title of project)

I have received the documents titled Backstop Netting System - No. TSC B11-04 (title of project) and drawings dated February 14, 2011

I have received Addenda No. (s) 1 and I have included their provisions in my bid. I have examined both the documents and the site.

In submitting this bid, I agree:

1. To hold price open for a period of ninety (90) days after the Proposal Opening date.
2. To accept the provisions of the Instructions to Bidders regarding dispositions of the Bid Security.
3. To enter into and execute a Contract with the Texas Southmost College, if awarded on the basis of the Proposal, and to furnish Bonds if required, in accordance with the owners requirements and Instructions to Bidders.
4. To accomplish the work in accordance with the Specifications and Drawings provided.
5. To complete the work within forty-five (45) calendar days after receiving Notice of Award.

In compliance with the above, I propose to perform all work required for the described project scope of work as follows:

EXHIBIT D

**BASE BID**

Backstop Netting System	
Description	Cost
Material	\$ 37,589.00
Installation Includes Labor, Equipment, Fuel and Payment Bond.	\$ 39,051.00
Other (not listed) Specify:	\$ N/A
Subtotal	\$ 76,640.00
10% *Contingency	\$ 7,664.00
Total Amount	\$ 84,304.00

see Attachment A

\*Contingency amount is for owner's use only. It cannot be used without owner's approval.

**ALTERNATE**

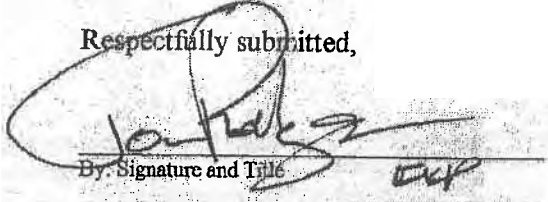
Brick Veneer Knee Wall	
Description	Cost
Material	\$ 1,400.00
Installation	\$ 8,600.00
Other (not listed) Specify:	\$ N/A
Total Amount	\$ 10,000.00

In submitting this proposal, I certify that Net Connection, LLC (name of firm) has not been found guilty in a judicial or state administrative agency proceeding for unfair business practices within the year preceding the date of this statement. I further certify that no officer of Net Connection, LLC (name of firm) has served, within the past years as an officer of another company which has been found guilty in a judicial or state administrative agency proceeding of unfair business practice.



EXHIBIT D

Respectfully submitted,

  
By: Signature and Title *EW*

March 2, 2011  
Date

Net Connection, LLC  
Firm

21037 Queenstown Rd Suite A  
Address

Birmingham  
City

Alabama 35210  
State

205-838-2995  
Phone Number



## TERMS AND CONDITIONS

### 1. BID REQUIREMENTS:

- 1.1 Submit Bid Invitation on this form. Each bid shall be placed in a separate envelope and properly identified with Bid Invitation No. and Opening Date. Bids must be time-stamped at Texas Southmost College, Lucena Building, 1301 E. Madison St., Brownsville, TX 78520 on or before opening date and time shown on other side of this form. Late bids will not be considered.
- 1.2 Bids should be quoted F.O.B. Destination. If otherwise, bidder will show exact cost to deliver. Bid unit price on the quantity specified, extend and show total. In case of errors, unit prices shall govern. Bid prices will be considered firm for acceptance within 90 days after the bid opening date unless otherwise specified. Cash discounts will not be considered in determining award; all cash discounts offered will be taken if earned. Bidder will list and deduct all trade discounts, educational discounts, and other discounts, not based on early payment from the bidder's prices quoted.
- 1.3 College is exempt from State Sales Tax and Federal Excise Tax. Do not include in bid. Tax Exemption Certificate furnished upon request.
- 1.4 Bids must give full name and address of bidder.
- 1.5 College reserves the right to accept or reject all or part of any bid, waive any formalities or technical inconsistencies, delete any requirement or specification from this invitation, or terminate this solicitation when deemed to be in college's best interest.
- 1.6 Facsimile bids, telephone bids and/or email bids are not acceptable in response to this Invitation UNLESS BID OPENING DATE SPECIFIES "RETURN MAIL." Email responses to bids NOT MARKED WITH A BID OPENING DATE OF "RETURN MAIL" WILL BE DELETED WITHOUT REVIEW AND WILL NOT BE CONSIDERED AS VALID RESPONSES. CAUTION: College offers facsimile service as a convenience only. College shall not be responsible for bids received late, illegible, incomplete, or otherwise non responsive due to failure of electronic equipment or operator error. Confirmation of facsimile bids is not required.
- 1.7 Bidder hereby assigns to College any and all claims for overcharges associated with any resulting contract arising under antitrust laws of the United States, 15 U.S.C.A. Sec. 1 et seq. (1973) and the State of Texas, Tex. Bus. & Comm. Code Ann. Sec. 15.01, at seq. (1967).
- 1.8 The Vendor ID Number is the taxpayer number assigned and used by the Comptroller of Public Accounts of Texas. If the Vendor ID number is not known, enter bidder's Federal Employer's Identification Number, or Social Security Number if a sole owner. (Disclosure of SSN, if applicable, is mandatory pursuant to Section 231.005, Texas Family Code, and will be used in determining whether any person having 25% or greater ownership interest in the bidder company is more than 30 days delinquent in paying child support.)
- 1.9 In case of tie bids, any award will be made pursuant to Texas Bldg. & Procurement Comm. Rule 1; T.A.C. Section 113.6 (b)(3)(8) (preferences).
- 1.10 Bidder shall not assign any resulting contractor purchase order without prior written approval from the College.
- 1.11 Each proposal shall include a cashier's check or certified check, or acceptable bidder's bond payable to the Owner in the amount of not less than 5% of the largest total of the bid submitted.
- 1.12 A payment bond in the amount of 100% of the full contract amount will be required on all contracts over \$25,000.
- 1.13 A payment performance bond in the amount of 100% of the full contract amount will be required on all contracts over \$100,000. If the bidder fails to execute the contract and provide satisfactory performance bonds, payment bonds and insurance certificates within ten (10) days of the day on which bidder is notified that said proposal was accepted, the bid security shall be forfeited to TSC.
- 1.14 Substitutions will not be allowed after a proposal has been submitted for consideration.
- 1.15 All addenda and/or cancellations will be issued in writing by College or its designee.
- 1.16 Each sealed bid shall constitute an offer to the Board of Trustees, as outlined therein, and shall be irrevocable after the time announced for the opening thereof. TSC reserves the right to reject any and all bids and to waive informalities in bids and to resolve ambiguities in the District's favor.

### 2. SPECIFICATIONS:

- 2.1 Unless specifically stated otherwise, any catalog, brand name or manufacturer's reference used in this Invitation is descriptive (not restrictive), and is used to indicate type and quality desired. Bids on brands of like nature and quality will be considered. If bidding on other than referenced specifications, the bid MUST show manufacturer's and/or trade name and description of product offered. Illustrations and complete descriptions of product offered should be made part of the bid. If bidder does not identify exceptions to the specifications shown in this Invitation, bidder will be required to furnish brand names, numbers, etc., as shown in the Invitation.
- 2.2 All items bid shall be new, in first class condition, including containers suitable for shipment and storage, unless otherwise

## Exhibit E

indicated in this Invitation. Verbal agreements to the contrary will not be recognized.

- 2.3 Bidder warrants fault free performance in the processing of date and date related data (including, but not limited to, calculating, comparing and sequencing) by the product(s) identified on this Invitation. Fault free performance includes, but is not limited to, the manipulation of data with dates prior to, through, and beyond January 1, 2000, and during leap years, and performance shall be transparent to the user.

### 3. DELIVERY:

- 3.1 Bid should show the number of days required to deliver items to College's designated location under normal conditions. Unrealistically short or long delivery promises may cause bid to be disregarded. Failure to state delivery time obligates bidder to complete delivery in 14 calendar days.
- 3.2 The Texas Hazard Communication Act (Article 5182b, VTCS) requires chemical manufacturers and distributors to provide Material Safety Data Sheets (MSDSs) for hazardous materials sold. Products covered by this Act must be accompanied by a MSDS, and such products must be labeled in compliance with the law. For any product not covered under the Act, a statement of exemption must be provided.

### 4. BIDDER AFFIRMATION: BY SIGNATURE HEREON.

- 4.1 Bidder affirms that it has not given or offered to give, and does not intend to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted bid. Failure to sign the bid may, and signing it with a false statement shall, void the submitted bid or any resulting contract and bidder will be removed from all bid lists.
- 4.2 Bidder affirms that no kinship, relationship, or affiliation exists between owners, officers, administrators and employees of the bidder and the College which could be construed as a conflict of interest.
- 4.3 Bidder certifies that it is not currently delinquent in the payment of any franchise tax owed the State of Texas under Chapter 171, Texas Tax Code. Bidder acknowledges that making a false statement as to its corporate tax status is a material breach of any resulting contract.
- 4.4 Bidder certifies that neither the bidder nor any firm, corporation, partnership or institution represented by bidder, or anyone acting for any such entity, has violated the antitrust laws of this State, (codified in Section 15.01 et seq. Texas Business and Commerce Code), or the Federal Antitrust Laws, or communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business.
- 4.5 Bidder has not received compensation for participation in the preparation of the specifications for this Invitation to Bid.
- 4.6 Under Section 2155.004, Texas Government Code (re: collecting state and local sales and use taxes) bidder certifies that the individual or entity named in its bid is not ineligible to receive the specified contract, which may be terminated and/or payment withheld if certification is inaccurate.
- 4.7 Bidder agrees that any payments due under any resulting contract will be applied towards any debt, including but not limited to delinquent taxes and child support that is owed to the State of Texas.
- 4.8 Bidder certifies, if awarded a contract, that bidder shall defend, indemnify, and hold harmless the Board of Trustees of Texas Southmost College, and all of their respective officers, agents and employees from and against all claims, actions, suits, demands, proceedings costs, damages, and liabilities, arising out of, connected with, or resulting from any acts or omissions of bidder, or any agent, employee, subcontractor or supplier of bidder in the execution or performance of the contract.

### 5. PAYMENT:

- 5.1 TSC shall tender payment within 30 days upon receipt of invoice. Invoices should be prepared and delivered after acceptance of goods and/or completion of services.
- 5.2 A payment schedule can be discussed during contract negotiations. Schedule should be included within the proposal/bid package to be reviewed by TSC.

# Net Connection

SPORT AND GOLF NETTING

## Project Bid 11018

Bid No: TSCB11-04

Attachment A

**March 02, 2011**

**Customer: Texas Southmost College**

**Location: Baseball Field**

### **PROJECT SCOPE**

Provide all labor, material and equipment necessary to install a new backstop netting system for baseball field as described in the plans and specifications provided by owner. Scope include removing existing chain link backstop and removing from premises. Backstop netting system will be supported by new steel poles as indicated on drawings and detailed per specifications and addenda #1. A new CMU block (8" x 8" x 16" Block with a wall will span the entire length of new netting system and will have an overall height of 23'6" to be installed as indicated on plans. Block is typical grey block and does not include any painting or padding. A precast concrete block will be installed to top of wall. New netting system will be installed above the new wall to an overall height of 95' and to be suspended and supported by cabling system as described in plans. Project Scope includes a five year installation warranty.

### **Furnish and Install the following:**

- 4 ea.- 12.75" diameter steel poles, hot dipped galvanized, primed and painted black.
- 5,277 sq. ft. of **Redden #36 DuPont Type 66 nylon baseball netting**, including rope border and interior riblines. Netting includes a five-year pro-rated manufacturer's warranty.
- 1,000 LF of 5/16" extra high strength galvanized steel stand support cable.
- 2 ea. 10" single helix anchors rods, and high visibility guy wire protectors
- 2 ea. 8" x 66" No Wrench anchors
- 435 ea. 9/32" cadmium steel attachment clips.
- 610 ea 8" x 8" x 16" CMU block, with necessary mortar.
- 25 cu yds of 3,000 PSI concrete used for backfill and wall footer.
- All rebar as indicated
- All supporting bolt washers, clamps, and other hardware which will conform to the specifications of one or more of the following: **ANSI, ASTM, IEEE, NEMA**
- All labor and equipment charges included

2637 Queenston Road, Suite  
Birmingham, AL 35210

Phone 205-838-2995  
Fax 205-838-2997

Scope Cost..... \$ 76,640.00  
Contingency (10%)..... \$ 7,664.00

**ADD ALTERNATE**

Provide all labor, material and equipment necessary to install a brick veneer to knee wall as described in plans and specifications. Alternate price does not include providing brick, as stated in bid documents. Brick to be supplied by owner.

**Add Alternate Cost..... \$10,000.00**

Clarifications & Exclusions:

- Proposal is based on clear access to site for required equipment.
- Excludes any cost for damage or repairs to turf, driveways and parking lots, irrigations systems that result from the execution of our Work. Reasonable care will be taken to minimize any damage to baseball field and surrounding property.
- Excludes any and all sales and use taxes.
- Per previous discussion with Licensed Texas Windstorm Inspector, a netting system is not applicable to the program.
- Includes signed engineered shop drawings by Texas Licensed Engineer.
- Includes cost of payment bond.

Digging Clause: This bid is conditional on suitable subsoil conditions. Any and all additional expenses as a result of rock drilling, boring, blasting, steel casings, de-watering or soil stabilization will result in additional charges.

**Prices quoted in effect for 90 days**

# Net Connection

SPORT AND GOLF NETTING

## References

**Project:** Boaz High School  
**Location:** Boaz, AL  
**Owner:** Boaz High School  
**Architect:** Design Build  
**Scope:** Install new backstop netting system to the baseball field  
**Amount:** \$24,852.00  
**Year:** 10/21/10 to 01/27/11  
**Contact:** Coach Nickey Dixon, (256) 683-1955

**Project:** Moody, Carroll, Cabaniss Fields  
**Location:** Corpus Christi, TX  
**Owner:** Corpus Christi Independent School District  
**Architect:** Design Build  
**Scope:** Install baseball netting and softball field at Moody, Carroll, Cabaniss High Fields  
**Amount:** \$52,115.75  
**Year:** 01/06/10 to 02/17/10  
**Contact:** Arnulfo Gonzalez, (361) 889-9100 X 0242

**Project:** Mt Pisgah Athletic Complex  
**Location:** John's Creek, GA  
**Owner:** New South Construction  
**Architect:** Breedlove Land Planning, Inc  
Olin Smith, (770) 483-1173  
**Scope:** Install new baseball netting system, conveyor belt knee wall, discuss cage and soccer field netting  
**Amount:** \$65,654.00  
**Year:** 11/03/09 to 01/15/10  
**Contact:** Alan Case, (404) 443-4000

# Net Connection

SPORT AND GOLF NETTING

**Project:** UAB Softball Complex  
**Location:** Birmingham, AL  
**Owner:** Tusco Fence  
**Architect:** Holcombe, Norton and Associates  
Ed Norton, (205) 870-9936  
**Scope:** Install backstop netting, outfield netting, dugout rail  
Netting, dugout rail padding, backstop wall padding,  
Outfield wind screen and outfield top and vertical  
Fence post padding  
**Amount:** \$90,407.75  
**Year:** 09/30/09 to 01/13/10  
**Contact:** Philip Emerson, (205) 553-8616

**Project:** Patriot Park Baseball Complex  
**Location:** Sumter, SC  
**Owner:** Hawkins and Kolb Construction Co., Inc.  
**Architect:** Kenneth B. Simmons Associates, LLC  
Jim Lawarcy, (803) 454-3791  
**Scope:** Install backstop and foul ball netting, foul poles and  
Batting cages.  
**Amount:** \$182,510  
**Year:** 02/13/09 to 07/26/09  
**Contact:** Chris Hawkins, (803) 778-6471

**Project:** Texas Southmost College  
**Location:** Brownsville, TX  
**Owner:** Texas Southmost College  
**Architect:** Design Build  
**Scope:** Install 40' netting on steel poles  
**Amount:** \$73,313.23  
**Year:** 07/11/09 to 07/19/09  
**Contact:** Patricia Sanchez, (956) 882-4311

# **Net Connection**

## **SPORT AND GOLF NETTING**

**Project:** Birmingham Southern College  
**Location:** Birmingham, AL  
**Owner:** Birmingham Southern College  
**Architect:** Design Build  
**Scope:** Install fourteen new steel poles, new netting cable and hardware  
**Amount:** \$45,090.00  
**Year:** 12/29/08 to 03/09/09  
**Contact:** Mike Robinson, (205) 226-4936

**Project:** Pell City High School Baseball Backstop  
**Location:** Pell City, AL  
**Owner:** Pell City High School Varsity Baseball  
**Architect:** Design Build  
**Scope:** Install new backstop using steel poles  
**Amount:** \$14,145  
**Year:** 09/16/08-02/24/09  
**Contact:** Paul Nolin, (205) -365-8350

**Project:** Bristol High School  
**Location:** Bristol, TN  
**Owner:** Bristol Tennessee Schools  
**Architect:** Design Build  
**Scope:** Install new netting backstop using steel poles  
**Amount:** \$35,863.00  
**Year:** 01/06/09 to 01/16/09  
**Contact:** Ed DePew, (423) 652-9447



# THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

## Bid Bond

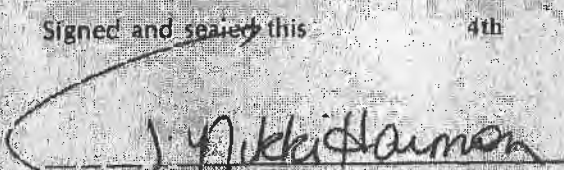
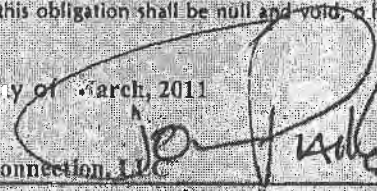


**KNOW ALL MEN BY THESE PRESENTS**, that we  
Net Connection, LLC (Here insert full name and address or legal title of Contractor)  
2637 Suite A Queenstown Road, Birmingham, Alabama 35210  
as Principal, hereinafter called the Principal, and  
Travelers Casualty and Surety Company of America (Here insert full name and address or legal title of Surety)  
One Tower Square, Hartford, Connecticut 06183-6014  
a corporation duly organized under the laws of the State of Connecticut  
as Surety, hereinafter called the Surety, are held and firmly bound unto  
Texas Southmost College (Here insert full name and address or legal title of Owner)  
80 Fort Brown, Brownsville, Texas 78520  
as Obligee, hereinafter called the Obligee, in the sum of

Five Percent of Bid Amount Dollars (\$ 5% ),  
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind  
ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by  
these presents.

WHEREAS, the Principal has submitted a bid for (Here insert full name, address and description of project)  
Backstop Netting System

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract  
with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding  
or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt  
payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter  
such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty  
hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract  
with another party to perform the Work covered by said bid, then this obligation shall be null and void, or herwise to remain  
in full force and effect.

Signed and sealed this 4th day of March, 2011

 (Witness)  
 (Principal) (Seal)  
Executive Vice President (Title)  
 (Witness)  
 (Surety) (Seal)  
R. Forrest Pitts (Title) Attorney-In-Fact



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 221122

Certificate No. 003526269

KNOW ALL MEN BY THESE PRESENTS: That St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Timothy L. Donahue, T. Gary Fitts, J. David Fitts, Charles F. Horton Jr., R. Forrest Fitts, Cheryl Camak, and Christina Krout

of the City of Tuscaloosa, State of Alabama, their true and lawful Attorney(s) in Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

The authority granted hereunder to sign, execute, seal and acknowledge any individual bond, recognizance, conditional undertaking, and other writing obligatory in the nature thereof is limited to the sum of TEN MILLION (\$10,000,000.00) DOLLARS per bond.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 9th day of July 2009

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
George W. Thompson, Senior Vice President

On this the 9th day of July 2009, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal. My Commission expires the 30th day of June, 2011.



[Signature]
Marie C. Tetreault, Notary Public

## **BACKSTOP NETTING SYSTEM**

### **SCOPE OF WORK**

The contractor must demonstrate the ability to supply, install and provide all materials, equipment, labor and all other incidental material, tools, appliances, and transportation as required for a complete, efficient, and functional turn-key installation for a Backstop Netting System as described below:

#### **SCOPE OF WORK:**

To provide and install a Backstop Netting System for the Baseball Field at the University of Texas at Brownsville and Texas Southmost College Campus. The baseball field can be found next to the new Recreation, Education and Kinesiology Building located on the corner of University Blvd and Ringgold St., Brownsville, Texas 78520. The main purposes of the backstop netting system is to protect the audience area to prevent injuries to the spectators.

#### **NETTING SYSTEM DESCRIPTION:**

The netting system should be provided and installed according to the specifications and drawings provided which are included as Exhibit B and C respectively.

Contractors must be aware that the supporting structure for the netting system shall be in accordance with the 2006 International Building Code with Texas Revisions. Revisions can be found at [http://www.tdi.state.tx.us/wind/documents/2006\\_Texas\\_Revisions.pdf](http://www.tdi.state.tx.us/wind/documents/2006_Texas_Revisions.pdf).

The structure shall also comply with the Texas Department of Insurance - Windstorm Inspection Program.

The site where the structure will be built is in the Inland (I) area of the Inter-coastal Canal therefore the design wind speed shall be 120 mph 3 second gust.

Support or pole foundation shall be certified by a licensed professional structural engineer.

Contractors are responsible for the appropriate research of these requirements. Documentation of research conducted and proposed warranty shall form part of the proposal.

#### **WARRANTY:**

The contractor should provide warranty service for material and installation after 2 years period from acceptance date. A warranty document will be required during the submittal process.

## Exhibit A

### REQUIREMENTS:

The general elements of the work shall consist of but not limited to

- a. Contractors are responsible for the verification of the existing field conditions.
- b. The dimensions shall be verified by the contractor prior to the fabrication and installation of the system.
- c. Procure all permits and license required to complete the installation.
- d. Submittal documents preparation and owner review/acceptance prior to ordering material or equipment. The submittals should include the base bid and alternate if approved.
- e. The Contractor is to conduct a site visit to verify conditions and dimensions at the job site prior to commencing work.
- f. Perform installation according to manufacturer's recommendations. Provide manufacturer's manuals and warranties.
- g. Protect new facilities finishes and equipment.
- h. Clean the work area at the end of each work day.
- i. Install the system to functionality per manufacturer's recommendations.
- j. Demonstrate the system for final acceptance.
- k. The Contractor shall obtain Owner's permission before proceeding with any work.
- l. The Contractor shall exercise reasonable care to avoid any damage to Owner's property. Contractor shall be responsible for and repair all damage due to carelessness of workers. Contractor will report to Owner and damage to the building or field.
- m. The Contractor shall install the materials in accordance with the manufacturer's specifications.
- n. The Contractor shall promptly correct all defects for which the contractor is responsible

Exhibit B

**Backstop Netting System  
Specifications**

**PART 1 GENERAL**

**1.1 WORK INCLUDED**

Work necessary to supply and install, complete, the Backstop Netting system specified herein, and as shown on the Drawings.

**1.2 RELATED WORK**

- A. Backstop knee wall, with brick veneer as an **ALTERNATE**. (See drawings for specifications). **Stamped Drawings provided by Professional Engineer, licensed by the State of Texas, to be included with submittals.**
- B. Brick veneer material only will be provided by the owner. Any other materials equipment, labor and all other incidental material, tools, appliances, and transportation as required for a complete installation of brick veneer should be provided by the Contractor.

**1.3 SUBMITTALS**

**TECHNICAL SUBMITTALS** confirming that the poles, net material, and accessories conform to the requirements of Part 2 of this Section.

- A. Manufacturer's descriptive literature and catalog information on poles, net material, and hardware as applicable. Contractor must submit independent lab test results (ISO 1806 testing methodology) for single mesh breaking strength. Breaking strength must meet or exceed an average of 325.6 lbs.
- B. Shop Drawings: Include plans, elevations, sections, details, and attachments to other work.

**PART 2 PRODUCTS**

**2.1 BACKSTOP NETTING**

- A. Netting: Redden #36 twisted knotted nylon. The netting shall made of 100% Dupont type 66 high-grade nylon, manufactured with UV treated yarn and additionally coated with a black resin dye and bonding treatment or equal.
- B. Size: 3½" stretch mesh, 1 ¾" single bar measure. 325.6 Lb: average single mesh break strength, determined in accordance with ISO standard 1806.

## Exhibit B

- C. Attachment Twine: Black #48 braided polyester twine, 375 lb tensile strength, impregnated with UV inhibitor.
- D. Rope Boarder and Interior Riblines: Black 3/8" braided synthetic cover, parallel synthetic core, 3,500 lb. tensile strength. The rope boarder shall be attached to the net using a black UV dye treated #48 braided polyester twine with a minimum 375 lb. tensile strength. The attachment twine shall not be continuously tied to the net, but rather shall be tied at 6" on center for the full length of the rope boarder.
- E. Netting shall have a five (5) year pro-rated warranty.

### 2.2 STEEL POLES

- A. Steel poles are to be steel pipe, made of A500 grade steel.
- B. Steel poles shall be painted with a zinc chromate iron oxide primer, and two (2) coats of black enamel paint with 20% gloss.
- C. Steel poles shall be sized so as to withstand 8% solid wind loading in accordance with ACSE 7-05. **Stamped Drawings provided by Professional Engineer, licensed by the State of Texas, to be included with submittals.**
- D. The minimum acceptable steel poles shall be as follows: Back Poles- 12.75" x .375" (min 60 KSI); End Poles- 12.75" x .375" (min 60 KSI); Stub Poles- 10.75" x .25" (min 50 KSI)

### 2.3 HARDWARE

- A. All hardware shall be galvanized unless specified differently, and shall conform to one of the following standards ANSI, ASTM, IEEE, and/or NEMA. Hardware components shall be matched so as to meet or exceed load capacity of the cable.
- B. Bolts: All bolts will be 5/8" diameter with a minimum tensile strength of 13,550 lbs.
- C. Cable Clamps: Three bolt cable clamps are required at each pole to support all horizontal cables. One bolt clamps are required to support the vertical cable on every pole at every horizontal cable intersection except for the top and bottom horizontal cable.
- D. Vertical Rollers shall be used to terminate the vertical cables at top and

## Exhibit B

bottom of each pole. Rollers shall be 1 7/8" in diameter and 7/8" thick with an 11/16" hole in the center.

- E. Guy wires shall be anchored using a PH6 Joslyn coated helix-hub assembly or approved equal. Anchors shall be a minimum size 10" strait hub, single helix anchor attached to 3/4" by 7' anchor rods with guy nut end. All guy wires shall include a high visibility yellow guy guard.
- F. All horizontal cables shall terminate to the pole using a 5/8" Thimble eyenut.
- G. Attachment clips shall be 9/32" cadmium plated steel carabineer attachment snap. Zinc or Nickel coated clips are not to be used.
- H. All cable shall be 1 by 7 galvanized extra high strength galvanized strand with a minimum breaking strength of 11,200 lbs.

### PART 3 EXECUTION

#### 3.1 DELIVERY, STORAGE, AND HANDLING

New Steel Poles, Net Materials, and Accessories:

1. Protect, support, and handle in a manner to prevent damage to the poles, net materials, and accessories.
2. Use implements, tools, facilities, and equipment suitable for proper and safe protection and handling of pipe, fence materials, and accessories.
3. Remove poles, net materials, and accessories that are damaged beyond repair, in the opinion of owner.

#### 3.2 PREPARATION

New Poles, Net Materials, and Accessories:

Inspect before poles, net materials, and accessories are installed.

#### 3.3 EXCAVATION AND BACKFILL

Excavate and backfill for BACKSTOP NETTING SYSTEM in accordance with drawings.

#### 3.4 INSTALLATION

##### A. Qualifications

## Exhibit B

1. Contractor shall have a minimum of ten years experience installing netting of a similar type construction, and shall submit five references for similar installations.

### B. Steel Pole Installation

1. Poles shall be placed plumb and true with spacing as per drawings; embedment shall be according to drawings and per owner recommendations. Poles shall be fabricated so that top horizontal cable be no less than 2" below the top of steel poles.
2. Pole borings shall be as indicated on drawings.
3. Poles shall be backfilled using 3,000 PSI concrete.

### C. Hardware Installation

1. All hardware to be installed using a through bolted connection.
2. Lock washers shall be installed at each bolted connection.
3. Guy hooks shall be used to attach guy cables to the poles.
4. Attachment clips are to be attached to the rope boarder at 2' on center. Clips shall be installed so as to attach to the support cable and rope boarder only. The clip shall not be attached so as to encompass the net or attachment twine. Continuously sewn rope boarders and riblines that require clipping the net with the rope boarder will not be allowed.
5. Vertical cables shall be installed on each pole.
6. Horizontal cables shall be installed parallel to the ground and each other.
7. Cables shall be tensioned to force of 500lbs to 1,000 lbs., and shall be terminated using 5/16" preformed cable grips. Turnbuckles and/or cables clamps shall not be used to secure the cable.
8. Cross or "X" bracing cables shall not be used between the poles.
9. Net panels shall be custom fabricated to as built measurements of the pole/cable structure to provide a taut panel upon completion.
10. Rope boarder shall be installed at the net perimeter and all horizontal and vertical cable locations. Rope boarders shall be constructed using a 3/8" rope with black synthetic cover, and a minimum tensile strength of 3,500 lbs.
11. Netting shall be lashed to bottom strand of cable, continuously, using #48 braided polyester twine. Installer shall use a clove and one half hitch knot when lashing.

### D. Installation Clean Up

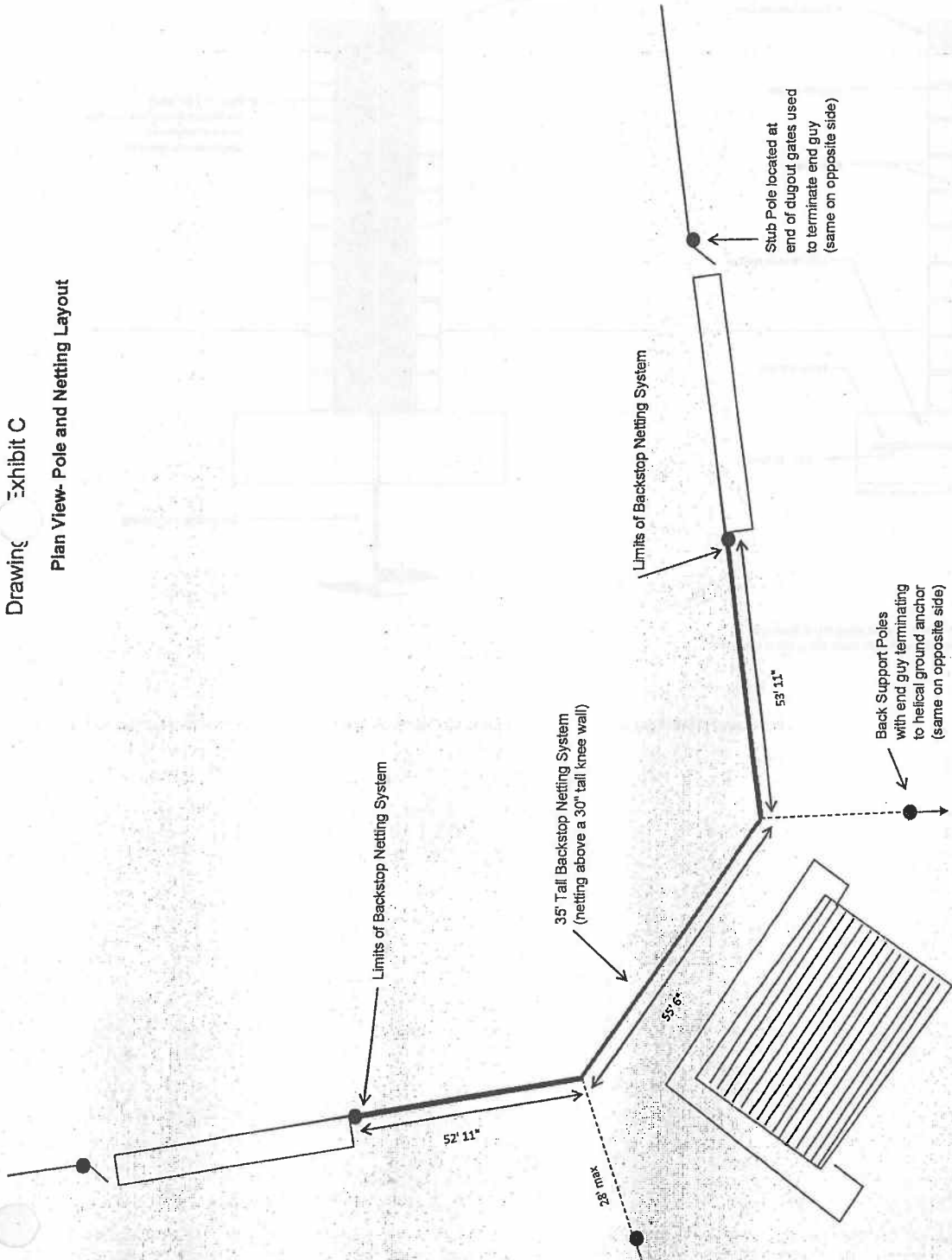
Clean up debris and unused material, and remove from the site.

**END OF SECTION**

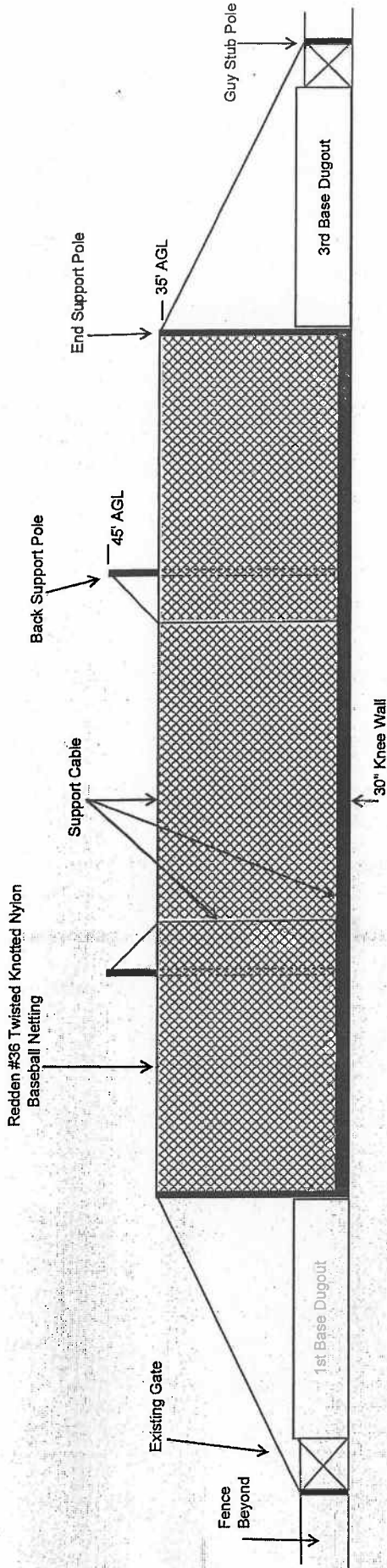


Drawing Exhibit C

Plan View- Pole and Netting Layout







**Hardware Requirements**

All hardware to be hot dipped galvanized and conform to the specifications of one or more of the following: ANSI, ASTM, IEEE, NEMA

- Bolts**- All bolts will be 5/8" diameter with a minimum tensile strength of 13,550 lbs.
- Cable Clamps**- Three Bolt cable clamps are required at each tangent pole to support all horizontal cables. One bolt Clamps are required to support the vertical cable on every pole at every horizontal cable intersection except for the top and bottom horizontal cable
- Vertical Roller**- Required to terminate the vertical cables at top and bottom of each pole
- Roller**- is 1 7/8" in diameter and 7/8" thick. It has an 1 1/16" hole in center
- Lock Washer**- Spring lock washer .203 x .156 with 11/16" hole required on every bolt
- Cable**- All cable, vertical, horizontal, and guy wire, will be 5/16" EHS (extra high strength) galvanized 7 strand steel cable with a minimum 11,200 lb. breaking strength.
- Cable Grips**- All cables will be terminated with 5/16" preformed cable grips
- Eye Nuts**- 5/8" Thimble eye nuts are required for all horizontal terminations.

**Support Pole Requirements**

- Back Poles**- 2 ea. 12.75" x .375" (min 60 KSI) round steel pipe.
  - End Poles**- 2 ea. 12.75" x .375" (min 60 KSI) round steel pipe.
  - Guy Stub Poles**- 2 ea. 10.75" x .25" (min 50 KSI) round steel pipe
- Poles to be painted with one coat of iron oxide zinc chromate primer and two coats of black weather resistant enamel, 20% gloss

**Foundation Requirements**

- Bore size**- 24" diameter
  - Back Poles**- Direct Embed a minimum of 14'
  - End Poles**- Direct Embed a minimum of 12'
  - Guy Stub Poles**- Direct Embed a minimum of 8' (all poles backfilled with 3000 PSI concrete)
- \*Steel Poles are sized to withstand 8% solid wind loading in accordance with ACSE-07-05 (120 MPH, Exp. C)  
 \*Stamped Engineered drawings by Texas Licensed Professional Engineer to be provided with submittals



## TEXAS SOUTHMOST COLLEGE DISTRICT

### BOARD AGENDA REQUEST FORM

<b>Department/Division:</b> Facilities and Planning	<b>Board Meeting Date:</b> March 24, 2011
<b>Agenda Item:</b> Consideration and possible action on declaration of brick material as surplus property.	
<b>Rationale/Background:</b> After several value engineer and constructability sessions, the bulk purchase of brick material was one of the cost control strategies recommended by Broaddus & Associates, Bond Project Management firm, and implemented by the Office of Construction. A recommendation was made and approved by the TSC Board of Trustees in May 2007 for the purchase of brick to be used in the construction of the bond projects. The brick quantity requirements were estimated during the schematic design phase of the project. Since the brick procurement was estimated early on in the project phase after the projects were completed, there was a balance of brick that remain in inventory. In compliance with Board of Trustees Policy regarding Surplus Property (Section B, G), the Office of Facilities and Planning is now recommending the declaration of remaining inventory of brick as surplus property. The declaration of surplus would allow TSC to dispose the brick when the opportunity arises. For example, the BISD Early College High School building will require matching brick to comply with campus design standards. If the brick is declared as surplus, TSC could sell the brick to BISD through a bidding process for use in their new facility.	
<b>Recommended Action:</b> Motion to declare remaining inventory of brick as surplus property.	
<b>Fiscal Implications:</b> Budgeted Item: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If no, explain:	
<b>Attachments (List):</b>	

<b>FOR OFFICE USE ONLY:</b>	
<b>Board Action:</b> Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Tabled for action on: _____	
<b>Certified by:</b> _____	<b>Title:</b> _____ <b>Date:</b> _____

## Surplus Brick Report

Brick Type	Purchased	Used	Balance
Cored	2,800,000	2,099,700	700,300
Solid	325,000	150,835	174,165

Amount used includes the Biomedical Health Professions Project brick budget

## **Consultant Fee Agreement**

### ***Parties***

This Consultant Fee Agreement is made between:

Dr. John Anthony  
1620 Prestwick Dr.  
McKinney, Texas 75070, and

Texas Southmost College  
80 Fort Brown  
Brownsville, Texas 78520.

### ***Purpose and agreement***

Texas Southmost College requires and requests the consulting services of Dr. John Anthony to instruct the Texas Southmost College transition team to develop a model and create legislation whereby Texas Southmost College District will partner with the University of Texas System for use of resources and facilities while having two (2) autonomous institutions to be known as Texas Southmost College and the University of Texas Brownsville. Dr. John Anthony agrees to provide such services. TSC agrees to compensate and reimburse Dr. Anthony for his services as set forth below.

### ***Compensation***

The parties agree that Dr. John Anthony's fee for such services will be \$100.00 per hour, to be billed monthly.

In addition, reasonable and necessary out-of-pocket expenses incurred by Dr. Anthony in the performance of his obligations and duties under this agreement will be reimbursed to Dr. Anthony by TSC.

The parties agree that if fees for any particular individual month are reasonably anticipated by Dr. Anthony to exceed \$7,000.00, Dr. Anthony will notify the Board of Trustees through its Chairman Francisco Rendon and obtain its consent before incurring such additional fees. TSC agrees to act with reasonable diligence and expediency to address Dr. Anthony's advises in this regard.

Invoices for services provided pursuant to this agreement shall be submitted to The Operations and Services Manager at the TSC District Office, 80 Fort Brown, Brownsville, Texas 78520 and may submitted by fax at (956) 882-8811.

Signed on \_\_\_\_\_, 2011.

**Texas Southmost College**

By: \_\_\_\_\_  
Francisco Rendon, Chairman

**Dr. John Anthony**

By: \_\_\_\_\_  
John Anthony

## JOHN H. ANTHONY

6120 Prestwick Drive                      Phone: 972-540-0068  
McKinney, TX 75070                      Cell: 214-578-6467  
E-Mail: [janthony@tx.rr.com](mailto:janthony@tx.rr.com)                      Fax: 972-540-0067

- EXPERIENCE:**
- 1999-Present Chief Executive Officer, Executive Resource Consulting Service  
  
President Emeritus, Collin County Community College District  
  
Adjunct Professor, University of North Texas
  - 1985-1999 Founding President, Collin County Community College District, TX
  - 1980-1985 President, Portland Community College District, OR.
  - 1977-1980 President, Cayuga Community College, NY.
  - 1973-1977 President, Los Angeles City College, CA.
  - 1967-1973 Vice President, College of DuPage, IL. (70-73)  
Dean of Faculty (68-70)  
Dean of Arts (67-68)
  - 1961-1967 Dean of Instruction, Pearce Junior College, PA. (64-67)  
Chair, Business Division (63-64)  
Director, Student Activities (61-63)  
Head Basketball Coach (62-65)
  - 1958-1961 Chair, Business Division, West Shore High School, PA  
Faculty Member (58-61)  
Football Coach (58-61)
- EDUCATION:**
- 1963-1971 Temple University, Doctor of Education  
Major: Business Education    Minor: Psychology
  - 1960-1963 Temple University, Master of Education  
Major: Business Education    Minor: Psychology
  - 1954-1958 Susquehanna University, Bachelor of Science  
Major: Education    Minor: Accounting



**PAST AND PRESENT  
ASSOCIATIONS:**

**President, Texas Association of Community Colleges  
Chair, Legislative Committee, TACC**

**President, Texas Association of Colleges and Universities**

**Chair, Texas Higher Education Coordinating Board Formula  
Advisory Committee**

**Chair, Advisory Committee, Bill J. Priest Center for Higher Ed.  
University of North Texas**

**Chair, Board of Directors, Medical Center of Plano**

**Chair, Committee on Criteria and Reports, Southern Association  
Colleges and Schools**

**Chair, Plano Forum**

**Chair, 2021 Committee, St. Gabriel's Catholic Community**

**Vice Chair, Finance Committee, St. Gabriel's Catholic Community**

**Board Member, Craig Gilbert Scholarship Fund**

**Board Member, Collin County Performing Arts Center**

**Board Member, Collin County Industrial Commission**

**Executive Committee, Presidents Academy, AACJC**

**HONORS:**

**Educator of the Year, Collin County League of United Latin  
American Citizens**

**Leader for the 21<sup>st</sup> Century, Inside Collin County Business**

**Chief Executive Officer Award, Association of Community  
College Trustees**

**Liberty Bell Award, Collin County Bar Association**

**Dedication, John Anthony Theater, Collin County Community  
College District**

**Communicator of the Year, National Council for Community  
Relations**

Commendation, U.S. House of Representatives for work in economic development

Commendation, California State Assembly for work with Hispanic community

Commendation, Texas State Legislature for exemplary work in higher education

Commendation, City of Los Angeles for support of African American students in fulfillment of their educational objectives

Master Teacher, National Institute for Staff and Organizational Development, University of Texas, Austin

Honorary Member, Phi Theta Kappa

R.O.S.E. Award for outstanding service and excellence, Collin County Community College District

**PUBLICATIONS:**

The Cluster College, University of Indiana Press, Bloomington, IN.

Building the Administrative Team, ERIC Clearing House for Junior Colleges, University of California, Los Angeles. CA.

Reflections on the Cluster College, Changing Managerial Perspectives, Jossey-Bass, Inc., San Francisco, CA.

New Constraints and Organizational Concepts, ERIC Clearing House for Junior Colleges, U.C.L.A., CA.

The Two-Year College in Higher Education, Foresight, Foundation for Research and Education, Portland, OR.

Therapeutic Leadership, Leadership Abstracts, League for Innovation in the Community College, Laguna Hills, CA.

Build It and They Will Come, The Leadership Dialogues, League for Innovation in the Community College, Phoenix, AZ.

Arts Center



**To:** *Veronica Mendez*  
*Associate Vice President for Planning and Facilities*

**From:** *Diana Bravo Gonzalez AIA, Senior Project Manager*  
*Broaddus & Associates*

**Date:** July 9, 2010

**Bond Projects:** Arts Center

**Subject:** Site Lines from Balcony

At you requested, I have compiled the documentation that we have received from Studio Red Architects to date regarding the site lines issues from the balcony at the Arts Center. As you recall we met with Pete Ed Garrett, Architect on May 25, 2010. At this time the stage was taped based on the design criteria for the facility and we reviewed the site line concerns with the Architect.

Some of the comments received from the Architect on that day are as follows:

1. Using the stage as designed would require the PRS proscenium reduction system to be extend to reduce the proscenium opening for all performance except for the few times a year you have a large 150 band on stage. Currently the stage is not being used in this manner. It is being used with the full proscenium open for all performances. Proper set up of the stage is crucial for improving viewing from the seats.
2. Site lines were designed based on a 5'10" average person. That may be a few inches higher that the average Valley patron.

On the day of Pete Eds visit we concluded that in order to improve site lines for the average Valley patron and for most of the balcony seats the following would be recommended:

1. Raise seats 2" in the rows affected .This solution has been implemented in many facilities where there were complaints of poor viewing angles.
2. Use barstool type chairs in boxes. The down side to this is you would loose flexibility. The seats would have to be anchored down or the patrons would be able to fall over. I would not recommend this option, I think the patrons in boxes like moving their seats around in their spaces.

It is unfortunate that we were not able to meet on Thursday, July 8, 2010 to review all the details with Pete Ed himself but I have included his presentation in this email for your review and comment. I am hopeful we can reschedule at a future date so that we can finalize a solution to this issue. Skanska has created a moveable sample wood 2" seat to use to show the difference in site lines from different locations. They can be taken to the site and moved around to test the recommendation for raising the seats.

Attached you will find for your review and comments the following documents

1. May 17, 2010 Letter from Studio Red regarding design criteria for balcony sight lines
2. Power point presentation – for meeting canceled on July 8, 2010

May 17, 2010

Texas Southmost College  
Veronica Mendez

**RE:** Texas Southmost College  
Music Education Building  
Balcony Sight Lines

There have been some comments about restricted sight lines in the theater balcony rows AA through CC on house right and house left seating sections.

It is our thoughts that these comments are valid and can be resolved with the education and planning of stage performance arrangement and stage presentation.

Stage Criteria:

Stage	91 ft. x 36 ft. deep
Apron	66 ft. x 4.5 ft. deep
Orchestra Pit/Filler/Thrust	67 ft. x 8 ft. deep
Proscenium Width – Adjustable	52 ft. down to 36' ft.

The sight line comments relate to the inability for sight to the extreme proscenium right/left when sitting in the aforementioned seats. The event that I personally attended (and sat in these seats) this is a true statement. This was caused by the stage arrangement in relation to the presentation from the main stage.

## **DESIGN HISTORY**

At the start of design this project was to be a music/concert facility and during the programming design phase the inclusion to accommodate drama and musical theater was added. It was also designed to use the Kinkaid Theater, Houston Texas, as a model in the development of the Texas Southmost College Theater.

Also, Texas Southmost College had the additional program requirement, while was not planned at Kinkaid, of the stage receiving an 80 person orchestra/band and also a band/choral size of 150 people. This requirement created the need for a larger stage acoustically and physically. This program element also created the introduction of a PRS, Proscenium Reduction System. This proscenium reduction system allows for the width of the "picture frame" proscenium to be set at an opening width that is complimentary to the stage presentation. The opening width



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can be adjusted from 36 feet to 52 feet. wide. Therefore, the large 80 to 150 person stage performance needs the 52 foot opening (with the orchestra shell), and the smaller orchestra, concerts, drama theater and musical theater performances typically have a proscenium opening of 36 to 40 feet. Along with this system adjusting to the stage size, it also enhances the acoustical quality of the sound entering into the audience chamber.

With the flexible proscenium sizing, orchestra pit filler as a thrust and the size/quality of performance on stage, the main sight line focal points change as the stage performance size changes.

### **PRESENT CONDITIONS**

The present comments and the one event I attended, I do not think the theater staff is being strategic in planning the stage arrangement and knowing the flexibility the stage offers.

To offer better sight lines and increased acoustics, it is important to use the proscenium reduction system. This will diffuse the sight line comments being made. In the one or two events per year, identified in our programming phase, that there will be 80 plus performers on stage, the proscenium opening will need to be at the larger size, but the main focal points will not be at the extreme proscenium right/left but over the main central area of the stage.

With this planning of events and stage configuration, there should be a dramatic reduction in sight line comments.

### **BALCONY SEATING ROWS AA through CC**

There may continue to be comments about the house left/right Seating Sections. This may be that sight line calculations and theater design are based on a 5'-10' person. Also with the drama/opera house seating arrangement, the "horse shoe" curve of the seating and front balcony rail will create some sightline obstruction, at extreme proscenium right/left and be possible if the orchestra pit is being used as a thrust stage.

Some of our clients have enhanced the sight lines in these seating areas by placing a spacer between the chair and floor and therefore raising the eye sight of the theater patron.

### **MOST FORWARD BALCONY BOXES RIGHT/LEFT**

These boxes were created for fire code exiting, but also as "score reading seats", meant for students reading musical scores while listening to a musical concert on

stage. Sight lines are not an issue as these seats are for hearing during musical performances.

When the box seats are used for drama theater or musicals the theater patron knows or needs to be informed of the restricted sight lines of these seats. Typically the patrons that occupy these seats go to the theaters "to be seen and not to see" and are the background to the design and sale of these theater seats.

There are not any good sight line improvement solutions for these two boxes unless there is the purchase of "bar stool" seating with a secured mounting to the floor.

### **CONCLUSION**

The sight lines of the Texas Southmost College Theater compared to the Kinkaid Theater are better graphically and acoustically. It is my conclusion that we can create a better visual experience through the use of the flexible theater rigging system and the events planned for that occasion.

Sincerely,



Pete Ed Garrett, AIA  
Principal  
Studio Red Architects



**TEXAS SOUTHMOST COLLEGE**

**The Arts Center**

July 8, 2010

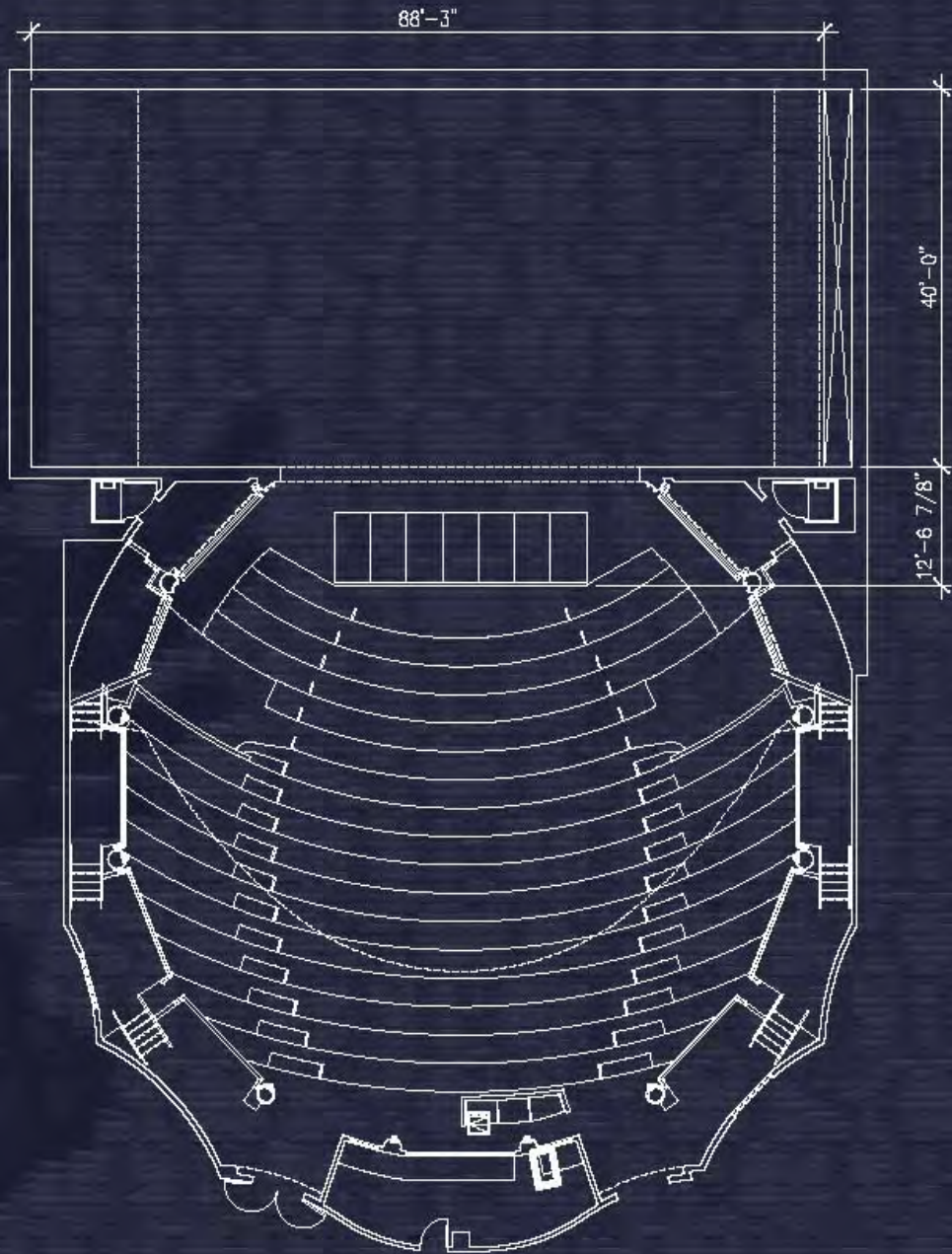


- The Arts Center



- Kinkaid Theater

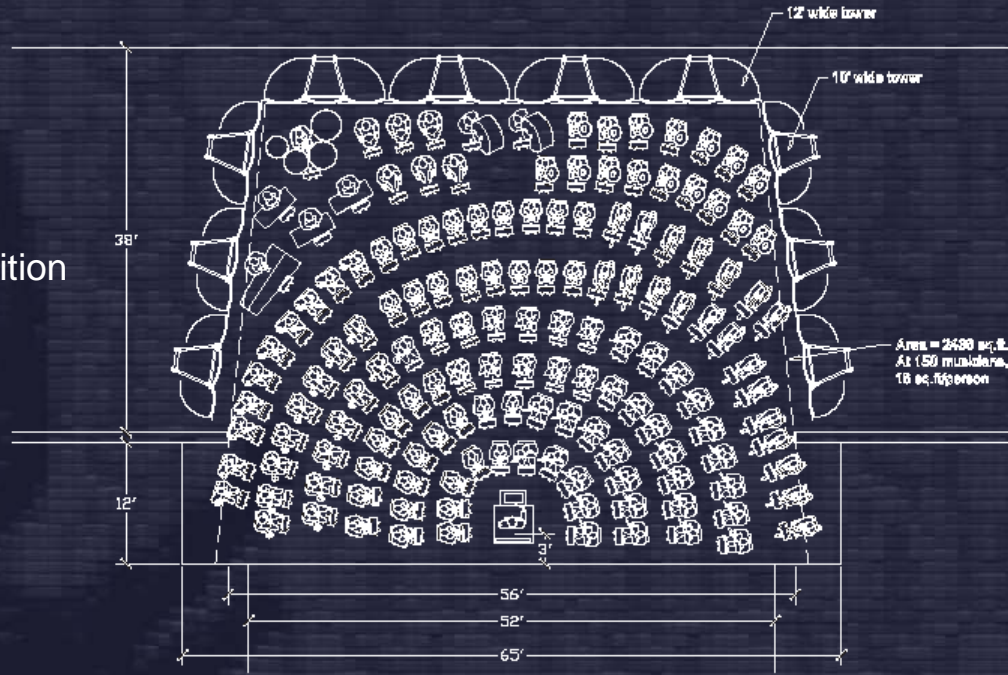




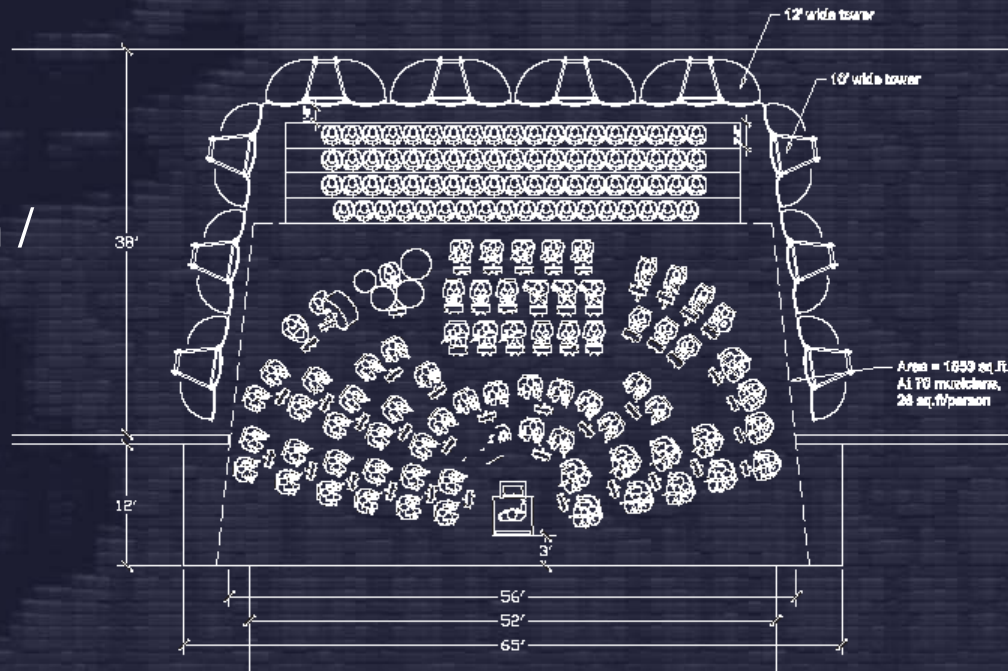
Kinkaid  
Floor Plan

# 150 Musician

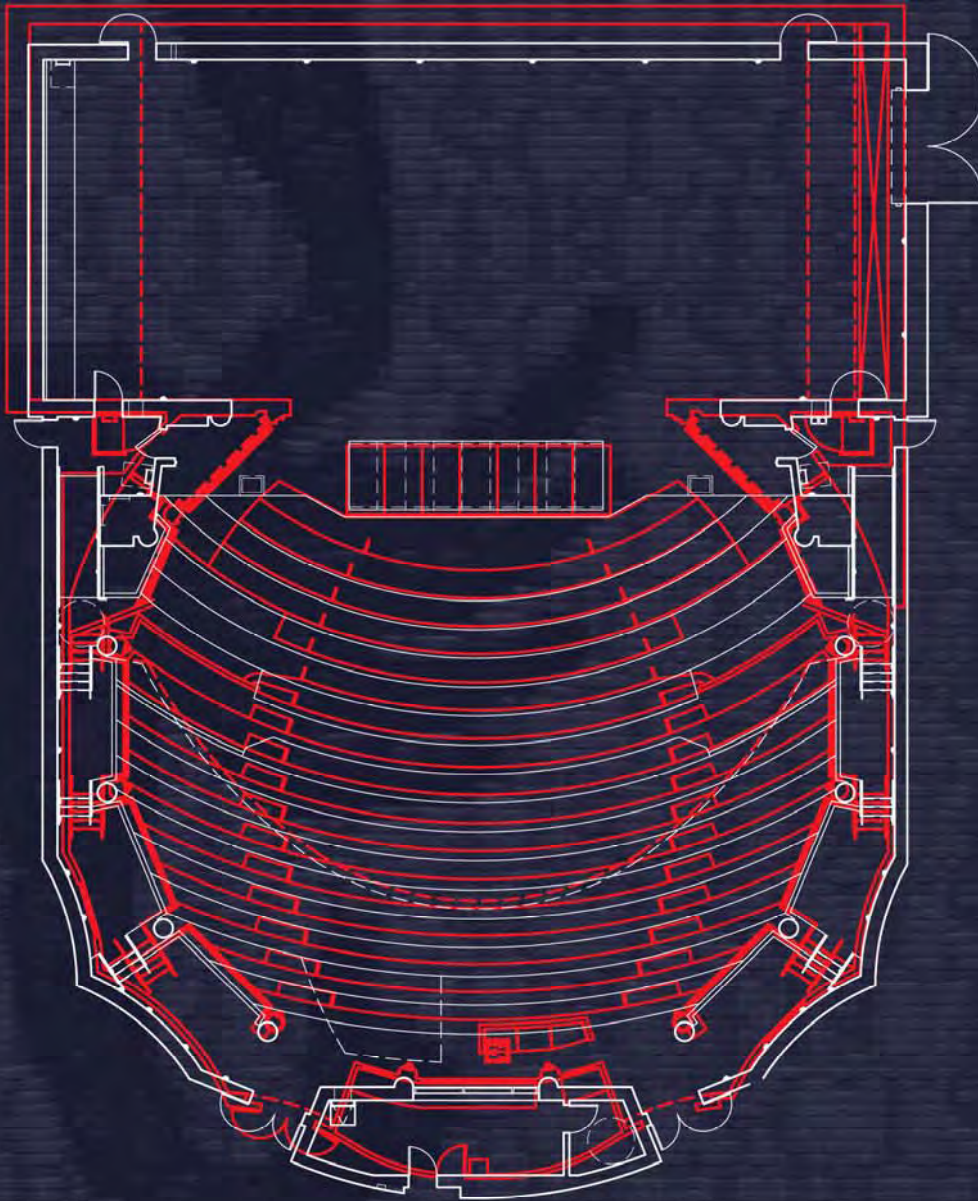
High School UIL Competition  
1 to 2 times per year.



# 75 Musician / 75 Chorus



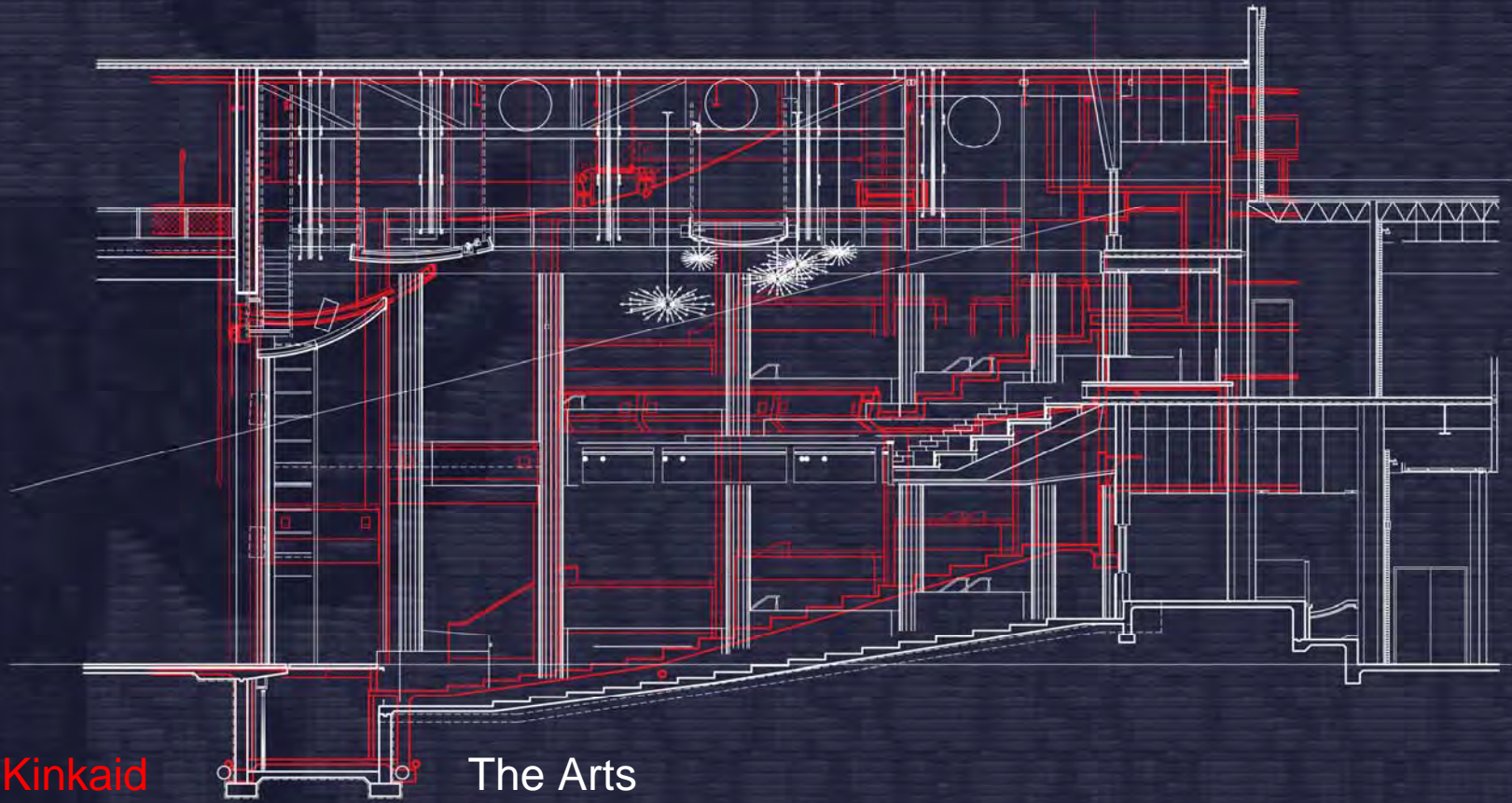
# Stage Criteria:



	TSC	Kinkaid
<b>Stage:</b>	91' x 36' deep	91' x 40' deep
<b>Apron:</b>	66' x 4.5' deep	40' x 5' deep
<b>Orchestra Pit/ Filler/Thrust</b>	67' x 8' deep	42' x 8' deep
<b>Proscenium Width/ Adjustable</b>	52' down to 39'	40'

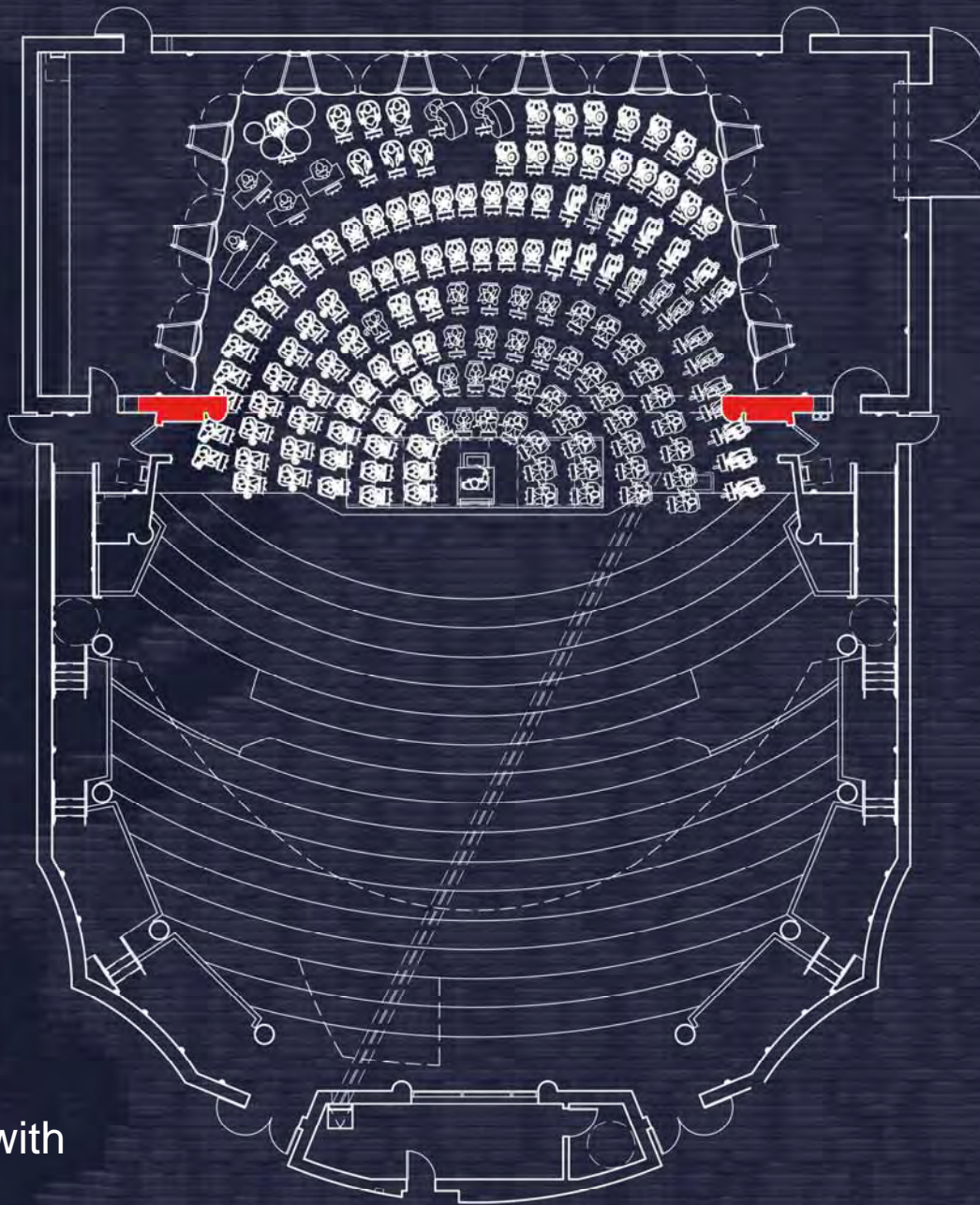
Kinkaid  
Theater

The Arts  
Center

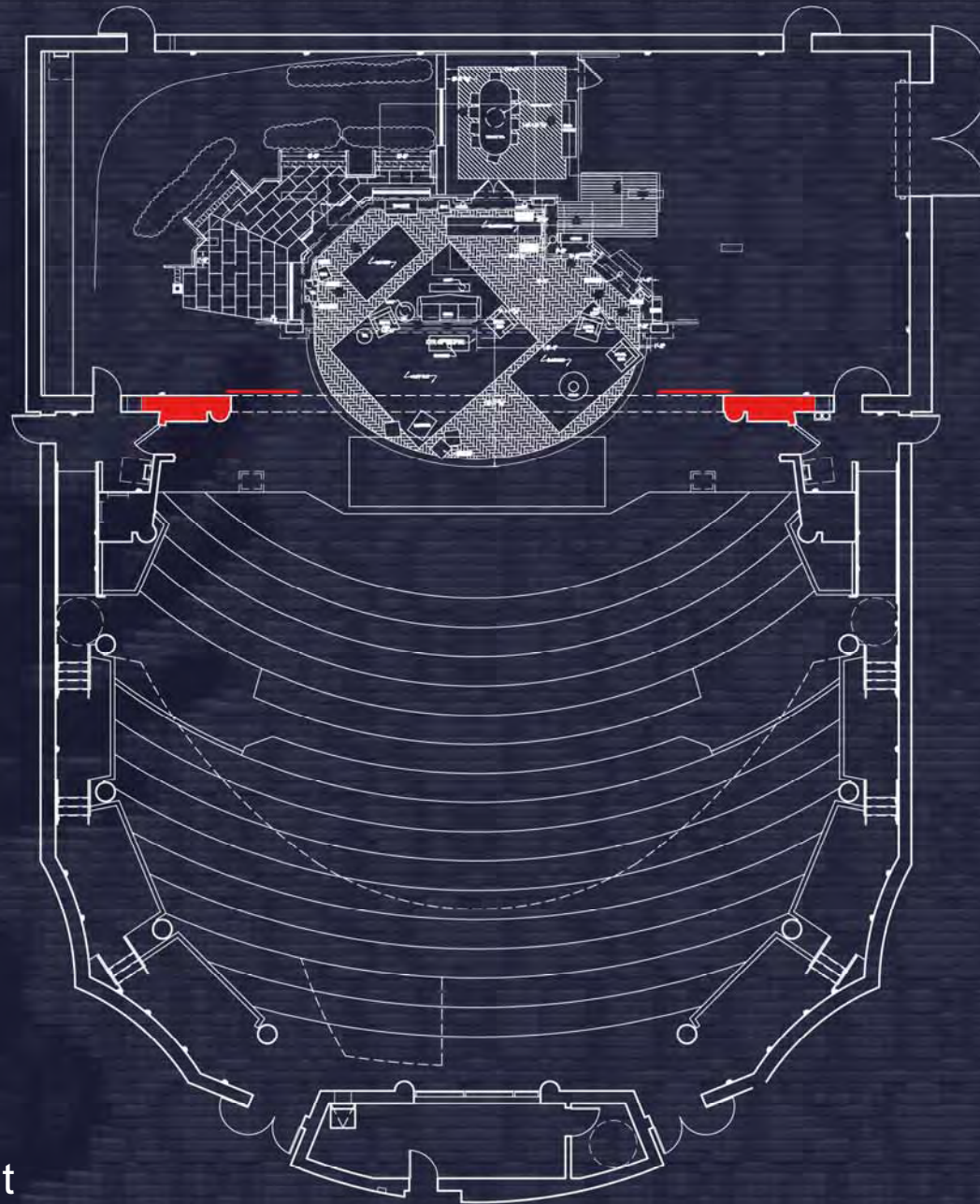


Kinkaid  
Theater

The Arts  
Center

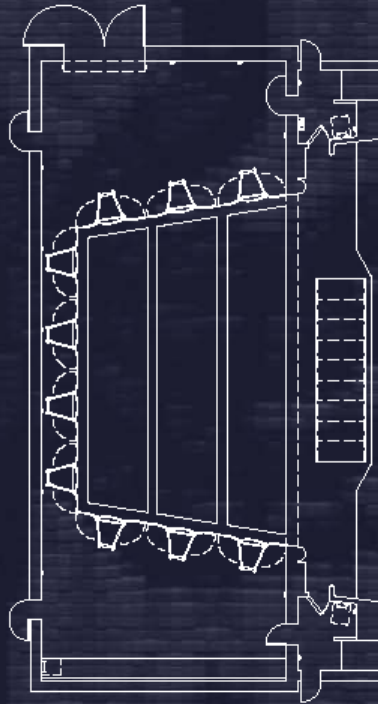


The Arts Center with  
150 Musicians

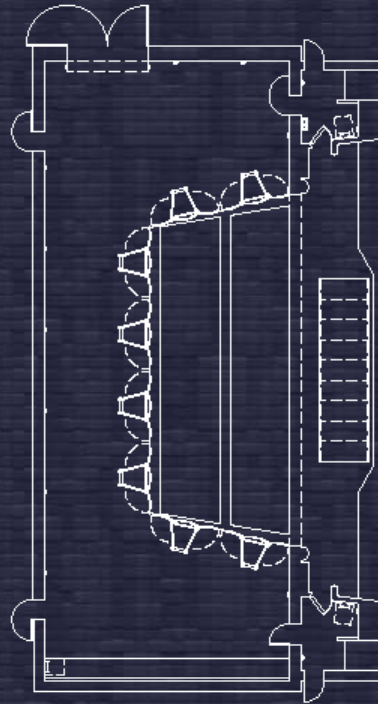


The Arts Center  
with Drama Layout

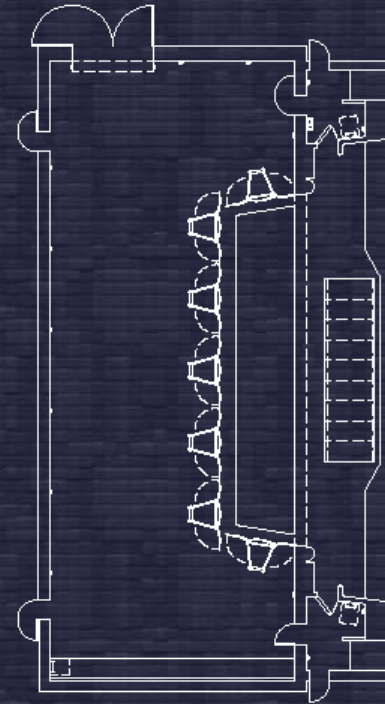
# Orchestra Shell Arrangements



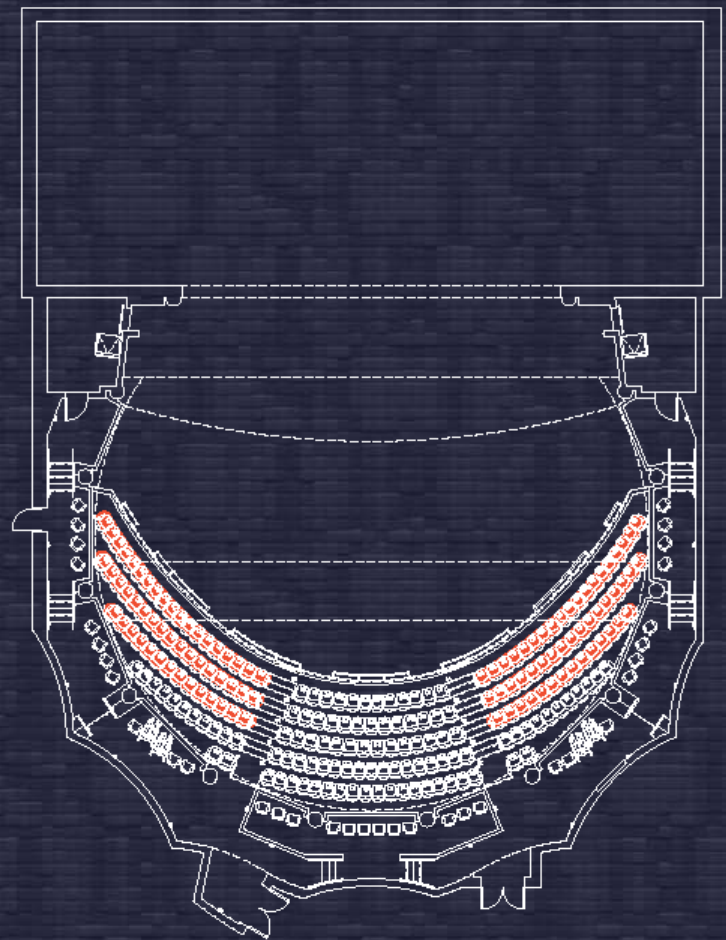
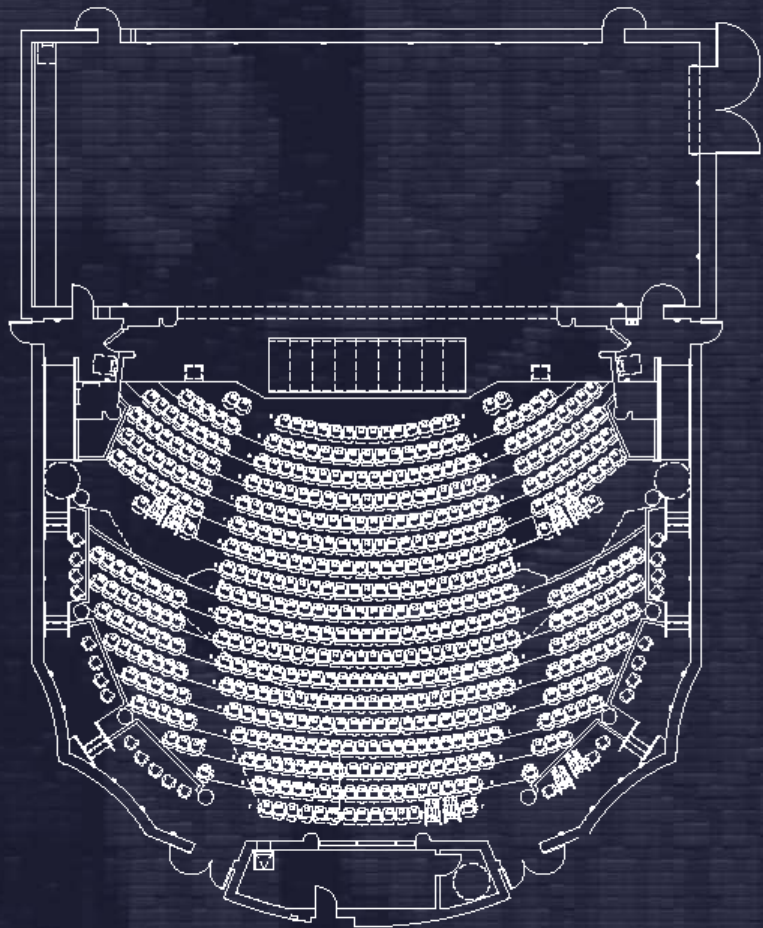
Option 1 (3 Bays)



Option 2 (2 Bays)



Option 3 (1 Bay)





PRESENT ROW BB SEAT 107

PROPOSED ROW BB SEAT 107

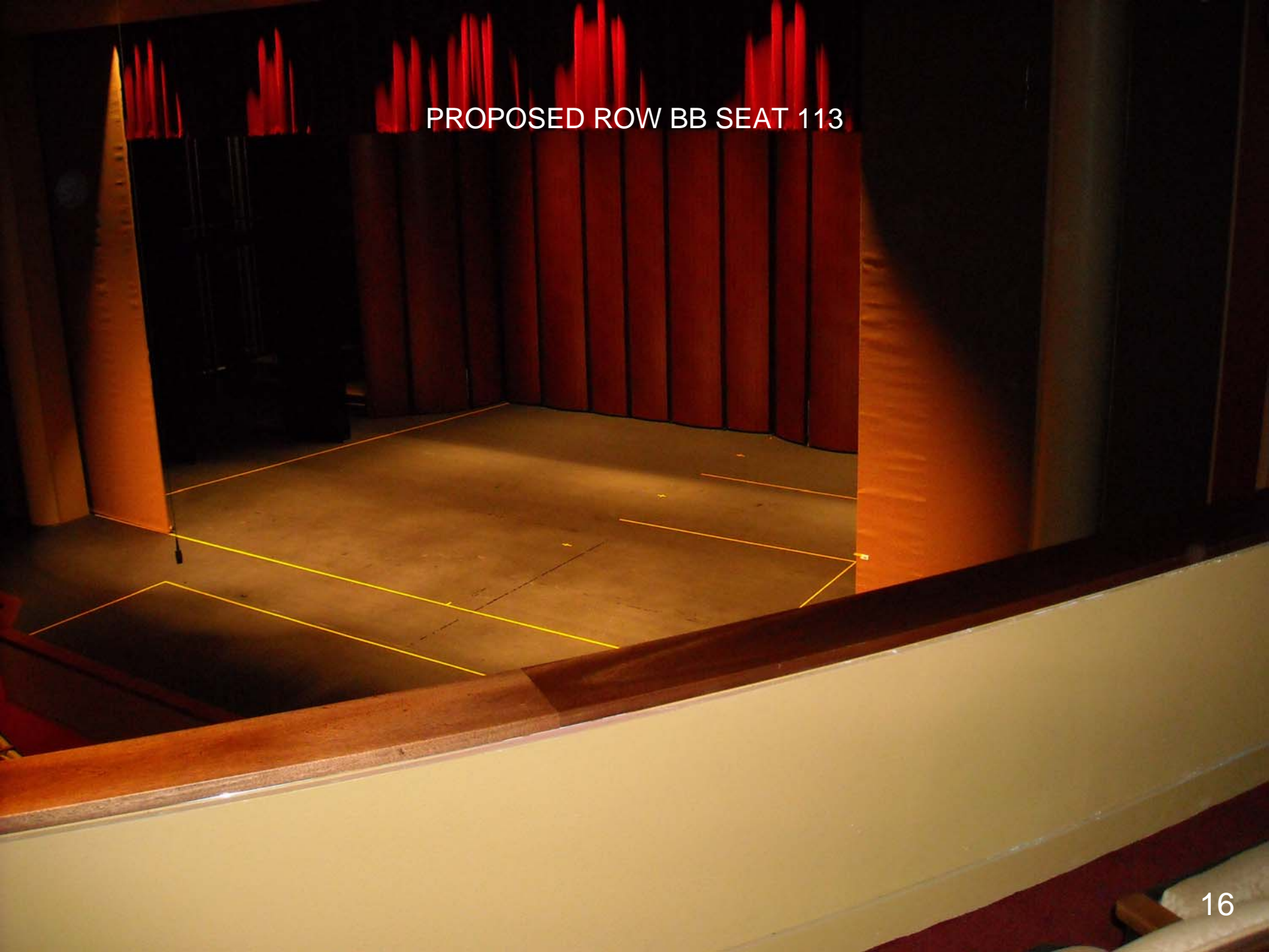


PRESENT ROW BB SEAT 110

PROPOSED ROW BB SEAT 110

PRESENT ROW BB SEAT 113

PROPOSED ROW BB SEAT 113



PRESENT ROW CC SEAT 105

PROPOSED ROW CC SEAT 105





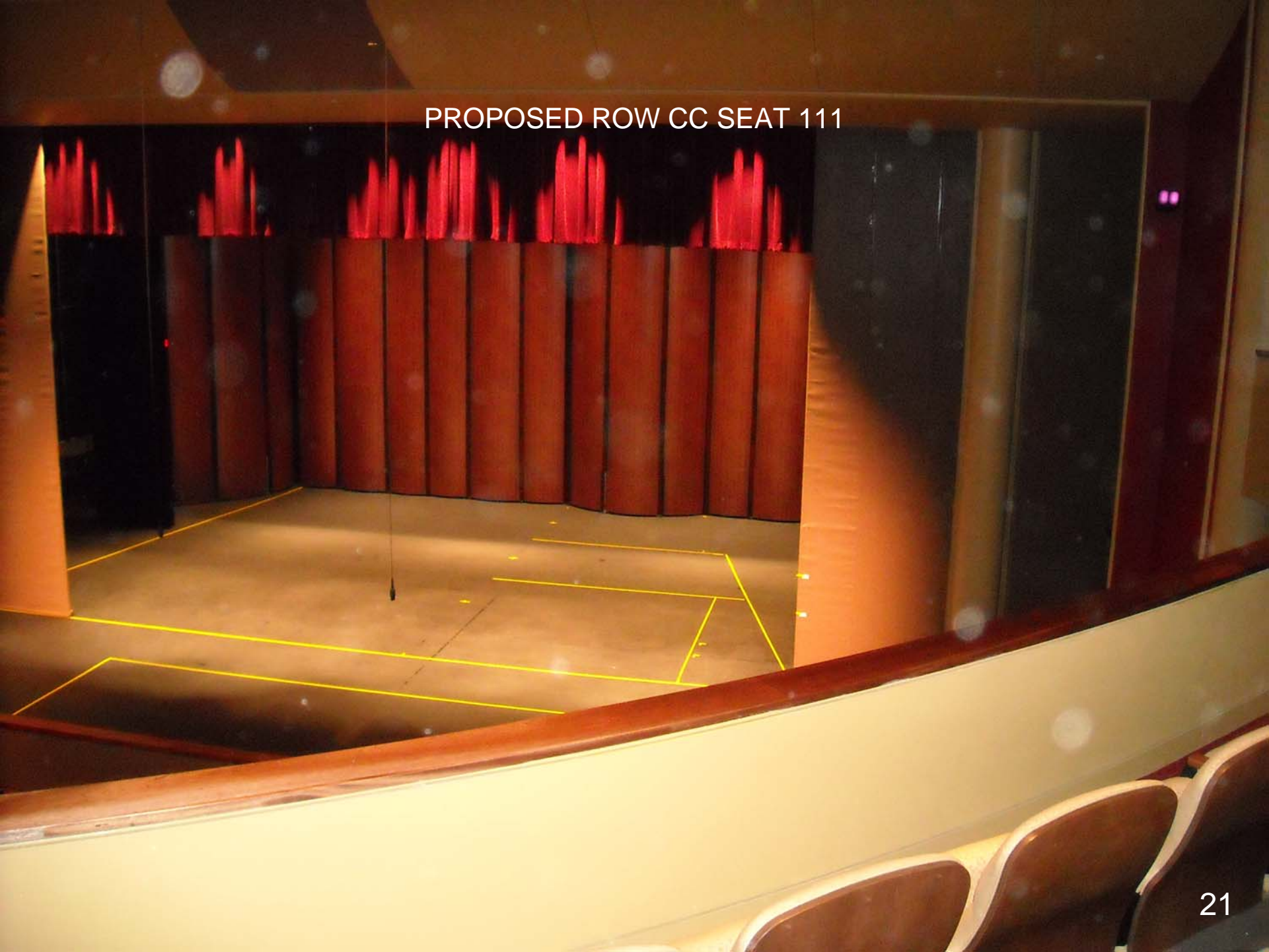
PRESENT ROW CC SEAT 108



PROPOSED ROW CC SEAT 108



PROPOSED ROW CC SEAT 111



PRESENT ROW CC SEAT 111



**TEXAS SOUTHMOST COLLEGE**  
The Arts Center