

# “A World of Opportunities “ Capital Investment Plan for the Laredo Independent School District

[ For additional information on Construction timeline, status of projects, contact the Construction Department at (956) 795-3619.

[For information on investments on bond proceeds, construction budgets, bond issuance, status of project expenditures , contact the Finance Department at (956) 795-3254. ]

## A summary

A Facilities Needs Assessment was conducted, and the Vitteta Architects and Consultants developed a bond package totaling \$144 million with various project options. The voters approved a \$144 million bond package on May 1999. A revaluation of the needs assessment was made after the bonds were sold, and due to sound investments and value engineering, the District is able to enhance its capital plan to \$175 million. This investment of over \$175 million will be for the replacement of 12 elementary schools and provide significant additions and renovations to the various campuses as well as support facilities.

The Capital Improvement Plan of the Laredo Independent School District is an aggressive plan that focuses in enhancing the instructional environment for all LISD students. It is financed as follows:

## Funding:

Total Projected Uses of funds: **\$175,892,209**

### IFA Funding:

Instructional Facilities Allotment Application # 1 from the Texas Education Agency	\$72,000,000
Instructional Facilities Allotment Application # 2 from the Texas Education Agency	\$72,000,000
Interest for IFA One	\$10,911,814

### QZAB funding:

Qualified Zone Academy Bonds (QZAB) # 1	\$8,000,000
Qualified Zone Academy Bonds (QZAB) # 2	\$8,000,000
Interest for IFA Two	\$4,980,395

Total Projected Sources of funds: **\$175,892,209**

All funds have been received and are properly invested in eligible investments under CH 2246 Public Investments of the Education Code. The funds from the first application were invested in flexible repurchase agreements. The remainder are invested in marketable securities and the Lone Star Investment Pool.

## Projects and Improvements to be made:

The improvements to be made include the following:

### For Elementary Schools:

- ✓ Technology Ready Science Classrooms
- ✓ Music Classrooms
- ✓ Art Classrooms
- ✓ Multipurpose Rooms
- ✓ Air Conditioned Gymnasiums

- ✓ Larger Cafeterias with State of the Art Kitchens
- ✓ Larger Libraries with Story Telling Areas
- ✓ Adequate Storage Facilities
- ✓ Compliance with American Disability Act (ADA) Regulations
- ✓ Compliance with Texas Education Agency (TEA) Design Standards
- ✓ Energy Cost Efficient Schools
- ✓ Convenient Student Drop off/Pick up Zones
- ✓ Fire/Burglar Alarm Systems

**12 Replacement Elementary Schools:**

- |               |               |                 |
|---------------|---------------|-----------------|
| ✓ Alma Pierce | ✓ Bruni       | ✓ Buenos Aires  |
| ✓ Daiches     | ✓ Farias      | ✓ Leyendecker   |
| ✓ Macdonell   | ✓ Milton      | ✓ Ochoa/Sanchez |
| ✓ Ryan        | ✓ Santa Maria | ✓ Santo Niño    |

**Additions and Renovations at these schools:**

**Elementary Schools**

- |                |            |          |
|----------------|------------|----------|
| ✓ D. D. Hachar | ✓ Dovalina | ✓ Zachry |
| ✓ J. C. Martin | ✓ Tarver   | ✓ Kawas  |
| ✓ Ligarde      |            |          |

**Middle Schools**

- |            |                  |            |
|------------|------------------|------------|
| ✓ Cigarroa | ✓ L. J. Christen | ✓ Memorial |
|------------|------------------|------------|

**High Schools**

- |          |            |         |
|----------|------------|---------|
| ✓ Martin | ✓ Cigarroa | ✓ Nixon |
|----------|------------|---------|

**High Schools**

- ✓ New Regulation sized gyms
- ✓ Classroom additions
- ✓ Larger cafeteria with kitchen

(See list of specific projects included in Construction Projects Budget Detail Report.)

## **ROCIP PROGRAM**

In an effort to maximize the construction dollars, the district has undertaken a Rolling Owner Controlled Insurance Program (ROCIP) for all construction projects. This program is projected to generate over \$1,565,000 in insurance savings over the construction period from 8-1-01 to 8-31-06. The total cost of insurance is projected to be \$5,676,969. The key players in this program are:

Risk Management Department  
 Construction Department  
 Finance Department  
 Consultant –Mcgriff and Seibels / Inscorp

## **Project Management:**

The School District evaluated the methods of project management such as in-house management, outsourced management or a combination of both. The District decided to utilize a combination of in-house staff and specialists/consultants in the areas of architecture, project management, testing, environmental assessments, traffic engineers and others.

### **In-house Staff :**

Jorge Cabello, P.E. Construction Project Manager  
Juan Gomez, Assistant Construction Project Manager  
Homero Paez Jr., Quality Assurance Inspector  
Ramiro Aradillaz, EIT, MBA Program Coordinator  
Carlos Rodriguez, Construction Coordinator  
Vacant, Secretary  
Marilu Ramirez, Clerk

### **Other Finance Staff contributing to the Construction Program:**

Melissa Rangel, Staff Accountant  
Edmundo Lopez, Buyer

### **Consultants:**

#### **Design Architects:**

Architect Plus Inc.  
Cavazos and Associates Architects  
Design Group International  
Frank Architects Inc.  
Sepulveda and Associates  
Turner Hickey & Associates  
Ashley Humphries and Sanchez

#### **Project Management and Coordination:**

Architect Plus Inc. Mario Jasso

#### **Surveying:**

Rods Surveying Co.  
Global Surveyor Inc,  
Rosin Group Surveyors

#### **Geo-Tech:**

Drash Consulting Co.  
Raba Kistner Cons. Inc.  
Geo Science Eng. And Testing Env.  
AMEC Earth & Environmental Inc.

#### **Food Service Consultant:**

Millunzi & Associates Inc.

#### **Traffic Engineer/Consultant:**

Alliance Texas Engineers Co.  
PBS&J Traffic Engineers (Joint Partnership with City of Laredo)