

2011 Citizens' Bond Committee Frequently Asked Questions

What were the final costs for the 2006 Bond projects?

2006 Bond Project	Budget	Committed	Available
Wertheimer Middle School	15,902,142	15,572,457	329,685
Hubenak Elementary	19,894,658	18,590,709	1,303,949
McNeill Elementary	16,627,631	15,744,300	883,331
Thomas Elementary	18,420,980	18,043,689	377,291
Ag Barn	61,722	44,104	17,618
Alternative Learning Center	280,995	219,857	61,138
Athletic Administration Complex	1,004,107	932,789	71,318
Austin Elementary	1,073,750	915,164	158,586
Beasley Elementary	34,986	28,891	6,095
Bowie Elementary	656,034	610,180	45,854
Brazos Crossing	1,347,734	848,128	499,606
Campbell Elementary	350,232	275,891	74,341
Central Warehouse/Band /Food Service	177,365	145,885	31,480
Development Center	71,327	54,278	17,049
Dickinson Elementary	1,042,491	878,337	164,154
Frost Elementary	126,558	102,818	23,740
George Junior High School	3,862,631	3,547,642	314,989
Huggins Elementary	2,776,708	2,417,019	359,689
Intensive Behavior Center	6,858	427	6,431
Jackson Elementary	629,284	608,798	20,486
Lamar High School	413,194	320,296	92,898
Long Elementary Addition/Renovation	8,934,833	8,465,502	469,331
Maintenance	71,325	53,957	17,368
Meyer Elementary	1,104,246	975,711	128,535
Navarro Middle School	1,470,050	1,230,606	239,444
Pink Elementary	639,658	487,461	152,197
Ray Elementary	1,359,706	1,266,790	92,916
Seguin Elementary	1,000,624	916,535	84,089
Smith Elementary	352,606	167,909	184,697
Special Needs Center	1,907,638	1,833,434	74,204
Terry High School	10,289,728	9,663,331	626,397
Transportation- Existing	852,877	375,412	477,465
Travis Elementary	3,061,614	2,817,496	244,118
Traylor Stadium	679,239	679,239	0
Wessendorff Middle School	130,896	97,331	33,565
Williams Elementary	2,289,255	1,697,259	591,996

What will be done with 2006 Bond savings?

The following projects have been approved by the Board of Trustees to be funded from the 2006 bond available Funds:

Smith	roof replacement	860,000
Alternative Learning Center	roof replacement	114,000
Development Center	roof replacement	117,000
Navarro	roof replacement	860,000
conversion to digital radios	Transportation	400,000
Lamar High and Jr. High	resurface Tennis courts	125,000
1/2 purchase cost of 16.33 acres		890,000
Fire Thorn Land Purchase		800,000
George Ranch High	Staging Lanes (traffic)	250,000
Alternative Learning Center	HVAC Controls	200,000
Electric Sub-metering @LHS	Lamar superblock	100,000
Portable Building controls	HVAC Controls	100,000
Smith	Parking	250,000
Bowie	Parking	250,000
George Ranch Staging Lanes		250,000
Architect and Program Fees	Projects above	270,100
Elementary #22 Design	Bid Ready	666,390
Polly Ryon MS Design	Bid Ready	861,320

Total \$7,363,810

What is the George Ranch HS shell space?

George Ranch HS was built for a 2000 student capacity. As was done for Foster HS, the building was only finished out for 1400 students, leaving a shell space with a capacity for 600 students. The reason for this plan is to save on the initial costs of the building and save on utilities for the shell space. Our current projections show GRHS at 1,500 students next fall. The costs for the build out of the shell space will be considered for the 2011 Bond program.

What is the current enrollment and capacity of Reading JH?

Reading JH has a capacity of 1200. The school was built to ultimately house 7th and 8th grade students with a long-range plan to build Polly Ryon MS to house 6th graders on the complex. Currently the campus has 6th, 7th and 8th graders with a combined enrollment of 1455. The funds to build Polly Ryon MS will be considered for the 2011 Bond program.

Has the district seen any savings from the purchase of mechanical equipment direct rather than from the installation contractors?

Purchasing equipment directly from the mechanical distributor saved the District General Contractors overhead and profit mark-up and time. We were able to purchase mechanical equipment before the entire bid package was ready. This was important due to the lead time required for delivery and time provided to install mechanical equipment during the short time available during the summer. The distributors presented the District incentives by reducing their cost and taking the risk if there were unresolved installation issues with the General Contractor and their Mechanical contractor while providing industry standard warranties.

What improvements were made to Huggins Elementary during the 2006 Bond program?

The scope of work included in the 2006 bond: \$2,776,708

- *Remove chalkboards in classrooms, replace with whiteboards*
- *Upgrade exterior lighting for improved safety and security*
- *Remove/replace chillers, pumps and boiler due to age/unreliability*
- *Remove/replace roof*
- *Add T-bldg and covered walkway for Special Programs*

The scope of work included in the 2003 bond: \$2,331,600

- *Upgrade HVAC Systems.*
- *Install fully automatic fire alarm system.*
- *Upgrade building communications system to have two way communications*
- *Add walls and doors to enclose library.*
- *Renovate Administration area to give better visual supervision to entry. (with classroom renovation)*
- *Add walls and doors to enclose open concept classrooms.*
- *Replace all ceiling tile with 2' x 2' tiles.*
- *Serving line at cafeteria is not H/C accessible.*
- *Restrooms do not meet ADA code.*
- *Water fountain in cafeteria does not meet ADA code.*
- *No handicap access to stage.*

What tools are used to find savings in the bond program?

Gilbane, the project manager for our past two bond programs, has helped to identify savings. Each project was studied to determine the best packaging and delivery approach. Examples of delivery approach used for the 2006 Bond included the following: competitively sealed proposals, construction manager at risk, purchasing equipment directly from the distributor and manufacturer, packaging multiple new schools together, packaging similar projects together.

Examples of multiple packaging include the following:

- *George Ranch High School and Reading Jr. High*

- *McNeil Elementary and Wertheimer Middle School*
- *Cora Thomas Elementary and Joe Hubenak Elementary*
- *Packaging similar renovation projects. Mechanical equipment for these projects were purchased directly from the distributor and assigned to the General Contractor for installation.*
 - *One package included similar work at fifteen (15) schools and support buildings.*
 - *Another package included similar work at ten (10) schools and support buildings.*
- *Chiller package which included the purchasing of new chillers for three elementary schools*
- *Roofing Package which included work associated with Seguin Elementary, Huggins Elementary and Jackson Elementary*
- *Covered Walkway Package which included work associated with seven Elementary Schools*
- *Purchasing the prefabricated metal building and structural components for the Athletic Administration Center*

When were Lamar CHS and Lamar JH renovated?

More than \$52 million dollars were allocated for a complete renovation of Lamar CHS and Lamar JH during the Bond 2003 program.

Have all of the 2006 Bond projects come in on schedule and within their budget?

Yes, all of the 2006 Bond projects came in on or ahead of schedule and at or under their budgeted amounts.

Who makes decisions on what campuses to renovate?

A Long-Range Facilities Planning committee walked every LCISD campus several years ago to make recommendations for future bond programs to include renovations of existing campuses. Most of the committee's recommendations have been completed with the 2003 and 2006 Bond Programs. The Maintenance and Operations staff members also compile facilities' needs during regular preventive maintenance work and inspections and through their work order system. The campus principals are also surveyed on their campus needs. All of these lists are compiled and reviewed by the Facilities Planning Team that meets every Wednesday. The final list of existing campus needs will be reviewed by the Citizens' Bond Committee. The CBC will forward their list of items to be included in the 2011 Bond Program.

When will the new elementary in Long Meadows Farm be completed?

The District's 10-year facilities plan shows the need for the elementary school in Long Meadows Farm by Fall 2013. Funds are not currently available to build the campus. The costs for the construction of that elementary will be considered for the 2011 Bond program.

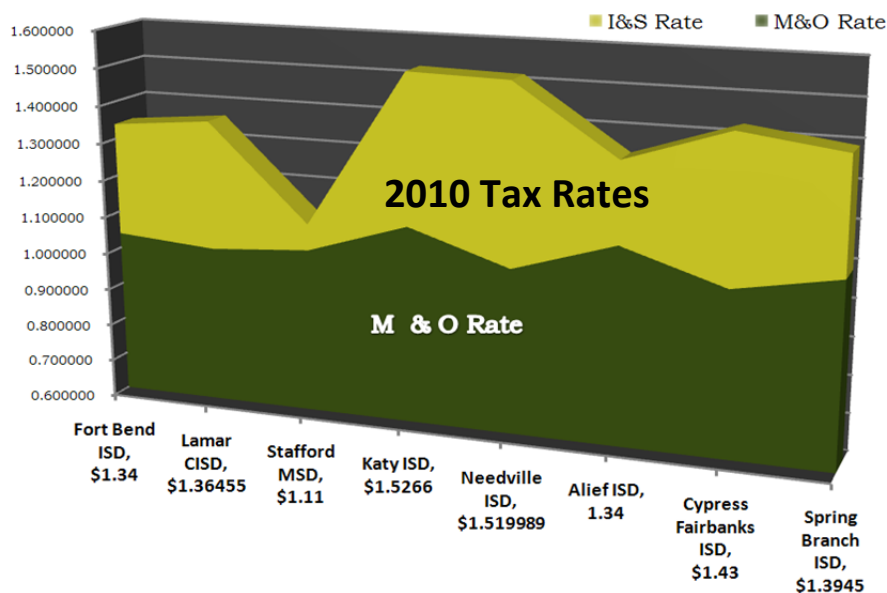
What are the bonds named in our school district?

Bonds are a loan from bondholders and are Tax-Exempt Municipal Bonds. The proper name varies with the sale date and the circumstances surrounding the sale. For a typical sale with no refunding or variable rate bonds, they are called Unlimited Tax Schoolhouse Bonds, Series XXXX, with XXXX being the year of the sale. For instance, in 2007, our bonds were named: Lamar Consolidated Independent School District \$142,645,000 Unlimited Tax Schoolhouse Bonds, Series 2007.

How was Gilbane selected, and will they be used for the 2011 Bond projects?

In 2003 after the Bond referendum passed the board of Trustees advertised a Request for Qualifications (RFQ) for Program Management Services for the 2003 bond. Several companies submitted RFQ's and the Board of Trustees scheduled several interviews. Gilbane Building Company was chosen. An Amendment to the original contract was approved by the Board of Trustees for Program Management Services for the 2006 Bond Referendum. Unless directed otherwise the same procedure will be followed for the 2011 Bond.

Can you compare LCISD M&O and I&S rates to other districts in our area?



Why are numbers on the demographic projections different from the enrollment numbers on the district website?

The district demographer, Population and Survey Analysts, updates their projections for our district each March. Their projections are based on the students geo-coded (actually living) in each census block. Their projections do not take into consideration the number of students that attend different schools because of transfers, grandfathering or program changes. The projections for future years may change slightly each year based on the most current economic and home sales conditions.

How many years should the 2011 Bond Program address facility needs?

The District and the demographer work together to update a 10-year facilities plan each year. The 10-year facilities plan shows all of the new facilities needed to accommodate growth over the next 10 years. The Citizens' Bond Committee will be charged with recommending which facilities should be built to facilitate growth, renovations to current facilities and any other district needs for the 2011 Bond package. The challenge is to address the most immediate needs and determine by the costs how much would be widely accepted by the LCISD community. For example: if only half of the new facilities covered in the 10-year plan are selected for the 2011 Bond program, the other half could be covered in another bond program in three or five years. The district administration will work with the CBC to form a recommendation that addresses the most immediate needs and keeps within the financial constraints of the district and our community.

Which meeting will address the estimated effect of the bond on tax rate?

As the CBC begins to narrow their decisions of what will be contained in the bond referendum, Jill Ludwig will address the group with scenarios of what impact the bond amount would have on our tax rate. She will work with the CBC to develop as many scenarios as needed to finalize their recommendation.

\$3.9 million was budgeted for the Natatorium. Only \$600 thousand was spent. What happened to the remaining \$3.3 million?

The Board reviewed the cost to put a permanent roof on the Natatorium verses the cost for the removal top. The athletic director also explored many options for the use of another pool during the construction period and found no viable options that would allow the continuation of swim team practice during the construction period. After considering all factors, the Board recommended that the costs for a new Natatorium be put on the list of items for the 2011 Bond and use the remaining bond funds as bond saving for other projects.