



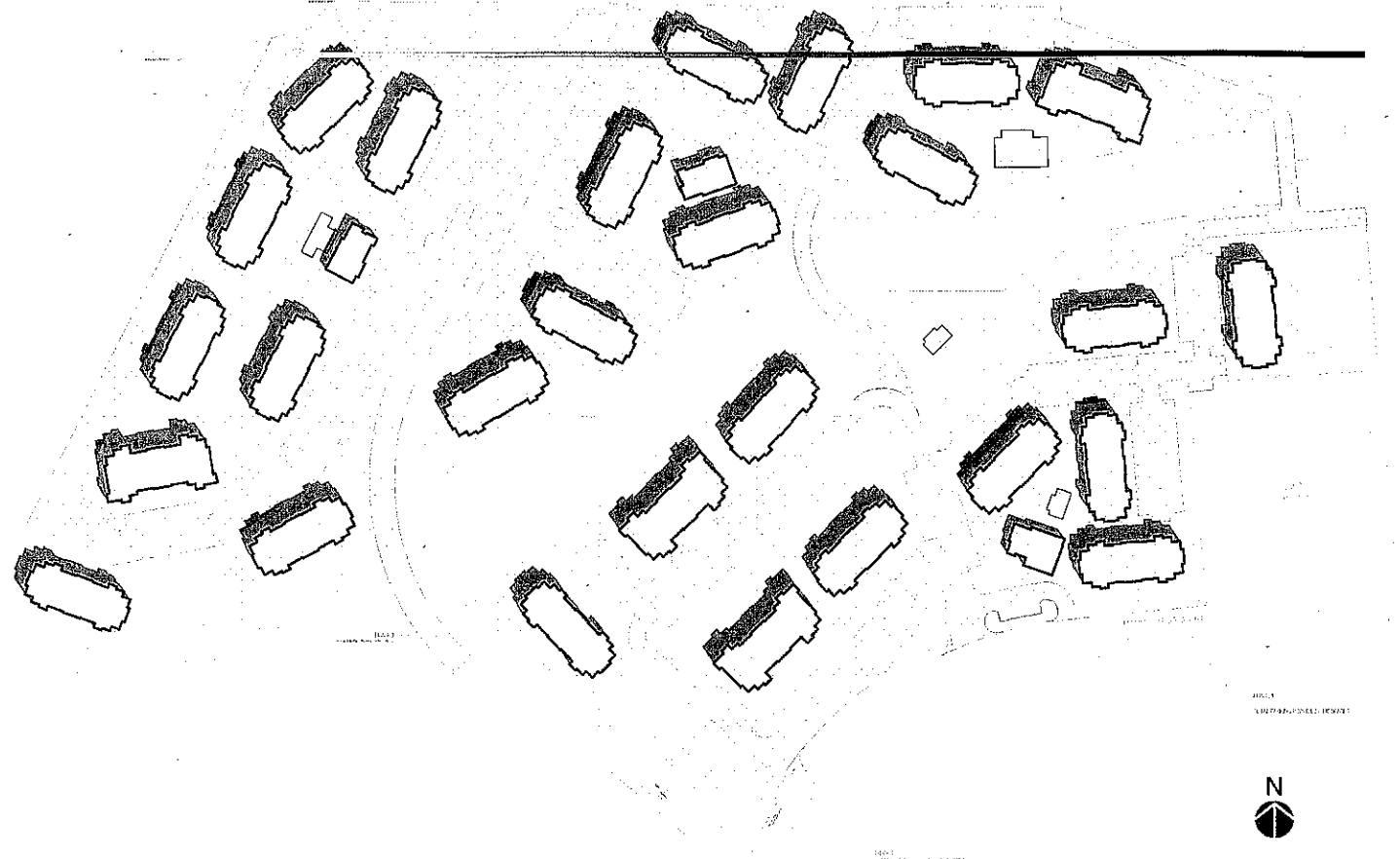
"L.I.F.E." LAREDO INTERNATIONAL FAIR & EXPOSITION PROPERTY

MASTER PLAN/FEASIBILITY STUDY

WEBB COUNTY COMMISSIONERS COURT PRESENTATION

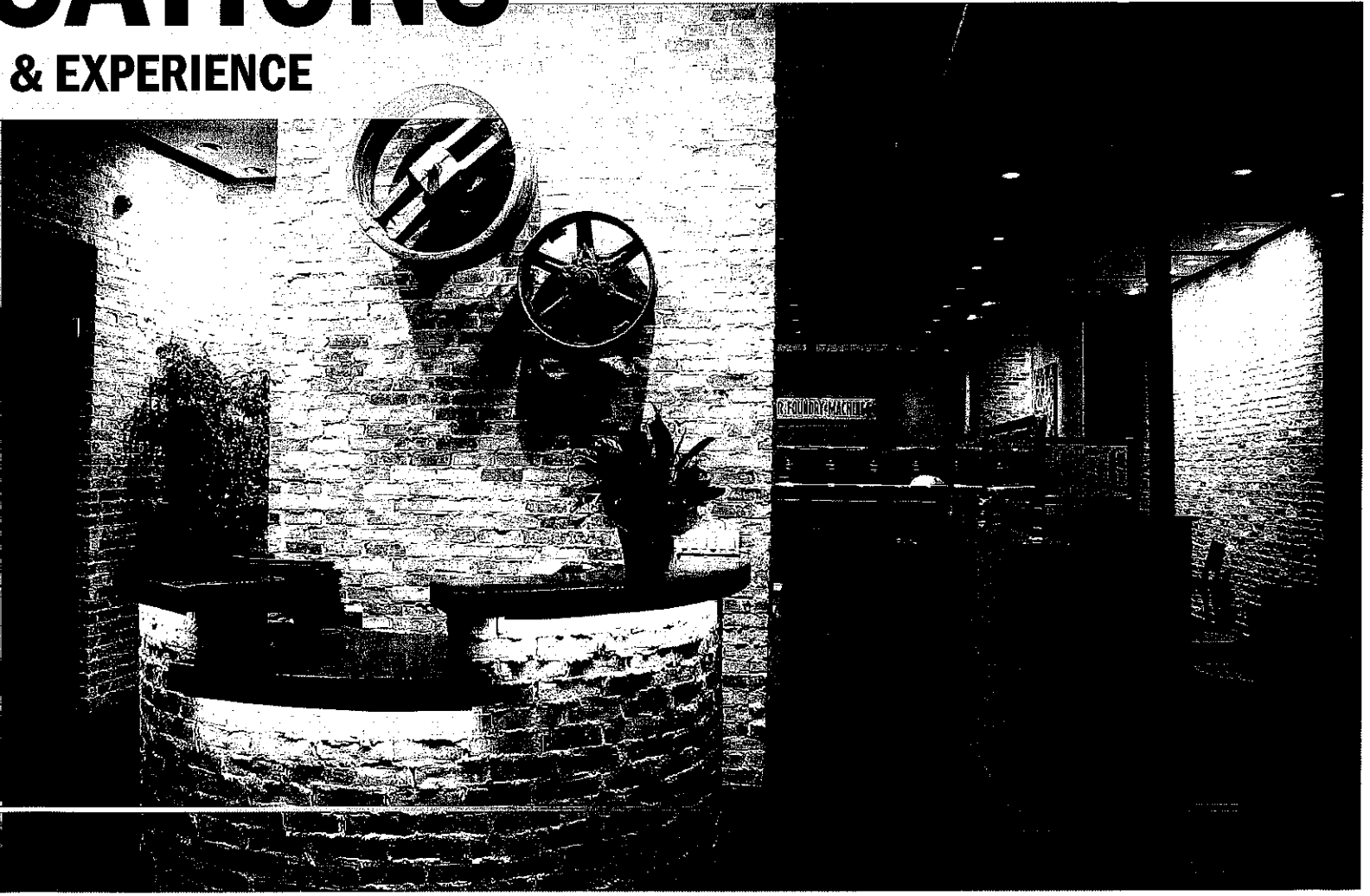
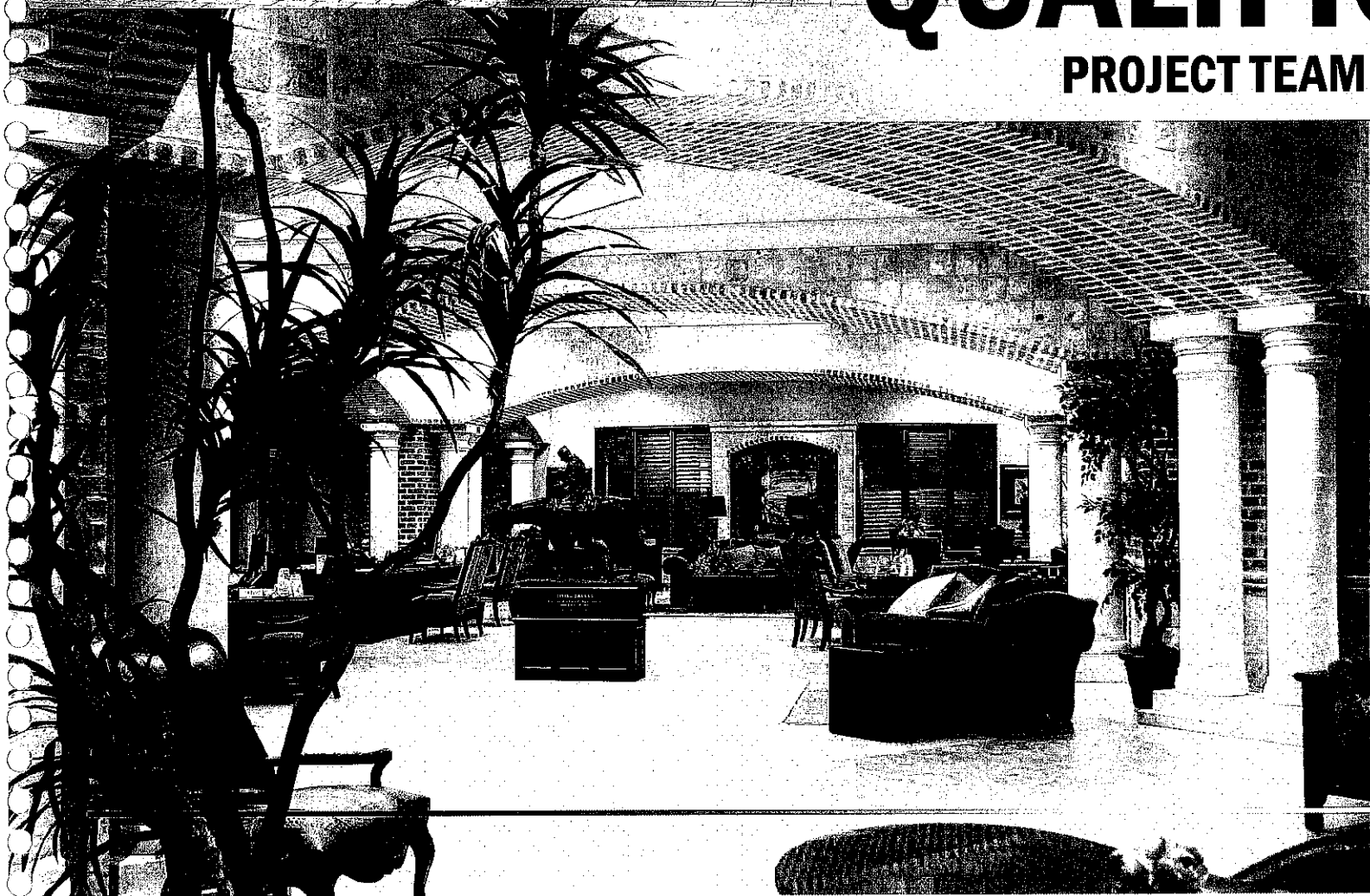
MAY 12, 2014

CAVAZOS & ASSOCIATES
ARCHITECTS



QUALIFICATIONS

PROJECT TEAM & EXPERIENCE



RELATED EXPERIENCE

CAVAZOS & ASSOCIATES ARCHITECTS

EXPERIENCE

- Willy Cavazos *43 Years as a Registered Architect*
- Memo Cavazos *6 Years as a Registered Architect*
- Rey Ortiz *21 Years as a Registered Architect*

- **TOTAL** **70 YEARS OF EXPERIENCE**

MASTER PLANS COMPLETED

- United Day Campus Master Plan
- Nixon High School Master Plan
- Various Campus Master Plans for UISD
- C.E. Vail Elementary (La Feria ISD)
- Lamar Middle School Master Plan (2007)
- Laredo Community College Master Plan
- Proposed Horse Racing Complex on Highway 59
- Laredo Civic Center Assessment/Feasibility Study
- City of Laredo UDAG Master Plan
- Tuscany Commercial Center/Apartment Complex Master Plan
- Dorel Apartments (Loop 20) Master Plan



CONSULTANTS



CIVIL ENGINEERS

Gilpin Engineering, Inc.

Contact: Judd Gilpin

101 E. Hillside Rd.

Laredo, TX 78041

jgilpin@gilpinengineering.com



MECHANICAL, ELECTRICAL, & PLUMBING ENGINEERS

Texas Energy Engineering Services, Inc.

Contact: Jaime Gomez, P.E., Saleem Khan, P.E.

5918 McPherson Road, Suite C7

Laredo, TX 78041

Phone (956) 724-1600

jgomez@teesi.com



STRUCTURAL ENGINEER

Synergy Structural Engineering, Inc.

Contact: Victor M. De Anda, P.E.

901 Victoria St., Suite C

Laredo, TX 78040

Phone (956) 753-5860

victor@synergy-se.com



RELATED EXPERIENCE

CONSULTANTS



GILPIN ENGINEERING, INC.

Civil Engineer

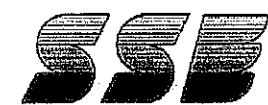
- 11 Years doing business in Laredo
- 3 Master Plans



TEXAS ENERGY ENGINEERING INC.

Mechanical, Electrical, Plumbing Engineers

- 20 Years doing business in Laredo
- 6 Master Plans
- 100+ Energy Assessments

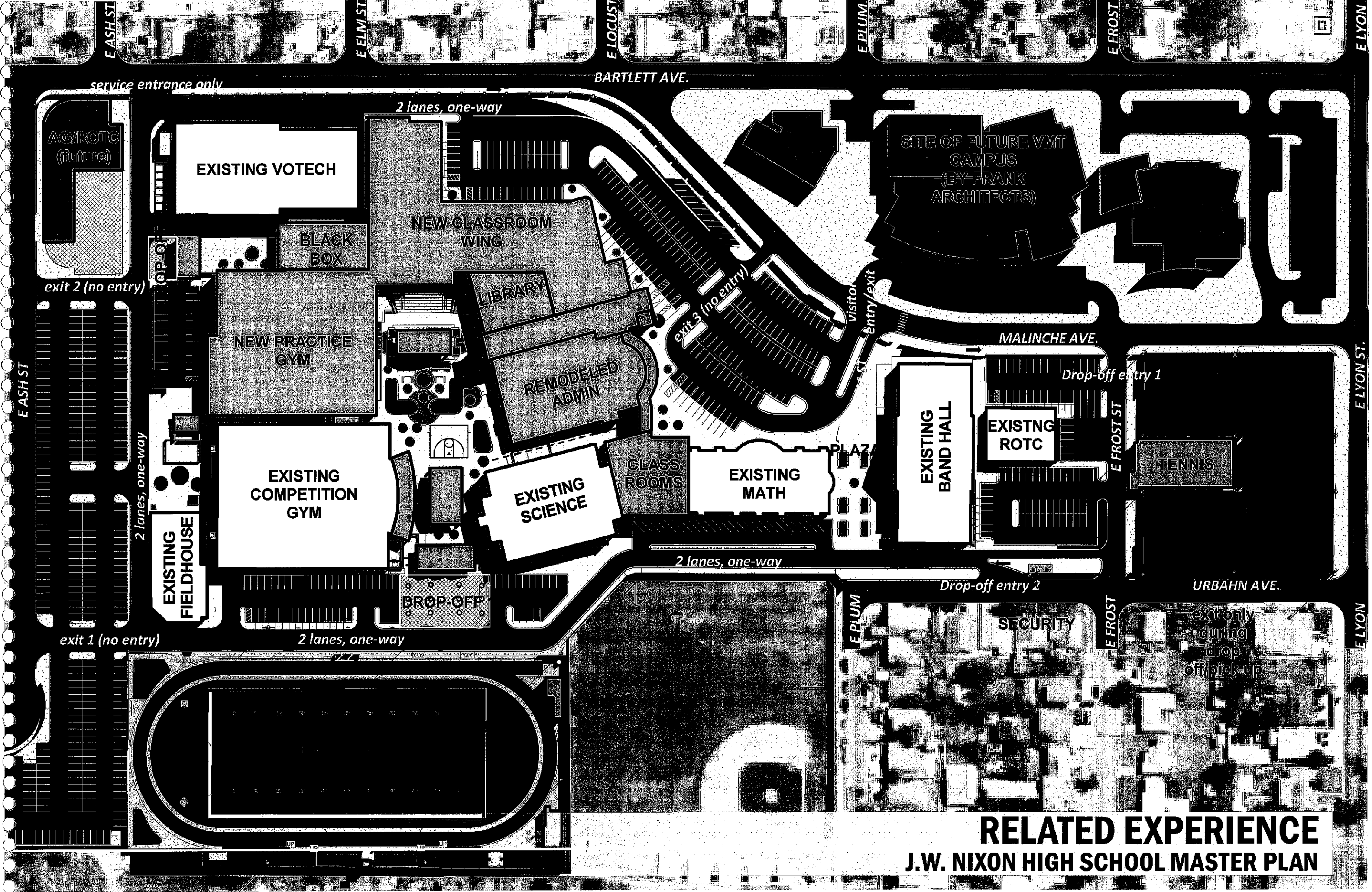


SYNERGY STRUCTURAL ENGINEERING

Structural Engineer

- 10 Years doing business in Laredo
- 1 Master Plan





RELATED EXPERIENCE
J.W. NIXON HIGH SCHOOL MASTER PLAN

RELATED EXPERIENCE

J.W. NIXON HIGH SCHOOL MASTERPLAN



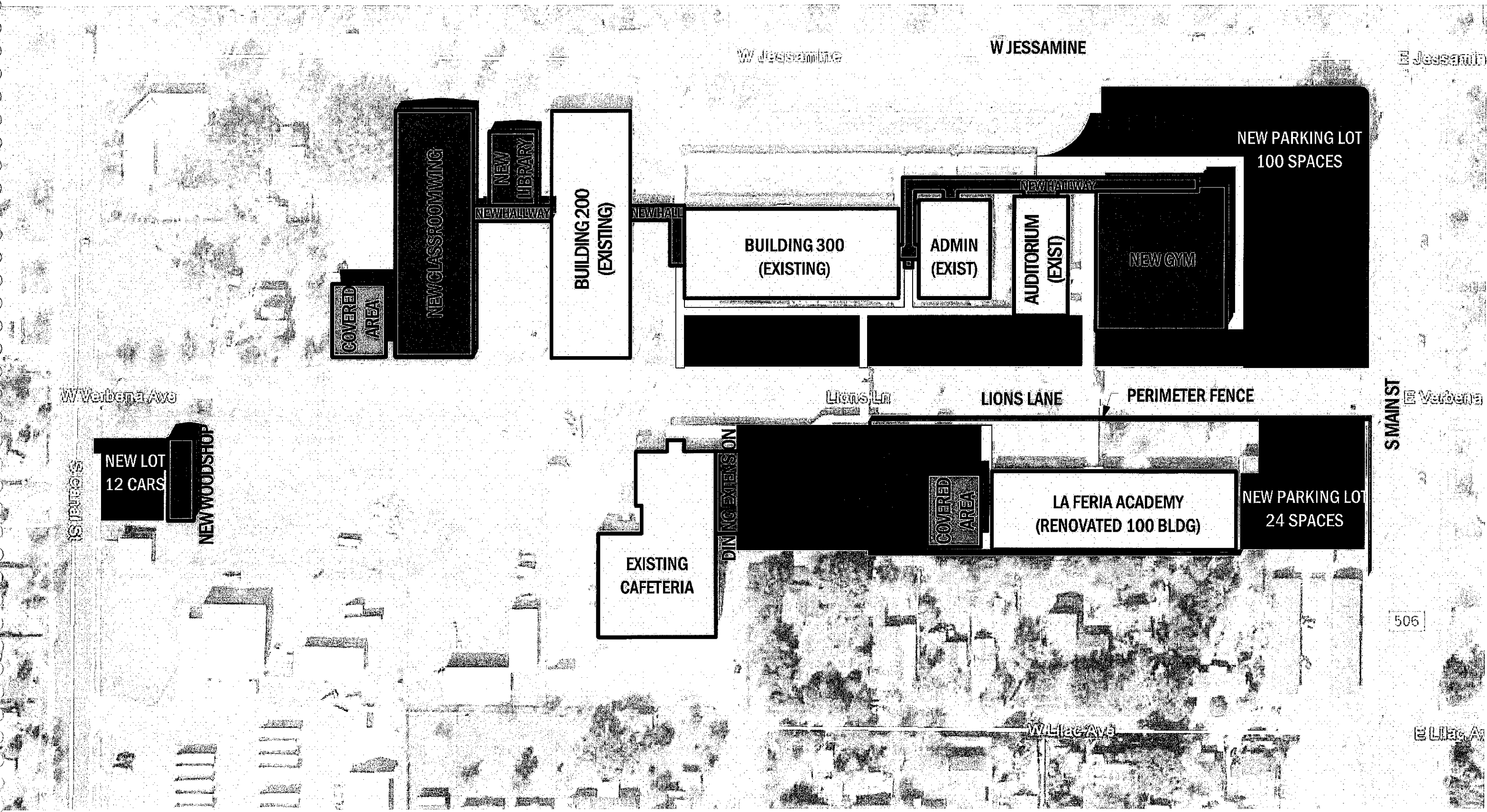
RELATED EXPERIENCE

J.W. NIXON HIGH SCHOOL MASTERPLAN



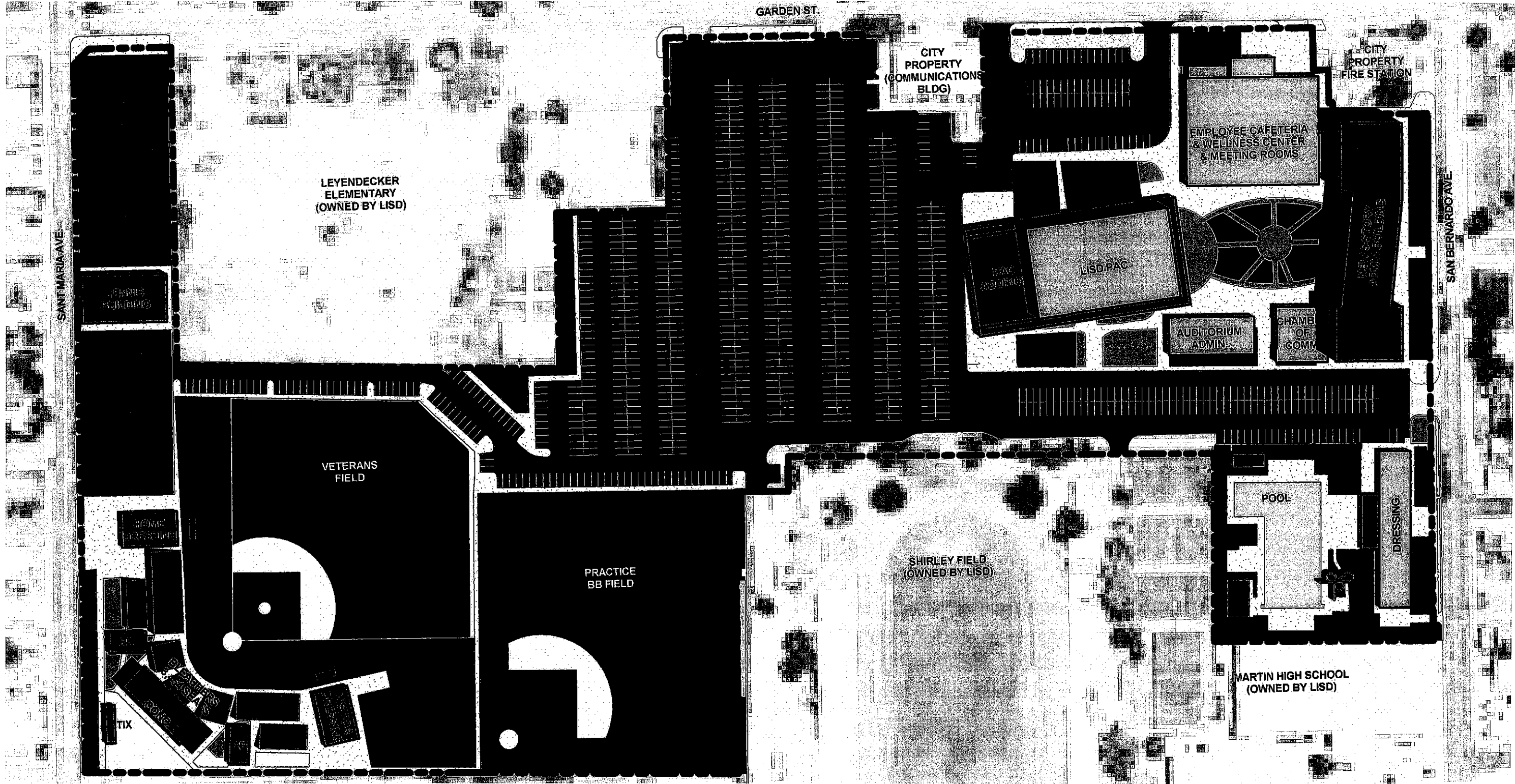
RELATED EXPERIENCE

C.E. VAIL ELEMENTARY SCHOOL MASTERPLAN (LA FERIA, TX)



RELATED EXPERIENCE

LAREDO CIVIC CENTER FEASIBILITY STUDY




RELATED EXPERIENCE

LAREDO CIVIC CENTER FEASIBILITY STUDY

LISD Performing Arts Center



CURRENT AND BEST USE

 I. F. E.



CURRENT USE

ISSUES



CURRENT USE

CURRENT CONDITIONS & ISSUES

1) PAVILION

- Currently used for variety of events including different types of shows & exhibitions
- In fairly good condition

2) HOLDING PENS & OLD PAVILION

- Currently used for holding livestock including rabbits, chickens, goats, etc...

3) AMPITHEATER

- Currently used for outdoor concerts
- Roof needs repairs

4) HORSE STABLES

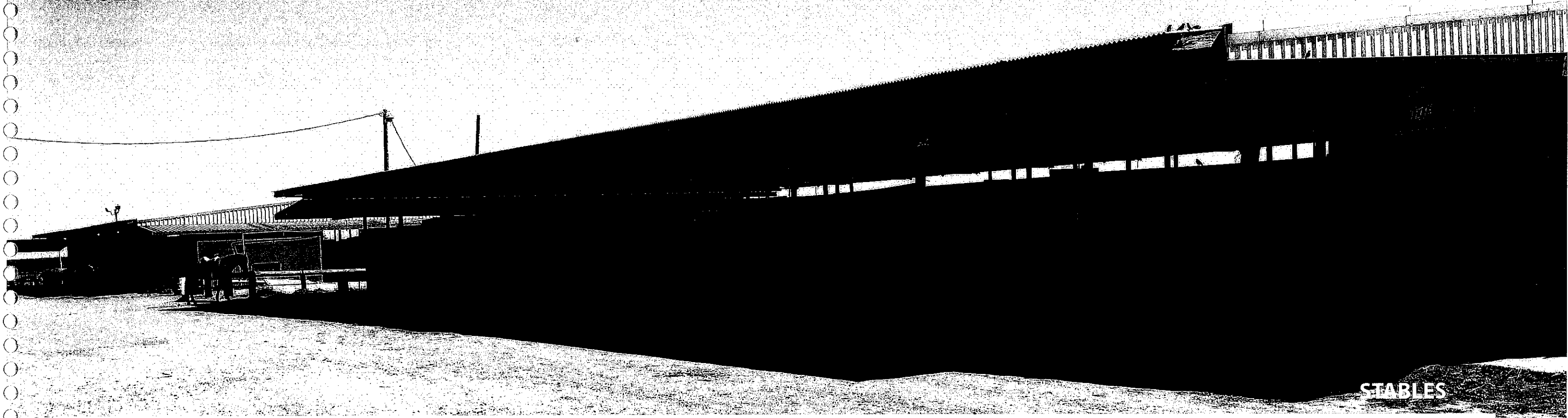
- Currently rented out to private individuals
- Need to be rebuilt - water/electrical issues, manure issues, etc...

5) ARENA/RESTROOMS

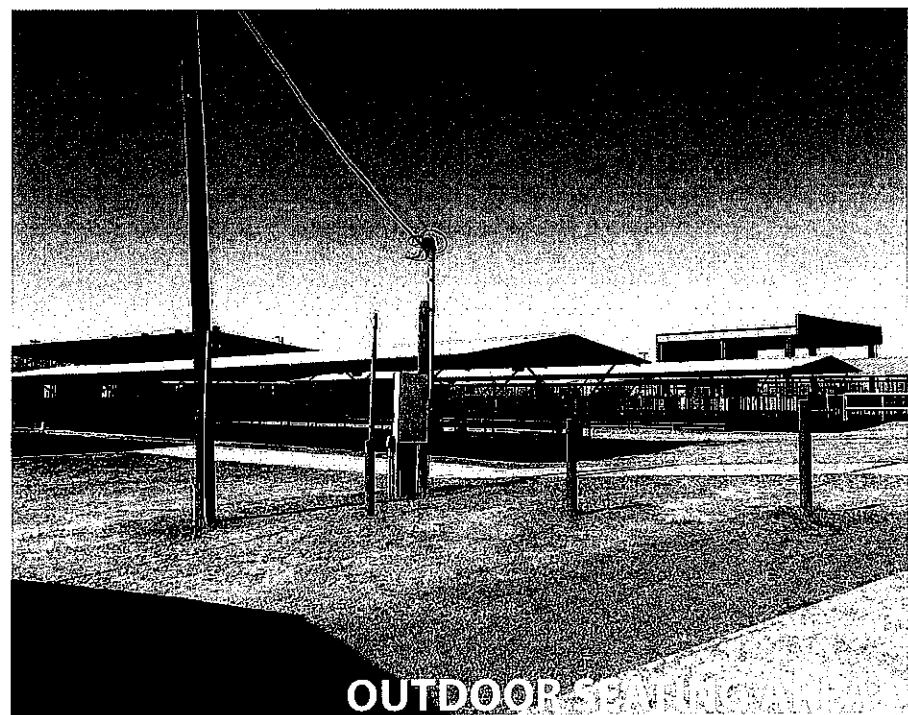
- Currently used for daily practice
- Cannot currently be used for races
- Bleachers present some safety issues
- Restrooms are dilapidated and do not meet ADA code



CURRENT USE ISSUES



STABLES



OUTDOOR SPANISH VALENTIA



PENS

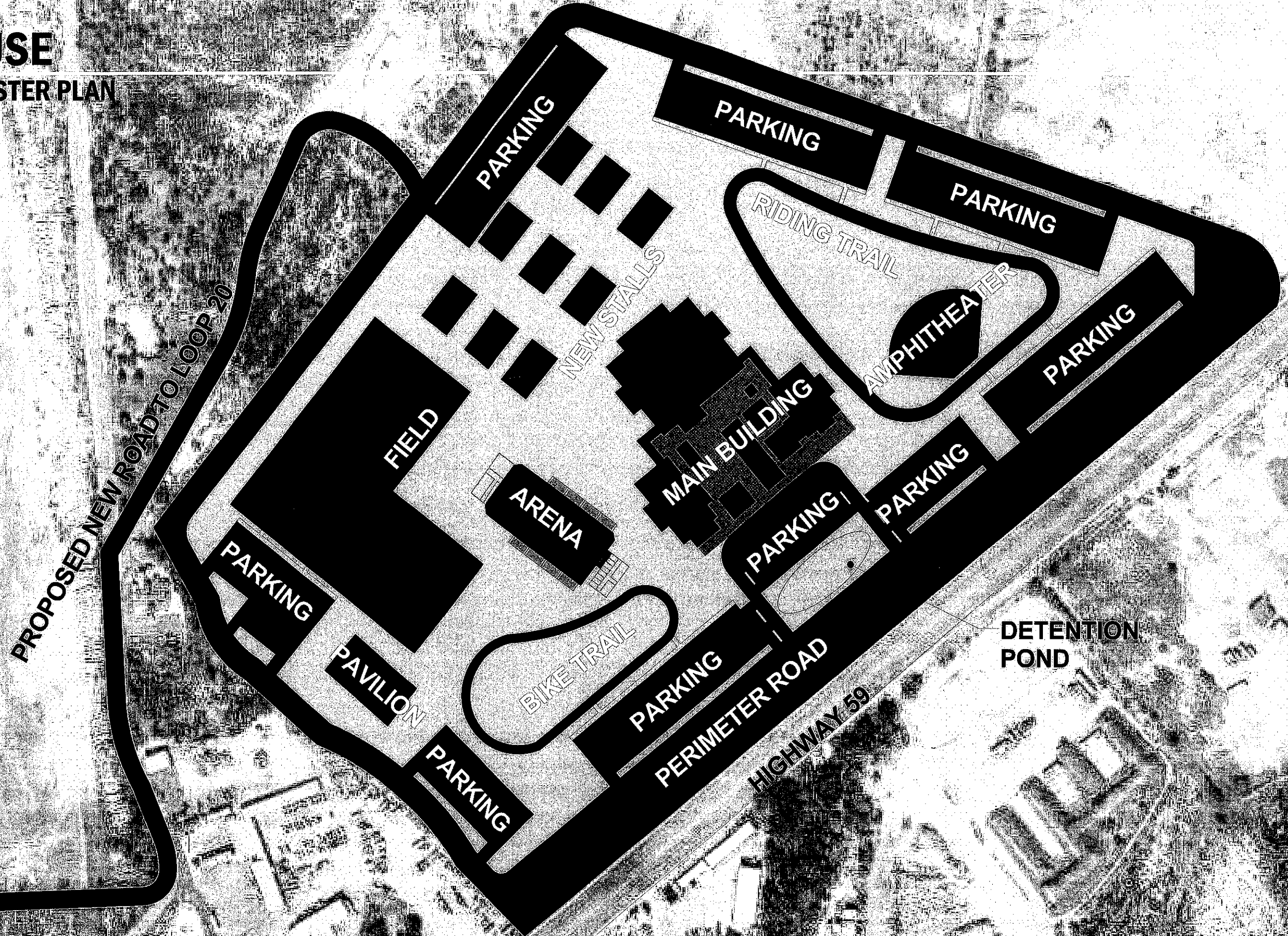


ARENA BLEACHERS



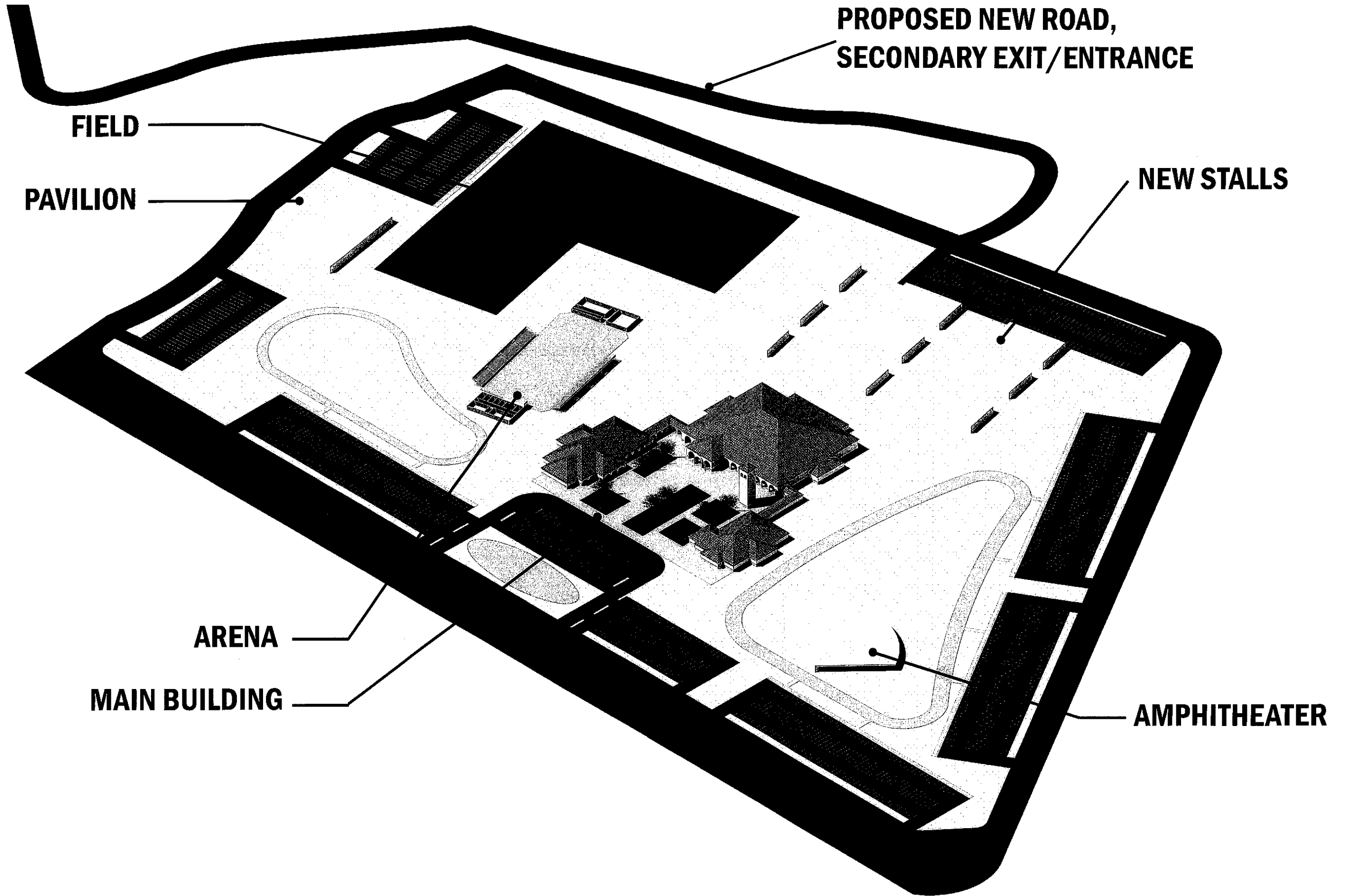
FUTURE USE

PROPOSED MASTER PLAN



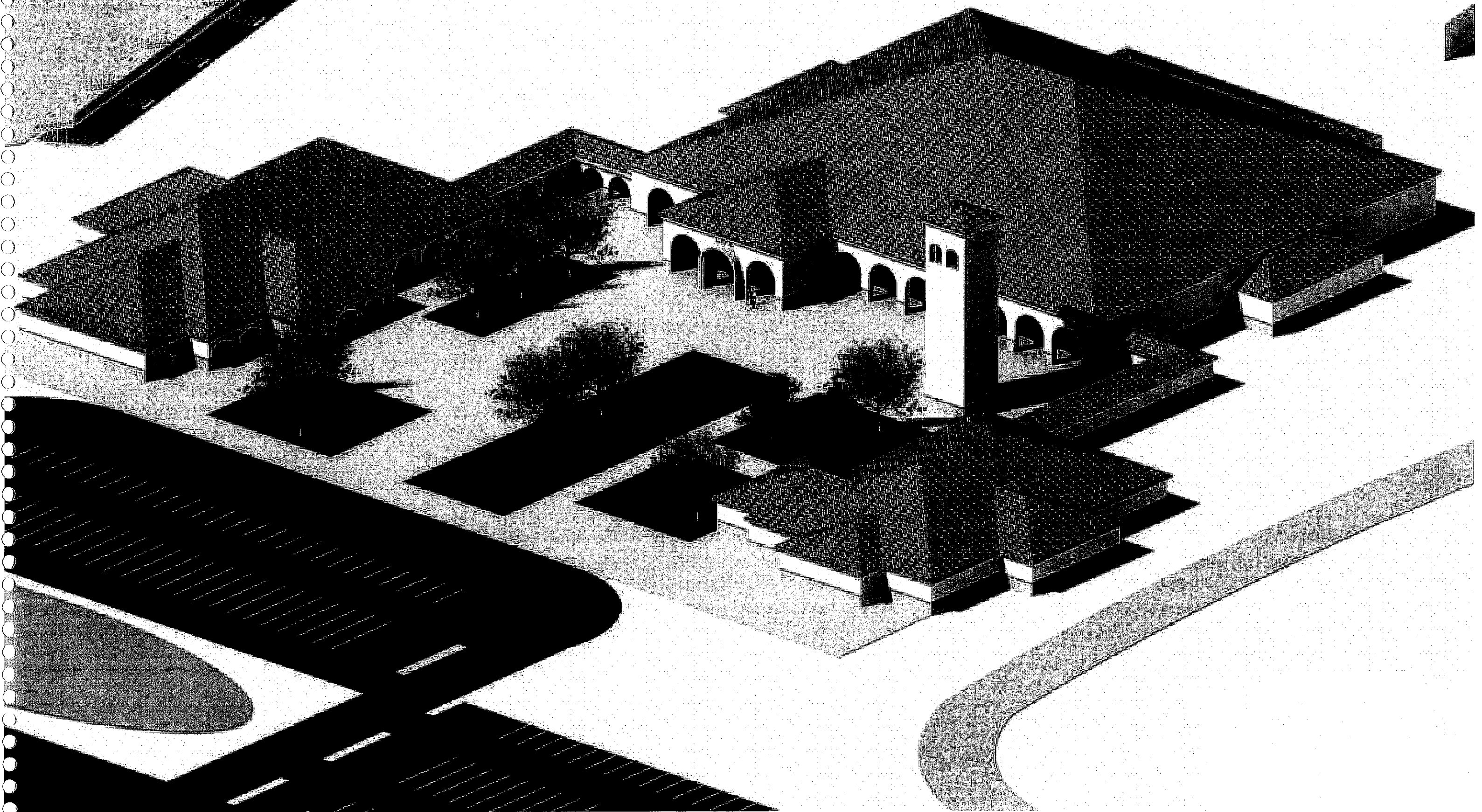
FUTURE USE

AERIAL VIEW OF MASTER PLAN



FUTURE USE

AERIAL VIEW - NEW MAIN BUILDING CONCEPT



FUTURE USE

CONCEPT FOR NEW FACILITY



APPROACH



APPROACH

1) VISIT WITH WEBB COUNTY OFFICIALS OR ADMINISTRATORS.

- Get an idea of the county's vision for the project.
- Identify major problems.
- Discuss possible solutions.
- Establish scope of work and program.

2) VISIT THE SITE.

Possible Questions:

- What are the immediate and long-term needs?
- Does your facility fit your needs in regards to hosting large events? (i.e. concerts or rodeos)
- Do your horse stables function well with the layout of the site?
- Are the horse stables in adequate condition?
- Are there any water/drainage issues on the site?
- Are there any concerns in regards to traffic or parking on the site?
- Are your restroom facilities adequate?
- Do you have any concerns regarding energy usage or energy savings?
- Are there any water penetration issues at any of the buildings?



APPROACH

3) SYNTHESIZE INFORMATION.

- Using information from Step 1 & 2, establish solutions.

4) SCHEMATIC DESIGN.

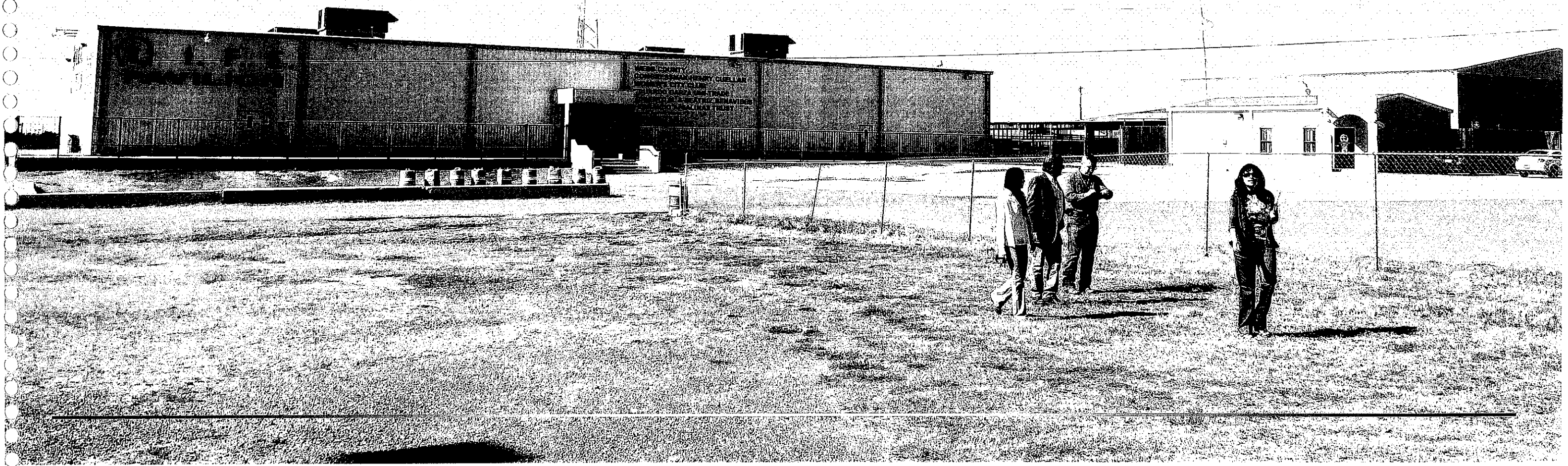
- Explore Concepts.
- Develop options with cost.
- Present options to owner.
- Owner chooses option.

5) DESIGN PRODUCTION.

- Design Development.
- Construction Documents.
- Coordination with city officials.
- Progress updates/meeting with Webb County.



GATHERING INFORMATION



GATHERING INFORMATION

We have conducted numerous assessments in the past and are always careful to notify the Owner ahead of time and make sure that we will be received by a member of the facility before we begin our work.

We are not expecting this to impact our schedule or our cost estimates for performing services.



A high-contrast, black and white photograph of a person lying on a bed. The person is positioned horizontally across the frame, with their head on the right and feet on the left. The lighting is dramatic, creating deep shadows and bright highlights. The person's arms are extended towards the left side of the frame. The background is dark and indistinct. The text "TIME FRAME" is overlaid in the center of the image in a bold, sans-serif font.

TIME FRAME

TIME FRAME

WE PROPOSE TO PROVIDE THE FOLLOWING ARCHITECTURAL SERVICES ALONG WITH ESTIMATED TIME OF WORK:

GATHER INFORMATION	1 WEEK
SYNTHESIZE INFORMATION/PROGRAMMING	1 WEEK
SCHEMATIC DESIGN	2 WEEKS
PRESENTATION TO OWNER & REVISIONS	1 WEEK
FINALIZE DOCUMENTS	4 WEEKS
TOTAL	9 WEEKS





QUESTIONS

