



ECONOMIC IMPROVEMENT CORPORATION AGENDA
MONDAY, FEBRUARY 12, 2024, 4:00 PM
Kerrville City Hall Council Chambers
701 Main Street, Kerrville, Texas

1 CALL TO ORDER:

2 INVOCATION:

3 ANNOUNCEMENTS:

4 VISITORS / CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Economic Improvement Corporation. No deliberation or action can be taken on these items because the Open Meetings Act requires an item be posted on an agenda 72 hours before the meeting. Visitors are asked to limit their presentation to three minutes.

5 APPROVAL OF MINUTES:

5.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on January 8, 2024.

Attachments:

[EIC Minutes 1-08-24.pdf](#)

6 MONTHLY REPORTS:

6.A Kerr Economic Development Corporation (KEDC) update.

6.B Kerrville Economic Improvement Corporation (EIC) project status update including the following:

- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- Cailloux Theater Improvements
- Travis Street Pump Station Upsizing

Attachments:

[20240212_ EIC Project Status Update.pdf](#)

6.C Monthly Financial Report.

Attachments:

[January 2024 financial presentation.pdf](#)

7 CONSIDERATION AND POSSIBLE ACTION:

7.A Consider a funding application from the City of Kerrville for \$4,000,000 for renovations to the Scott Schreiner Golf Course.

7.B Consider a funding application from the City of Kerrville for \$4,000,000 for renovations to the Kathleen C. Cailloux City Theater.

Attachments:

[*Cost Estimate_Cailloux Theater Roov_HVAC \(08-30-22\).pdf*](#)

7.C Consider a funding application from the City of Kerrville for \$7,000,000 for renovations to the Olympic Pool.

Attachments:

[*KerrvilleOlympic AE Basic Services Proposal_02-01-2024.pdf*](#)

8 EXECUTIVE SESSION:

The Economic Improvement Corporation may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including if they meet the qualifications in Section 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code, including the following matters:

8.A Economic Development projects: (551.071, 551.087)

- Habitat for Humanity Kerr County, Mariposa Residential Subdivision

9 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

10 ITEMS FOR FUTURE AGENDAS:

11 ADJOURN.



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT
CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Minutes from the regular Economic Improvement Corporation (EIC) meeting held on January 8, 2024.

AGENDA DATE OF: February 12, 2024 **DATE SUBMITTED:** January 29, 2024

SUBMITTED BY: Kesha Franchina, Deputy City Secretary

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Approve minutes from the regular EIC meeting held on January 8, 2024.

RECOMMENDED ACTION:

Approve minutes as presented.

ATTACHMENTS:

[*EIC Minutes 1-08-24.pdf*](#)

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION REGULAR MEETING – JANUARY 08, 2024

On Monday, January 08, 2024, at 4:00 p.m., the regular meeting of the City of Kerrville, Texas Economic Improvement Corporation (EIC) was called to order by President Kim Clarkson, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

MEMBERS PRESENT:

Kim Clarkson – President
John Anderson - KEDC
Gregg Appel
Kyle Bond - “GO Team”
Gary Cochrane - Vice-President
Celeste Hamman
Joe Herring Jr. - Councilmember

MEMBERS ABSENT:

None

CHIEF EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Michael Hornes, Assistant City Manager
Kim Meisner, Assistant City Manager
Shelley McElhannon, City Secretary
Stuart Barron, Executive Director

Julie Behrens, Director Finance
Ashlea Boyle, Director Parks & Recreation
Shane Heffernan, Asst Director Parks & Rec
Drew Paxton, Planning Director
Trina Rodriguez, Assistant Director Finance

VISITORS PRESENT: A list of the citizen speakers present during the meeting is on file in the City Secretary’s Office for the required retention period.

Gil Salinas, Kerrville Economic Development Corporation (KEDC) Executive Director
Katie Milton Jordan, KEDC
Mary Campana, Habitat for Humanity

CALL TO ORDER: President Kim Clarkson called the meeting to order at 4:00 p.m.

INVOCATION: President Clarkson led the invocation.

1 ANNOUNCEMENTS: None

2 VISITORS / CITIZENS FORUM: None

3 APPROVAL OF MINUTES:

3.A Minutes from the regular EIC meeting held December 11, 2023.

Kyle Bond motioned to approve the minutes, seconded by Gregg Appel. The motion passed 7-0.

4 MONTHLY REPORTS:

4.A Kerr Economic Development Corporation (KEDC) update.

Gil Salinas and Katie Milton Jordan presented update and responded to questions.

4.B Kerrville Economic Improvement Corporation project status update including the following:

- Peterson Medical Center Campus Infrastructure Improvements

- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- Cailloux Theater Improvements
- Travis Street Pump Station Upsizing
- Sales Tax Bond Project Update

Michael Hornes presented the EIC Project Status updates and responded to questions, and Ashlea Boyle and Stuart Barron responded to questions.

4.C Monthly Financial Report.

Trina Rodriguez presented the Monthly Financial Report and Trina Rodriguez and Micheal Hornes responded to questions.

5 PUBLIC HEARING AND POSSIBLE ACTION:

5.A Funding application from Habitat for Humanity Kerr County in an amount not to exceed \$2,260,000 in infrastructure assistance for the proposed Mariposa residential subdivision.

Michael Hornes and applicant Mary Campana presented information and responded to questions. Chair Kim Clarkson opened the public hearing at 4:57 p.m.

The following person(s) spoke:

- Weir Labatt
- Mary Campana
- Tabor McMillan
- Howell Ridout
- Russell Davidson
- Greg Richards
- George Baroody
- Ariseli Casterino
- Casey Hannigan

Chair Kim Clarkson closed the public hearing at 5:24 p.m.

Mary Campana and Michael Hornes clarified issues posed by public comment and EIC. Discussion ensued by EIC members. Michael Hornes, Julie Behrens, and Trina Rodriguez responded to questions by EIC members.

Joe Herring, Jr. made a motion to approve the funding application from Habitat for Humanity Kerr County in an amount not to exceed \$2,260,000 for the proposed Mariposa residential subdivision, seconded by Gary Cochrane. The motion passed 7-0.

6 CONSIDERATION AND POSSIBLE ACTION:

6.A Funding request from the City of Kerrville, for renovations to the Scott Schreiner Municipal Golf Course, in an amount not to exceed \$2,000,000.

Michael Hornes and Mike Hayes presented information and responded to questions.

Kyle Bond made a motion to schedule a public hearing to consider the funding request from the City of Kerrville, for renovations to the Scott Schreiner Municipal Golf Course, in an amount not to exceed \$2,000,000, seconded by Greg Appel. The motion passed 7-0.

- 7 **EXECUTIVE SESSION:** Executive session was not called nor convened.
- 7.A Economic Development projects: (551.071, 551.072, 551.087)
- Megaacrete Real Estate, LLC (f/k/a Litecrete, Inc.)
 - Habitat for Humanity Kerr County, Mariposa Residential Subdivision
 - Lennar Homes of Texas Land and Construction, LTD (Windridge residential development)

Michael Hornes provided update for Megaacrete in open session.

8 **POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:** None

9 **ITEMS FOR FUTURE AGENDAS:** None.

10 **ADJOURN.** President Clarkson adjourned the meeting at 5:57 p.m.

MINUTES APPROVED: _____.

Kim Clarkson, EIC President

Attest: Shelley McElhannon, City Secretary



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT
CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Kerr Economic Development Corporation (KEDC) update.

AGENDA DATE OF: February 12, 2024 **DATE SUBMITTED:** January 29, 2024

SUBMITTED BY: Gil Salinas, KEDC

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Information only; no action required.



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT
CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Kerrville Economic Improvement Corporation (EIC) project status update including the following:

- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- Cailloux Theater Improvements
- Travis Street Pump Station Upsizing

AGENDA DATE OF: February 12, 2024 **DATE SUBMITTED:** February 7, 2024

SUBMITTED BY: Michael Hornes, Assistant City Manager

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Information only; no action.

ATTACHMENTS:

[*20240212_ EIC Project Status Update.pdf*](#)

Monthly EIC Project Status Report

	Project Name	Description	Estimated Design Completion	Estimated Construction Completion	Comments
1	Peterson Medical Center Campus Infrastructure Improvements	Campus improvements including extension of public utilities and roadway	Private	2023	Partnership Agreement approved January 2022. Construction in progress for Surgery Center. Utility construction is substantially complete and first payment to Peterson had been paid for \$800,000.
2	Louise Hays Park Fitness Court	Collaboration between BCBSTX, National Fitness Campaign and local donors to provide quality outdoor fitness equipment in Louise Hays Park.	N/A	Complete	Equipment has been installed and staff has given feedback to the installers, a punch list of items to be completed prior to opening up the court.
3	Downtown Area Streetscape	Relocate overhead utility lines to underground; improved beautification of the garage with limestone influences, LED light upgrades and wrought iron railing.	N/A	Spring 2024	Electric underground utility construction complete with removal of old infrastructure in progress. Sidewalk and ramp reconstruction complete. Installation of railing and rockwork to anticipated to commence Spring, 2024.
4	Downtown River Trail extension	River Trail extension from G Street to Tranquility Island	Complete	TBD	Design complete; easement acquisition nearly complete pending owners review and approval.
5	Cailloux Theater Improvements	Repair of HVAC and roof systems	Complete	TBD	City Council considering EIC and sales tax bond for funding.
6	Travis Street Pump Station Upsizing	Increase distribution capacity of the Travis St pump station to meet TCEQ requirements for future developments.	TBD	TBD	Presentation to City Council September 12, 2023. Design anticipated to commence November, following City Council authorization.



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT
CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Monthly Financial Report.

AGENDA DATE OF: February 12, 2024 **DATE SUBMITTED:** January 29, 2024

SUBMITTED BY: Trina Rodriguez, Assistant Director of Finance

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Information only; no action.

ATTACHMENTS:

[*January 2024 financial presentation.pdf*](#)

Financial update for the month ended January 31, 2024

**Economic Improvement Corporation Meeting
January 12, 2024**



Economic Improvement Corporation
Statement of Activities
Month Ended January 31, 2024

Revenues

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Sales and Use Tax	\$ 5,262,270	\$ 398,538	\$ 1,629,105	\$ 1,663,518	\$ (34,413)
Interest Income	161,000	131,658	285,646	49,125	236,521
Bond Proceeds	-	-	20,000,000	20,000,000	-
Investment Maturity	2,500,000	-	500,000	500,000	-
Total Revenues	7,923,270	530,196	22,414,751	22,212,643	202,108

Expenditures

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Administrative					
Supplies and Miscellaneous	650	-	-	-	-
Training	10,000	-	-	-	-
Legal Services	10,000	-	-	-	-
Professional Services	205,000	17,083	68,333	68,333	-
Kerr Economic Development Corp.	343,750	85,938	171,875	171,875	-
Total Administrative	569,400	103,021	240,208	240,208	-
Debt Service					
Debt Service - Series 2015 (KSC)	605,700	50,475	201,900	201,900	-
Debt Service - Series 2019 Ref (River Trail)	251,506	20,959	83,835	83,835	-
Debt Service - Series 2020 Ref (River Trail)	233,500	19,458	77,833	77,833	-
Debt Service - Series 2023 (Quality of Life)*	1,470,486	183,811	367,622	367,622	-
Total Debt Service	2,561,192	274,703	731,191	731,191	-
Investment Purchase	2,500,000	-	-	-	-
Projects					
Airport Projects	9,535	-	-	-	-
Sid Peterson Memorial Hospital	800,000	-	-	-	-
Downtown Utilities/Streetscape	400,000	-	225,287	225,287	-
Downtown River Trail	500,000	125,000	250,000	250,000	-
Travis Street Pump Station Upgrades	750,000	-	-	-	-
Total Projects	2,459,535	125,000	475,287	475,287	-
Total Expenditures	8,090,127	502,724	1,446,686	1,446,686	-

Change in Net Position

\$ (166,857) \$ 27,472 \$ 20,968,065



Economic Improvement Corporation

Cash Flow Forecast

As of January 31, 2024

	FY2024 Actual	FY2024 Estimate	FY2024 Projections	
	Oct 2023 to Jan 2024	Feb 2024 to Mar 2024	Apr 2024 to Jun 2024	Jul 2024 to Sep 2024
Beginning Cash Balance	\$ 5,356,048	\$ 26,305,931	\$ 27,607,428	\$ 26,956,291
Revenue				
Sales Tax	1,629,105	904,682	1,261,021	1,433,049
Interest Income	285,646	260,000	375,000	375,000
Bond Proceeds	20,000,000	-	-	-
Investment Maturity	500,000	2,000,000	-	-
Total Revenue	22,414,751	3,164,682	1,636,021	1,808,049
Expenditures				
Administrative				
Supplies and Miscellaneous	-	163	163	163
Legal Services	-	2,500	2,500	2,500
Training	-	2,500	2,500	2,500
Professional Services	68,333	34,166	51,250	51,250
Kerr Economic Development Corp.	171,875	85,938	85,938	85,938
Total Administrative	240,208	125,266	142,350	142,350
Debt Service	731,191	549,406	824,109	456,487
Projects				
Airport Box Hangar	-	-	-	-
Sid Peterson Memorial Hospital	-	-	800,000	-
Downtown Utilities/Streetscape	225,287	174,713	-	-
Downtown River Trail	250,000	-	125,000	125,000
Travis Street Pump Station Upgrades	-	-	375,000	375,000
Total Projects	475,287	174,713	1,300,000	500,000
Investment Purchase	-	1,000,000	-	-
Total Expenditures	1,446,686	1,849,385	2,266,459	1,098,837
Interest Receivable	18,182	13,800	20,700	20,700
Ending Cash Balance	\$ 26,305,931	\$ 27,607,428	\$ 26,956,291	\$ 27,644,802



Financial Analysis

Sales Tax Revenue Analysis - FY2024					
Month	Actual FY2023	Budget FY2024	Actual FY2024	FY2023 vs. FY2024	Budget vs. Actual
October	\$ 442,046	\$ 408,272	\$ 465,726	5.36%	14.07%
November	411,128	\$ 442,400	375,745	-8.61%	-15.07%
December	376,754	\$ 377,387	389,096	3.28%	3.10%
January	436,330	\$ 435,459	398,538	-8.66%	-8.48%
February	491,396	\$ 512,640	484,365	-1.43%	-5.52%

Project Analysis as of January 31, 2024			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
Committed Projects:			
Airport Box Hangar	132,767	123,232	9,535
Sid Peterson Memorial Hospital	1,600,000	800,000	800,000
Downtown Utilities/Streetscape	400,000	225,287	174,713
Downtown River Trail	1,020,280	625,000	395,280
Travis Street Pump Station Upgrades	750,000	-	750,000
	\$ 3,903,047	\$ 1,773,519	\$ 2,129,528

Cash Analysis as of January 31, 2024		
Type	Placement	Amount
Pool	EIC TexPool - Cash	\$ 6,539,291
Pool	EIC TexPool - 2023 Revenue Bonds	\$ 20,134,262
ST Investment	Fannie Mae Note-3135G0V34	\$ 999,680
ST Investment	MUFG CP-62479LC78	\$ 994,678
	Total Cash and Investments	\$ 28,667,911



Questions?





**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT
CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Consider a funding application from the City of Kerrville for \$4,000,000 for renovations to the Scott Schreiner Golf Course.

AGENDA DATE OF: February 12, 2024 **DATE SUBMITTED:** February 9, 2024

SUBMITTED BY: Ashlea Boyle, Director Parks & Recreation

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$4,000,000	N/A	\$4,000,000	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	P - Parks / Open Space / River Corridor
Guiding Principle	N/A
Action Item	P5.11 - Explore potential bond funding for enhancements to the Scott Schreiner Golf Course related to replacing the greens and renovating the bathrooms

SUMMARY STATEMENT:

At the January 8, 2024, EIC meeting, staff presented a funding request for \$2,000,000 of the \$4,000,000 allotted budget for the Scott Schreiner Golf Course Improvement Project. The EIC was in favor of this request.

After further review of the process and impacts, it was determined that the timeline to complete the renovations would not be feasible for 2024. Therefore, staff developed a recommendation plan to complete this project in two major phases. Phase 1 in 2024 for the Planning and Secondary Projects, and Phase 2 in 2025 for the Course Renovation.

This plan provides better planning, bidding, budgeting, and contractor availability. The 2024 timeline would be very tight, risks rushing, and lack of contractor availability, in addition to a significant revenue shortfall (\$650,000+). Golf renovations are a specialized industry that recommends a lead time of 6-8 months for the bid process in advance of starting the project. Holding until 2025 for the course renovations also accounts for the unknowns with the Total Solar Eclipse in April. The project would be near or in the grow-in stage and could risk damage with traffic associated with the eclipse. It also allows for the course to remain open for its centennial in 2024 and the potential for retaining the Heart of the Hills Tournament in both years.

Phase 1: Planning and Secondary Projects (2024)

- Execute the contract with our consultant, True Club Solutions, to prepare and complete the bid process.
- Award the bid in the summer and execute contracts.
- Engage and begin secondary course projects such as building improvements, maintenance area parking improvements, cart area improvements, etc.

Phase 2: Course Renovations (2025)

- Complete major course renovations (greens, sand bunkers, cart paths, netting, trees, bridges, etc.).
- A closure is required due to the extent of the renovation, concurrent projects, and the grow-in period, which is 90-120 days.
- Course to close in January 2025 and open at the end of July / early August. Dates are subject to change, barring any unforeseen delays, issues, or for the benefit of the project.

This plan was presented to the City Council on January 23, 2024, and staff received consensus on the recommendation.

Estimated Project Cost: \$4M

- Course renovations (greens and bunkers, bridges, cart paths, nets, trees, landscaping, pond, consultant fees, etc.) - \$3.5M
- Building improvements (maintenance shop, restroom, parking area, cart washing area, potential pro shop expansion, etc.) - \$500,000

Staff requests approval of the funding application for \$4,000,000 to complete this project under one funding agreement instead of two.

RECOMMENDED ACTION:

Approve funding application.



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT
CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Consider a funding application from the City of Kerrville for \$4,000,000 for renovations to the Kathleen C. Cailloux City Theater.

AGENDA DATE OF: February 12, 2024 **DATE SUBMITTED:** February 8, 2024

SUBMITTED BY: Michael Hornes, Assistant City Manager

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

As we move into the funding phase of the theater roof and HVAC renovations, we are requesting that EIC call for a public hearing for the March 18th meeting. Once complete, Council will ratify the funding agreement and we can finalize the architectural plans and begin the bidding and construction of the project.

In discussion with the tenant, Playhouse 2000, we agreed to set a schedule to begin construction in March of 2025. This will allow for a few things. The theater can hold their full schedule for this season, which is planned for months, or a year, in advance. In addition, this will allow for us to work through the remainder of the plans to get to 100% construction documents and order those long lead time items with room to spare.

Attached is the estimate from 2022, which shows a cost of roughly \$3,000,000. Staff is requesting that EIC call a hearing for an amount not to exceed \$4,000,000 due to volatility in the market over the last 18 months, along with the unknowns of uncovering unexpected challenges during construction. As construction progresses, the need for contingency will be reduced and our hope is to come back to EIC with savings that can be allocated to additional quality of life projects.

RECOMMENDED ACTION:

Approve funding application.

ATTACHMENTS:

[*Cost Estimate_Cailloux Theater Roov_HVAC \(08-30-22\).pdf*](#)

ROB BOOTH
QUALITY AND PROCESS CONSULTING

August 30, 2022

Mr. Peter W. Lewis
Peter W. Lewis Architect + Associates, PLLC
334 West Water Street
Kerrville, Texas 78028

Re: 100% Schematic Design Construction Budget Phasing Breakout
Cailloux Theater Re-roofing & Remodeling
Kerrville, TX

Dear Peter,

As requested at our August 19 meeting with the City of Kerrville, I reviewed your phasing documents package dated August 24, 2022, and gathered additional information to re-analyze the overall scope of the project.

Based on that phasing, the construction budget should be allocated as follows:

• Phase I	\$648,354.00
(The HVAC portion of Phase I is +/- \$402,000.00)	
• Phase II	1,069,500.00
• Phase III	<u>1,229,400.00</u>
Total Phased Scope Budgeting	\$2,947,254.00

This pricing reflects current market conditions and all qualifications noted in the previous budgeting documents.

We maintained the previous estimating contingency of \$75,000.00, which is pro-rated in the above amounts. Please note and caution your client that pricing in the construction industry is still particularly volatile due to many variables in the marketplace right now. We recommend your client plan for a +/- 5% range to the pricing noted above, and to plan for 8-10% cost inflation per year for future phasing.

We appreciate the confidence of you and your client in preparing this information and hope we have met your expectations. I trust this concludes the services you asked us to provide, however, we're happy to continue with any further assistance at your discretion. Thank you again for the opportunity to be of service. Should you have any questions or need additional information, please call me.

Sincerely,

Rob Booth
Quality and Process Consulting
for the Construction Industry



Robert S. Booth
Consultant

CC: QGC File 2022-01

Cailloux Theater Reroof Project

Proposed Phasing Plan

31 August 2022

- TPO vs Bitumen ^{Modified Bitumen} ^{Bitumen} ^{men} ^{intermediate} ^{roof}
- Repair vs Replace @ West low roof
- ↑ thermal integrity?

Phase 1 (2023) - Replace west side low roofing and equipment including:

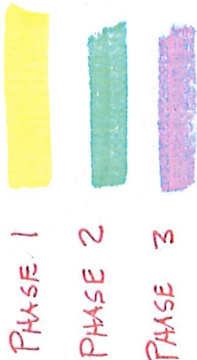
- a. New TPO on R-25 roofing over West low roof only Men RR, Jan and West Mech Room.
 - b. Repair TPO roofing leaks along Stagehouse to Orchestra Pit
 - c. Repair TPO roofing leaks above Dressing Rooms
 - d. Repair TPO roofing leaks at east side low roof over Women RR
 - e. Repair TPO roof leaks over Mezz West Meeting Room.
 - f. Repair TPO roof leak over Mezz East Meeting Room.
 - g. Cosmetic repairs in Men RR, Women RR, Jan, East Meeting, West Meeting Room.
 - h. Cosmetic repairs at Stage and Stage flooring
 - i. Replace with new rooftop equip CU-4 (serves Lobby ceiling), CU-5 (serves Lobby floor), CU-6 (serves Men's Restroom). (Note: the existing envelope remains < R25)
 - j. Replace with new AHU-4, controls and dampers (serves Lobby ceiling), AHU-5, controls and dampers (serves Lobby floor) (Note: the existing envelope remains < R25)
 - k. Relocate existing AHU-6 (serves Men RR) in West Mech Room to access filters.
- Note: Existing West roof equip to remain until expiration: OAI-6, OAI-4, EF-3, EF-5, CU-10 & AHU-10 (serves Sound Booth), CU-9 & AHU-9 (serves West Meeting Room & Jan)
- Note: Existing East low roof Equip to remain until expiration: OAI-5, OAI-7, EF-2, CU-7, CU-8, CU-11.

Phase 2 (2024) – Balance of Reroof Project including:

- l. New TPO on R-25 roofing and flashings over Theater Seating, Lobby, Stagehouse
- m. New TPO on R-25 roofing over Women RR
- n. New TPO on Exterior Covered Entries.
- o. Seal Stagehouse brick
- p. New fixed access ladders to roofs

Phase 3 (2025) - Replace Stagehouse and Theater Seating conditioning equipment including:

- q. Add structural platform and rail at west low stagehouse roof surrounding AHU-1
 - r. Replace with new AHU-1 and controls on west Stagehouse low roof and CU-1 in Mech yard (serves Stage)
 - s. Replace with new CU-2 (serves West Seating), CU-3(serves East Seating) in Mech Yard
 - t. Replace with new AHU-2 and controls (serves West Seating), AHU-3 and controls (serves East Seating)
 - u. Extend existing return air ducting back of stage house
- Note: Existing AHU-12 and CU-12 (on low Stagehouse roof serves stage equip mezz) to remain
- Note: Existing RTU-1 (on east low roof serves Dressing Rooms) to remain



**REFER TO ROOFING, MEP
AND STRUCTURAL PLANS
FOR NOTES THIS SHEET**

[illegible]

Address: _____
 City: _____
 State: _____
 Zip: _____
 Phone: _____
 Fax: _____
 E-mail: _____
 Website: _____
 Signature: _____
 Date: _____

100%
REVIEW SET
11 AUG 2022

Cailloux Theater Reroof

510 Y. L. Wang
Kendall, TX 76033

20-2120 11 AUG 2022

Root Plan

A5-1

- ### Key Notes
1. REFER TO THE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS FOR THE THEATRE AND ROOFTOP AREAS.
 2. THE ROOFTOP AREAS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOS ANGELES BUILDING DEPARTMENT REQUIREMENTS.
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RE: ELECTRICAL

- 100%
REVIEW SET
11 AUG 2022
- PHASE 1
- PHASE 2
- PHASE 3

Cailloux
Theater
Reroof

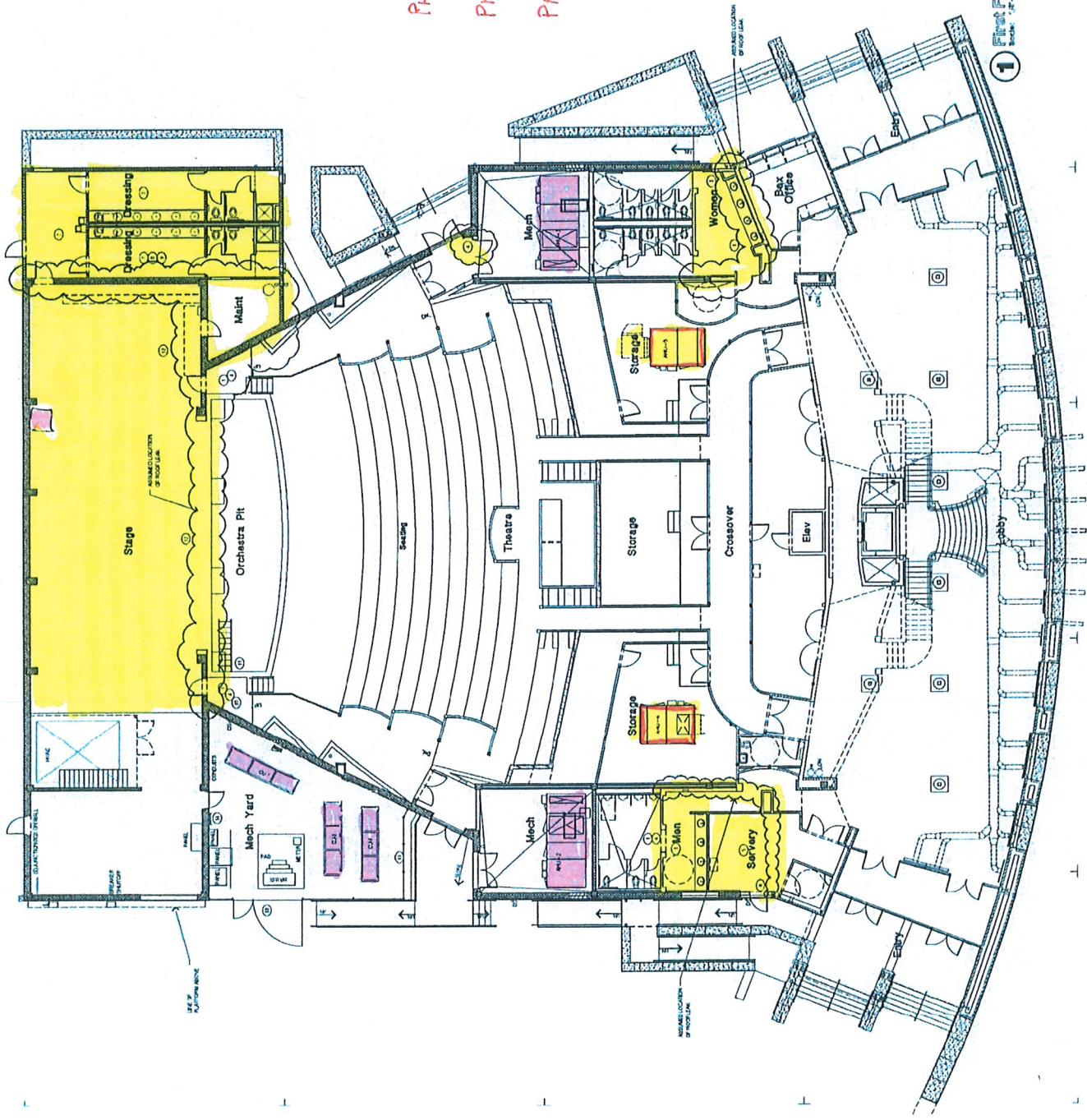
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REVIEW SET
11 AUG 2022

PROJECT NO.
20-120

DATE
11 AUG 2022

First
Floor Plan

A2.1



1 First Floor Plan



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT
CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Consider a funding application from the City of Kerrville for \$7,000,000 for renovations to the Olympic Pool.

AGENDA DATE OF: February 12, 2024 **DATE SUBMITTED:** February 9, 2024

SUBMITTED BY: Ashlea Boyle, Director Parks & Recreation

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$7,000,000	N/A	\$7,000,000	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	P - Parks / Open Space / River Corridor
Guiding Principle	N/A
Action Item	P5.5 - Complete a feasibility study and consider bond funding and local partnerships with KISD and Schreiner University to rebuild/build the city's Olympic pool and aquatics amenities

SUMMARY STATEMENT:

The Olympic Pool Improvement Project was included in the sales tax revenue bond package for \$7,000,000. Improvements will include modifying the existing pool for an outdoor competition pool, and building improvements. The design and bidding phase is expected to be complete in 2024 with construction in 2025 and early 2026. This project would require the pool to be closed for the 2025 season. A phased approach to the goal of a year-round facility would likely occur and may take several years to accomplish due to operations, funding, and staffing ability. Once the project is complete, it would allow for a competitive summer swim program and an extended season contingent on budget.

Scope: \$6,315,137

- New entrance
- New locker / toilet / shower room
- New First-Aid room
- New pool mechanical room and renovation of existing pool mechanical system (includes heating the pool)
- New pool equipment storage room
- New pool chemical storage rooms
- Renovation of existing building to update to modern building code and major

renovations of restrooms

- Renovation of existing building exterior and interior finishes
- Addition of air conditioning for all enclosed public spaces
- Replacement of existing toddler pool
- Replace all existing pool deck
- Addition of two bulkheads for 25-yard competitive swim
- Replace diving stands
- New spectator seating, including event sound system and shade structure
- Replacement of pool recirculation piping
- Update existing pool interior finishes
- Monument sign (add service)

The estimated cost is under budget for now; however, due to the facility's age, it is expected to have additional costs with unforeseen issues once construction has started. Staff recommends approving the funding request for \$7,000,000 for contingency.

RECOMMENDED ACTION:

Approve funding application.

ATTACHMENTS:

[*KerrvilleOlympic AE Basic Services Proposal_02-01-2024.pdf*](#)



January 9, 2024
Revised January 12, 2024
Revised January 31, 2024
Revised February 1, 2024

Ashlea Boyle
Director of Parks and Recreation
City of Kerrville
Parks and Recreation Department
2385 Bandera Highway
Kerrville, Texas 78028

Re: A/E Proposed Scope and Fee for Design and Construction Administration Services
Olympic Pool Facility Expansion & Renovation

Dear Mrs. Boyle:

Thank you for this opportunity to submit this proposal to you for the scope and fee proposed for design services. As requested, please find herein our proposal for architectural, engineering, and special design consultant services for programming validation and cost update to the Kerrville Olympic Pool Feasibility Study dated Oct. 21, 2022, development of facility proforma, and design / construction administration of the project.

Our proposed consultant team is as follows:

- Architecture, Interior Design & Project Management – Marmon Mok
- Aquatics/Pool Consultant – Counsilman Hunsaker
- MEP & Fire Protection – MEP Engineering, Inc.
- Structural – Intelligent Engineering Services (I.E.S.)
- Civil – R/K Engineering, LLC
- Landscape Architecture & Irrigation – CFZ Group, LLC
- Audio-Visual, Telecommunications & Security – Datacom Design Group
- Cost Estimating – Project Cost Resources, Inc.

We have worked closely with our proposed consultants to prepare a comprehensive scope of services which provides the services per our Scope of Services meeting held on December 15, 2023. This proposal also includes all additional services discussed in that meeting.

PROJECT SCOPE:

Our understanding of the project scope is defined by the City of Kerrville approved design Option A as outlined in the Kerrville Olympic Pool Feasibility Study dated Oct. 21, 2022, prepared by Marmon Mok, and further defined by our discussions during the December 15, 2023, Scope of Services meeting. Please reference *Attachment D - Schedule of Services* outlining that discussion. Marmon Mok understands the total Project Cost to be approximately \$6,500,000.00 and a Construction Cost anticipated at approximately \$5,150,000.00. See *Attachment A - Total Project Budget Summary – Rev 1*. The construction budget to be confirmed by AE based on a Program Validation discussion to be conducted in the Project Kick-off Meeting.

It is understood the project construction will be Competitive Sealed Proposal delivery method, will not be phased construction, not require any sustainability certifications such as LEED or SITES.

We have developed a tentative Project Schedule assuming design phases services Notice To Proceed might be February 5, 2024; reference *Attachment B, Tentative Project Schedule – Rev 1*. Based on previous discussions, attached tentative Project Schedule, and the assumed construction duration (to be confirmed by contractor), the actual start date could be revised to as late as April 1, 2024 as still open pool facility by May 1, 2026 summer pool season.

This proposal includes full AE services understood to be required by the project scope. Additional Services are proposed services outside the basic building design services, some of which may be required by local statute, or provided by the Owner, for project development.

The AE understand the scope for the proposed project will consist of the following subject to budget constraints:

1. New Building Entrance.
2. New Team Locker/Toilet/Shower Room.
3. New First Aid Room.
4. New Pool Mechanical Room and Renovation of Existing Pool Mechanical System.
5. New Pool Equipment Storage Room.
6. New Pool Chemical Storage Rooms (2 rooms).
7. Renovation of Existing Building as required bring existing facility into code compliance including major renovation of public toilet rooms.
8. Renovation of existing Building Exterior and Interior Finishes.
9. Addition of Air Conditioning for all enclosed public spaces.
10. Replacement existing Toddler Pool of similar size.
11. Replace all existing Pool Deck.
12. Addition of two Bulkheads to accommodate 25-yard competitive / practice course.
13. Replace Diving Stands.
14. New Spectator Seating including event sound system and Spectator Seating Shade Structure.
15. Replacement of Pool recirculation piping.
16. Update existing Swimming Pool Interior Finishes.
17. New Facility Entrance Monument Sign (Add Service)

The design of the following systems and/or components are excluded from the scope of services:

1. Timing and scoreboard/display systems.
2. Modifications to existing site parking and on-site traffic.
3. Modifications to site drainage outside of drainage required for new construction.
4. Site lighting other than that required for code compliance.
5. F.F.E. Design and Procurement Documentation

FEES:

Basic Design Services fee is proposed as a lump sum for all work designed and documented by the Architect. As requested, we have separated the fees into two contract phases.

Phase 1 will include all basic service deliverables associated with Schematic Design, Design Development, and Construction Documents, and all proposed Phase 1 Additional Services and Reimbursable Expenses. Phase 2 will include all basic services associated with Bidding/Permitting and Construction Administration including Close out, and all proposed Phase 2 Additional Services and Reimbursable Expenses.

The Basic Services consultant team for both phases consists of Architectural, Civil, Landscape Architecture & Irrigation, Interior Design, Aquatics Design and Engineering, Structural, Mechanical, Plumbing, Electrical, Fire Protection Engineering, and AV-IT, Security. Cost Estimating consultant will be a part of Phase 1 only.

AE BASIC SERVICES DETAILED FEE BREAKDOWN:

- Schematic Design Phase\$139,724.00
 - Architect (Prime).....\$74,157.00
 - Civil.....\$3,960.00
 - Landscape / Irrigation.....\$1,530.00
 - Structural.....\$9,450.00
 - Aquatics.....\$26,974.00
 - MEP & FP.....\$13,500.00
 - AV-IT-Sec.....\$4,107.00
 - Cost Estimator.....\$6,045.00
- Design Development Phase.....\$172,015.00
 - Architect (Prime).....\$90,637.00
 - Civil.....\$4,840.00
 - Landscape / Irrigation.....\$1,870.00
 - Structural.....\$11,550.00
 - Aquatics.....\$32,968.00
 - MEP & FP.....\$16,500.00
 - AV-IT-Sec.....\$5,020.00
 - Cost Estimator.....\$8,630.00

- Construction Documents Phase.....\$267,181.00
 - Architect (Prime).....\$144,195.00
 - Civil.....\$7,700.00
 - Landscape / Irrigation.....\$2,975.00
 - Structural.....\$18,375.00
 - Aquatics.....\$52,450.00
 - MEP & FP.....\$26,250.00
 - AV-IT-Sec.....\$7,986.00
 - Cost Estimator.....\$7,250.00

- Bidding/Permitting Phase\$14,853.00
 - Architect (Prime).....\$8,240.00
 - Civil.....\$440.00
 - Landscape / Irrigation.....\$170.00
 - Structural.....\$1,050.00
 - Aquatics.....\$2,997.00
 - MEP & FP.....\$1,500.00
 - AV-IT-Sec.....\$456.00

- Construction Administration Phase\$155,958.00

The Construction Administration Phase Fee is determined for a twelve (12) month construction duration; if construction extends into a fourteenth (14th) month or longer construction phase, AE will require additional CA Phase fees to be negotiated.

 - Architect (Prime).....\$86,517.00
 - Civil.....\$4,620.00
 - Landscape / Irrigation.....\$1,785.00
 - Structural.....\$11,025.00
 - Aquatics.....\$31,470.00
 - MEP & FP.....\$15,750.00
 - AV-IT-Sec.....\$4,791.00

- Project Closeout Phase.....\$14,853.00
 - Architect (Prime).....\$8,240.00
 - Civil.....\$440.00
 - Landscape / Irrigation.....\$170.00
 - Structural.....\$1,050.00
 - Aquatics.....\$2,997.00
 - MEP & FP.....\$1,500.00
 - AV-IT-Sec.....\$456.00

TOTAL AE BASIC SERVICES FEE:.....\$764,584.00

ADDITIONAL SERVICES DETAILED FEE BREAKDOWN:

- Existing Facility Record Drawing Development (Lump Sum)\$5,806.00
Perform field verified dimensions and structure survey of existing facilities in effort to develop dimensionally and structurally correct record drawing of existing structures. Excludes pool structure other than dimensionally locating relative to building structures.
(Marmon Mok)
- Geotechnical Investigation and Report (Not To Exceed)\$24,750.00
Commission geotechnical engineering firm to perform geotechnical investigation and develop report as required for foundation design recommendations for expansion and existing pool slab correction relative to pool structure leak.
(Consultant: TBD)
- Topographic and Surface Feature Survey (Lump Sum)\$7,150.00
Provide topographic, tree and surface feature survey for use in design of areas required for expansions, assumed areas needed for drainage design for all new construction and any identified existing drainage issues associated with the existing building and pool structures.
(R/K Engineering)
- Storm Water Management Plan - If Required (Lump Sum)\$4,950.00
Provide design and documentation as required for bidding, regulatory review, and construction for storm water management. At this time, it is assumed this scope will not be necessary.
(R/K Engineering)
- Storm Water Detention Design - If Required (Lump Sum).....\$4,950.00
Provide design and documentation as required for bidding, regulatory review, and construction of storm water detention. At this time, it is assumed this scope will not be necessary.
(R/K Engineering)
- Monument Sign (Lump Sum)\$13,760.00
Design and detailing of the monument sign at pool facility entrance as required for bidding, regulatory review, and construction.
(AE Team)
- Hazardous Material CD Documentation (Lump Sum).....\$6,450.00
Development of Construction Document drawings and specification coordinating the of the removal of hazardous materials identified in Owner furnished report, as required for bidding, regulatory review, and construction.
(Marmon Mok)

- Code Required Commissioning Services (Lump Sum).....\$5,500.00
Perform code required commissioning investigation to confirm compliance with IECC and furnish report to owner and contractor for all new MEP systems to ensure correct and energy efficient operation.
(Alderson and Associates, Inc.)
- Enhanced Commissioning Services (Lump Sum).....\$14,000.00
Perform enhanced commissioning investigation in addition to code required commissioning services and furnish report to owner and contractor for all new MEP systems to ensure correct and energy efficient operation.
(Alderson and Associates, Inc.)
- Record Drawing Documents – Digit Format (Lump Sum).....\$11,976.00
Prepare Record Drawings based upon the GC's As-builts drawings. Each discipline will update drawings sheets and/or BIM model or cad file. Architectural, Structural, MEP and the Aquatics disciplines will be in the form of BIM model. Civil, Landscape/Irrigation, and AV-IT will be in the form of cad files. A complete PDF set will be developed and included on the BIM Models CDs to be furnished to the Owner.
(AE Team)

TOTAL ADDITIONAL SERVICE FEES:.....\$99,292.00

REIMBURSABLE EXPENSES DETAILED FEE BREAKDOWN:

- Fire Flow Test (Not To Exceed)\$1,100.00
- Preliminary Plan Review (Assumed).....\$2,500.00
- Travel expenses\$2,136.00
 - For out-of-town consultants (including airfare, ground transportation, lodging and meals)
 - Aquatics Consultant - 1 trip total @ \$800/trip = \$800.00
 - Travel expense for architect and consultants in San Antonio
 - Maximum expense of \$1,336.00
- Courier Service.....\$500.00
- Printing\$15,211.00
 - Printing of Plans and Specifications as required by the Owner. Fee assumes 16 sets of half-size drawings, 8 sets of full-size drawings, and 24 sets of specifications for entire design phase services. Printing of sets for bidding and construction used by the contractors are not included.

TOTAL REIMBURSABLE FEES:.....\$32,836.00

SUMMARY OF FEES:

TOTAL BASIC SERVICES FEE:\$764,584.00
TOTAL ADDITIONAL SERVICES FEE:.....\$99,292.00
TOTAL REIMBURSABLES FEE:.....\$32,836.00

TOTAL AE FEE:..... \$896,712.00

A detailed Basic Services scope to be defined in an Agreement Between Owner and Architect. Additional Consultants are proposed as added expertise for specific areas of the project. Additional Services are offered and/or proposed services outside the Basic Services, but which may be required by local statute, for additional work required or provided by the Owner, for project development.

Please call me with any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Edgar Farrera', with a stylized flourish at the end.

Edgar Farrera, AIA, NCARB, LEED DB+C

Associate Partner

Enclosure

cc:

Attachments:

Attachment A - Total Project Budget Summary – Rev 1

Attachment B - Tentative Project Schedule – Rev 1

Attachment C (not used)

Attachment D - Schedule of Services

C:\Users\shawn\Desktop\Kerrville Olympic Pool\KerrvilleOlympic AE Basic Services Proposal_01-12-2024.docx

Kerrville Olympic Pool Reno/Expansion			
TOTAL PROJECT BUDGET ESTIMATE			
		1/31/2024	Notes
	TOTAL		
Construction Cost	\$ 4,998,750	79.16%	of project budget
Allowance - Soils	\$ -	0.00%	
Construction Contingency	\$ 149,963	3.00%	In Construction Cost
Total Cost of Construction	\$ 5,148,713		
FFE			
Furniture	\$ 50,000		Assumption
Other Owner Costs			
Signage & Graphics	\$ -		See AE Add Services
Tree Assessment	\$ -		n/a
Tree Survey	\$ -		n/a
Pre-engineering report	\$ -		n/a
Boundary Verification Survey	\$ -		n/a
Platting	\$ -		n/a
Topographic Survey	\$ -		See AE Add Services
Geotech	\$ -		See AE Add Services
MEP Systems Commissioning	\$ -		See AE Add Services
LEED Services (Excluding Cx)	\$ -		n/a
City Regulatory Review & Permitting Fees	\$ 30,000		Assumption based on CoK Web Site Fee Schedule
Impact Fees	\$ -		n/a
Utility Tap Fees	\$ -		n/a
Audio Visual Equipment	\$ -		n/a
Telephone System	\$ -		n/a
Security System	\$ -		AE Basic Service
TxDot Driveway Permit	\$ -		n/a
Traffic Impact Analysis	\$ -		n/a
Easement Documents	\$ -		n/a
Civil Engineering	\$ -		AE Basic Service
TPDES Storm Water Pollution Prevention Plan	\$ 6,500		Assumption
Storm Water Management Plan	\$ -		See AE Add Services
Fire Flow Test	\$ 750		Assumption
Owner Contingency	\$ 149,963	3.00%	Assumption
Asbestos Report	\$ 12,500		Assumption
Asbestos Abatement	\$ -		See AE Add Services
Existing Building Measured Drawings	\$ -		See AE Add Services
Material Testing	\$ 20,000		Assumption
Archeological Summary	-		n/a
Archeological Survey	-		n/a
Phase 1 Environmental Assessment	-		n/a
A/E Basic Services Fees	\$ 764,584		
A/E Additional Services Fees	\$ 99,292		
Reimbursable Expenses	\$ 32,836		
Total Project Budget	\$ 6,315,137		
TOTAL PROJECT FUNDS AVAILABLE	TBD		

SD

DD

CD

Bid/Permitting

GC Procurement

Construction



Project Mtg. w/ Owner

January

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January

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March

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April

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August

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September

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October

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November

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December

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Attachment D – Schedule of Services

This exhibit lists the schedule of services to be provided by the City of Kerrville (Owner) or by the Architect-Engineer (Architect) for the City of Kerrville Olympic Pool Renovation and Expansion. The Phase of the Work for each service is indicated.

Project Description

The project consists of approximately 3,800 square foot renovation (update for building and ADA codes) of the existing building with new exterior finishes HVAC. Approximately 3,825 gross square feet of expansion for a Team Locker/Shower Room addition and pool mechanical / First Aid Room addition. Replacement of existing pool deck, add two moveable bulk heads for competition swim, update diving boards, and spectator seating with shade structure and new facility building entrance. Total Cost of Construction for the Current Expansion is projected to be \$6,500,000.

Services	Responsibility (Architect, Owner, or Not Provided)	Location of Service Description
1. Programming Validation	Architect	Architect Proposal Letter (Phase 1)
2. Land Survey Services	Architect	Add Service
3. Geotechnical Investigation & Report	Architect	Add Service
4. Geologic Assessment	Not Provided	
5. Existing Facilities Investigation	Architect	Add Service
6. Feasibility Study-Market Research & Pro Forma	Architect	Architect Proposal Letter (Phase 1) Counsilman-Hunsaker
7. Site Analysis / Master Plan	Not Provided	
8. Utility Assessment	Not Provided	
9. Stormwater Management Plan / Detention	Architect	Basic Services
10. Phase I Environmental Study (ESA) - Update	Not provided	
11. Environmental Studies and Reports	Not provided	
12. Asbestos Abatement	Contractor	Add Service/Under GC's scope during construction
13. Owner-Supplied Data Coordination	Kerrville	
14. Detailed Cost Estimating	Architect	Basic Services
15. Government Fees for applications & permits	Owner	
16. Construction Materials Testing	Owner	
17. Design Phase Schedule Development & Monitoring	Architect	Architect Proposal Letter (Exhibit C)
18. Space Schematics/Flow Diagrams	Architect	Basic Services
19. Civil Engineering Design	Architect	Basic Services
20. Landscape / Irrigation Design	Architect	Basic Services
21. Architectural Design	Architect	Basic Services
22. Interior Design	Architect	Basic Services
23. Furniture Selection	Owner	Please confirm if necessary
24. Custom Furniture Design	Not Provided	
25. Structural Engineering Design	Architect	Basic Services
26. MEP Engineering Design	Architect	Basic Services
27. Fire Sprinkler Engineering Design	Architect	Basic Services (Performance Specification)
28. A/V-IT Design	Architect	Basic Services
29. Food Service Design	Not Provided	
30. Signage/Graphics Design	Architect	Additional Service (monument on Olympic Drive)
31. Lighting Design	Architect	Basic Services
32. Security Design	Architect	Basic Services
33. Special Bidding or Negotiation	Not Provided	
34. Value Analysis	Not Provided	
35. On-Site Project Representation	Not Provided	
36. Construction Management	Not Provided	
37. Start-up Assistance	Not Provided	
38. Post-Contract Evaluation	Not Provided	
39. Tenant-Related Services	Not Provided	
40. Expert Witness/Litigation Services	Not Provided	

Services	Responsibility (Architect, Owner, or Not Provided)	Location of Service Description
41. Archeological Survey (Tier I)	Not Provided	
42. Environmental Impact Analysis (Phase I)	Not Provided	
43. Traffic Impact Analysis (Level I) – if required	Not Provided	
44. Platting	Not Provided	
45. Re-Zoning	Not Provided	
46. Easement Documents	TBD - Civil	Additional Services
47. Utility Service Agreement	Not Provided	
48. Water Quality Plan	Architect	Basic Services
49. Private Wastewater Lift Station – if required	Not Provided	Basic Services
50. Perspective Renderings or Models	Not Provided	Additional Services
51. Record Drawings - Revit	TBD - Architect	Additional Services
52. Economic Impact Study	Not Provided	
53. Coordination of Owner-Furnished Items or Consultants	N/A	
54. Facility Marketing Brochure Design	Not Provided	
55. Community Group Presentations	Not Provided	
56. Asbestos Assessment/Report	Kerrville	
57. Sustainability Requirements	TBD	Additional Services
58.		
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