



ECONOMIC IMPROVEMENT CORPORATION AGENDA

MONDAY, MARCH 18, 2024, 4:00 PM

Kerrville City Hall Council Chambers

701 Main Street, Kerrville, Texas

1 CALL TO ORDER:

2 INVOCATION:

3 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.

4 APPROVAL OF MINUTES:

4.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on February 12, 2024.

Attachments:

[*EIC Minutes 2-12-2024.pdf*](#)

5 MONTHLY REPORTS:

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

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

- Peterson Medical Center Campus Infrastructure Improvements
- Downtown Area Streetscape
- Downtown River Trail Extension
- Travis Street Pump Station Upsizing
- Sales Tax Bond Projects

Attachments:

[*3-12-2024 EIC project update.pdf*](#)

5.C Monthly Financial Report.

Attachments:

[*February 2024 financial presentation.pptx*](#)

6 PUBLIC HEARING AND POSSIBLE ACTION:

6.A Public Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas; for improvements made to the City's Scott

Schreiner Golf Course.

Attachments:

[*Golf Course Improvement Project Scope of Work.pdf*](#)

6.B Public Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas; for improvements made to the City's Cailloux Theater.

Attachments:

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

6.C Public Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas; for improvements made to the City's Olympic Pool.

Attachments:

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

7 CONSIDERATION AND POSSIBLE ACTION:

7.A Economic Development Grant Agreement between Habitat for Humanity-Kerr County and the City of Kerrville, Economic Improvement Corporation for the installation of Public Infrastructure for the development of the Mariposa Residential Neighborhood.

Attachments:

[*Habitat for Humanity Kerr County EIC Application.pdf*](#)

[*Habitat for Humanity Mariposa Overview.pdf*](#)

[*Habitat for Humanity House Plan and Elevations.pdf*](#)

[*Mariposa Infrastructure Opinion of Probable Cost.pdf*](#)

[*Mariposa Preliminary Plat.pdf*](#)

[*Mariposa Site Plan.pdf*](#)

7.B Consider funding requests from Schreiner University for 1) the initiation of Center for Talent and Workforce Development; and 2) the expansion of Schreiner Athletics through the building of facilities.

Attachments:

[*Schreiner Application - 03062024.pdf*](#)

[*Schreiner EIC Appendices 3062024.pdf*](#)

[*SU response to Go Team Oct 2023.pdf*](#)

[*Schreiner GO Team recommendation letter.pdf*](#)

7.C Report from James Avery Craftsman as to its employment positions for 2023 pursuant to its Economic Development Grant Agreement with the Economic Improvement Corporation.

Attachments:

[*2024.01.31 Annual Grant Report plus Weekly Headcount.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
- Schreiner University

8.B Report from James Avery Craftsman as to its employment positions for 2023 pursuant to its Economic Development Grant Agreement with the Economic Improvement Corporation.

Attachments:

[*2024.01.31 Annual Grant Report plus Weekly Headcount.pdf*](#)

9 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

10 ITEMS FOR FUTURE AGENDAS:

11 ADJOURN.

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 3/14/2024 at 5:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina, TRMC

Kesha Franchina, TRMC, Deputy City Secretary, City of Kerrville, Texas



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

SUBJECT: Minutes from the regular Economic Improvement Corporation (EIC) meeting held on February 12, 2024.

AGENDA DATE OF: March 18, 2024 **DATE SUBMITTED:** February 13, 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 February 12, 2024.

RECOMMENDED ACTION:

Approve minutes as presented.

ATTACHMENTS:

[*EIC Minutes 2-12-2024.pdf*](#)

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING – February 12, 2024**

On Monday, February 12, 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
Gary Cochrane – Vice-President
John Anderson - KEDC
Gregg Appel
Celeste Hamman
Joe Herring Jr. - Councilmember

MEMBERS ABSENT:

Kyle Bond - “GO Team”

CHIEF EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Michael Hornes, Assistant City Manager
Kim Meismer, Assistant City Manager
Kesha Franchina, Deputy City Secretary
Julie Behrens, Director of Finance
Ashlea Boyle, Director of Parks & Recreation
Trina Rodriguez, Assistant Director of Finance

VISITORS PRESENT: None.

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

2 INVOCATION: Greg Appel led the invocation.

3 ANNOUNCEMENTS: None.

4 VISITORS / CITIZENS FORUM: No citizen speakers.

5 APPROVAL OF MINUTES:

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

Gregg Appel motioned to approve the minutes as presented and Vice-President Gary Cochrane seconded. The motion passed 6-0.

6 MONTHLY REPORTS:

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

Gil Salinas and Katy Milton Jordan presented the KEDC Update and responded to questions.

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

Michael Hornes presented the EIC Project Status Updates and responded to questions.

6.C Monthly Financial Report.

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

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.

Ashlea Boyle presented information and responded to questions.

Vice-President Cochrane motioned to set-up a Public Hearing to address the funding application for \$4,000,000 for renovations to the Scott Schreiner Golf Course and Celeste Hamman seconded. The motion passed 6-0.

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

Michael Hornes presented information and responded to questions.

Celeste Hamman motioned to approve the \$4,000,000 for the Cailloux Theater renovations and to set-up a Public Hearing, and Gregg Appel seconded. The motion passed 6-0.

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

Ashlea Boyle presented information and responded to questions.

Vice-President Cochrane motioned to set-up a Public Hearing for \$7,000,000 for renovations to the Olympic Pool, and Gregg Appel seconded. The motion passed 6-0.

President Clarkson noted no need to go into closed Executive Session.

President Clarkson noted that this meeting is the last meeting for Vice-President Cochrane as he has resigned his position and will be taking on a new journey. Vice-President Cochrane thanked the Board and staff.

8 EXECUTIVE SESSION:

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: None.

10 ITEMS FOR FUTURE AGENDAS: None.

11 ADJOURN. President Clarkson adjourned the meeting at 4:52 p.m.

MINUTES APPROVED: _____.

_____.
Kim Clarkson, EIC President

_____.
Attest: Kesha Franchina, Deputy City Secretary



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

SUBJECT: Kerr Economic Development Corporation (KEDC) update.

AGENDA DATE OF: March 18, 2024 **DATE SUBMITTED:** February 13, 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
- Downtown Area Streetscape
- Downtown River Trail Extension
- Travis Street Pump Station Upsizing
- Sales Tax Bond Projects

AGENDA DATE OF: March 18, 2024

DATE SUBMITTED: February 13, 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:

[*3-12-2024 EIC project 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	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 parking garage rockwork complete with railing anticipated to be completed March, 2024.
3	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. Construction completion anticipated early 2025.
4	Scott Schreiner Golf Course improvements	Improvements to the existing golf course	TBD	TBD	Public hearing to be held at March 18th, 2024 meeting for use of sales tax bonds for funding. City Council ratification to follow prior to procurement of bids for construction.
5	Olympic Pool renovations	Renovations to the Olympic pool	TBD	TBD	Public hearing to be held at March 18th, 2024 meeting for use of sales tax bonds for funding. City Council ratification to follow prior to project design commencement.
6	Cailloux Theater Improvements	Repair of HVAC and roof systems	Complete	TBD	Public hearing to be held at March 18th, 2024 meeting for use of sales tax bonds for funding. City Council ratification to follow prior to procurement of bids for construction.
7	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: March 18, 2024 **DATE SUBMITTED:** February 13, 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:

February 2024 financial presentation.pptx

Financial update for the month ended February 29, 2024

Economic Improvement Corporation Meeting
March 18, 2024



Economic Improvement Corporation
 Statement of Activities
 Month Ended February 29, 2024

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Revenues					
Sales and Use Tax	\$ 5,262,270	\$ 485,443	\$ 2,114,548	\$ 2,176,158	\$ (61,610)
Interest Income	161,000	123,659	409,305	62,367	346,938
Bond Proceeds	-		20,000,000	20,000,000	-
Investment Maturity	2,500,000	1,000,000	1,500,000	1,500,000	-
Total Revenues	7,923,270	1,609,102	24,023,853	23,738,526	285,328
 Expenditures					
Administrative					
Supplies and Miscellaneous	650	-	-	-	-
Training	10,000	-	-	-	-
Legal Services	10,000	-	-	-	-
Professional Services	205,000	17,083	85,417	85,417	-
Kerr Economic Development Corp.	343,750	-	171,875	171,875	-
Total Administrative	569,400	17,083	257,292	257,292	-
Debt Service					
Debt Service - Series 2015 (KSC)	605,700	50,475	252,375	252,375	-
Debt Service - Series 2019 Ref (River Trail)	251,506	20,959	104,794.25	104,794	-
Debt Service - Series 2020 Ref (River Trail)	233,500	19,458	97,291.65	97,292	-
Debt Service - Series 2023 (Quality of Life)*	1,470,486	183,811	551,433	551,433	-
Total Debt Service	2,561,192	274,703	1,005,894	1,005,894	-
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	-	250,000	250,000	-
Travis Street Pump Station Upgrades	750,000	-	-	-	-
Total Projects	2,459,535	-	475,287	475,287	-
Total Expenditures	8,090,127	291,786	1,738,473	1,738,473	-
Change in Net Position					
	\$ (166,857)	\$ 1,317,316	\$ 22,285,381		



Economic Improvement Corporation
Cash Flow Forecast
As of February 29, 2024

	FY2024 Actual		FY2024 Estimate		FY2024 Projections			
	Oct 2023 to Feb 2024		Mar 2024	Apr 2024 to Jun 2024		Jul 2024 to Sep 2024		
	\$	5,356,048		\$	27,630,913	\$	28,767,565	\$
Beginning Cash Balance								
Revenue								
Sales Tax	2,114,548		392,042		1,261,021		1,433,049	
Interest Income	409,305		130,000		375,000		375,000	
Bond Proceeds	20,000,000		-		-		-	
Investment Maturity	1,500,000		1,000,000		-		-	
Total Revenue	24,023,853		1,522,042		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	85,417		17,083		51,250		51,250	
Kerr Economic Development Corp.	171,875		-		85,938		85,938	
Total Administrative	257,292		22,246		142,350		142,350	
Debt Service	1,005,894		274,703		824,109		456,487	
Projects								
Airport Box Hangar	-		-		-		-	
Sid Peterson Memorial Hospital	-		-		800,000		-	
Downtown Utilities/Streetscape	225,287		87,357		87,357		-	
Downtown River Trail	250,000		-		125,000		125,000	
Travis Street Pump Station Upgrades	-		-		375,000		375,000	
Total Projects	475,287		87,357		1,387,357		500,000	
Investment Purchase	-		-		-		-	
Total Expenditures	1,738,473		384,305		2,353,815		1,098,837	
Interest Receivable	10,516		1,085		-		-	
Ending Cash Balance	\$ 27,630,913		\$ 28,767,565		\$ 28,049,771		\$ 28,758,982	



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%
March	384,056	\$ 392,042	369,138	-3.88%	-5.84%

Project Analysis as of February 29, 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 February 29, 2024		
Type	Placement	Amount
Pool	EIC TexPool - Cash	\$ 7,408,605
Pool	EIC TexPool - 2023 Revenue Bonds	\$ 20,222,307
ST Investment	MUFG CP-62479LC78	\$ 998,970
	Total Cash and Investments	\$ 28,629,883



Questions?





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

SUBJECT: Public Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas; for improvements made to the City's Scott Schreiner Golf Course.

AGENDA DATE OF: March 18, 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:

On November 13, 2023, the EIC held a public hearing and passed a resolution authorizing the issuance of \$20M of sales tax revenue bonds for several quality-of-life projects, including the Scott Schreiner Golf Course. The Kerrville City Council subsequently passed a resolution and approved the bond issuance on November 14, 2023. This bond issuance is a culmination of several months of planning with both the EIC and City Council.

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.

On February 12, 2024, the EIC approved the funding application with the revised plan in the amount of \$4,000,000. The next step in the approval process is to hold a public hearing and approve the funding agreement at the March 18th EIC meeting. Once EIC approves the agreement, the final step in the approval process is City Council consideration and approval, scheduled for March 26th.

RECOMMENDED ACTION:

Hold a public hearing and approval of the agreement.

ATTACHMENTS:

[*Golf Course Improvement Project Scope of Work.pdf*](#)



DRAFT

2024 GOLF COURSE IMPROVEMENTS -- ESTIMATE OF PROBABLE COSTS					
Scott Schreiner Golf Course					
Kerrville, Texas					
March 12, 2024					
Item	PROJECT OVERHEAD	Quantities	Units	Unit Cost	Amount
1	Mobilization	1	LS	\$ 55,000.00	\$ 55,000.00
2	General Conditions	1	LS	\$ 102,000.00	\$ 102,000.00
3	Survey (all bunker perimeters, Cap-flo surfaces, green perimeters, new drain lines, and areas of disturbance)	1	LS	\$ 15,000.00	\$ 15,000.00
					\$ 172,000.00
GREEN RENOVATION					
4	Strip Sod From Greens & Collars (Herbicide by Owner)	142,000	SF	\$ 0.35	\$ 49,700.00
5	Remove greensmix to a depth of (4") Below Original Greens Surface & Spread On Approaches	111,500	SF	\$ 0.40	\$ 44,600.00
6	Install 90/10 Greensmix (4" with Profile) To Re-fill Green Cavities	111,500	SF	\$ 1.80	\$ 200,700.00
7	Finish-grade Green Cavities & Collars	142,000	SF	\$ 0.30	\$ 42,600.00
8	Sod Collars With Bermuda 419 (soil-based)	30,500	SF	\$ 0.80	\$ 24,400.00
9	Sprig Greens With TifEagle	111,500	SF	\$ 0.75	\$ 83,625.00
					\$ 445,625.00
BUNKER RENOVATION					
10	Bunker Sand Removal and Stockpile On Each Hole	40,000	SF	\$ 0.75	\$ 30,000.00
11	Bunker Gravel/Pipe Removal & Disposal (Allowance)	3,000	LF	\$ 3.00	\$ 9,000.00
12	Perforated (4") N-12 Drain Pipe With Gravel (Allowance)	4,000	LF	\$ 11.90	\$ 47,600.00
13	Bunker Removal With On-site Material Incl Shaping & Tie-in	5,000	SF	\$ 0.70	\$ 3,500.00
14	Sod Strip For Bunker Removal Tie-in	7,500	SF	\$ 0.35	\$ 2,625.00
15	Bunker Edging and Floor Contouring (incl: drainage verification, leading edge lowering, & slope reduction)	35,000	SF	\$ 1.20	\$ 42,000.00
16	JM Evalith Bunker Liner (40%)	14,000	SF	\$ 1.00	\$ 14,000.00
17	Cap-Flo Bunker Liner	21,000	SF	\$ 3.50	\$ 73,500.00
18	Bunker Sand Purchase (\$120/Ton)	35,000	SF	\$ 2.65	\$ 92,750.00
19	Bunker Sand Placement (Compacted: 4" min, 6" max)	35,000	SF	\$ 0.65	\$ 22,750.00
20	Bermuda 419 Sod (Soil-based) For Access Repair & Area Of Disturbance Including Prep (Allowance)	18,000	SF	\$ 0.90	\$ 16,200.00
					\$ 353,925.00
DRAINAGE ALLOWANCES					
21	Solid (4") N-12 Drain Pipe (Allowance)	1,000	LF	\$ 10.50	\$ 10,500.00
22	Solid (6") N-12 Drain Pipe (Allowance)	1,000	LF	\$ 14.75	\$ 14,750.00

23	In-line Catch Basin With Metal Grate (12") (Allowance)	10	EA	\$ 650.00	\$ 6,500.00	
						\$ 31,750.00
MISCELLANEOUS ITEMS						
24	Removed by client					
25	Wooden Bridge (12' wide) #12 Tee	65	LF	\$ 675.00	\$ 43,875.00	
26	Bridge Demolition	1	LS	\$ 18,000.00	\$ 18,000.00	
27	Protective Netting Around The Course	1	LS	\$ 125,500.00	\$ 125,500.00	
28	Replace RR Tie Walls With Stone	1	LS	\$ 103,000.00	\$ 103,000.00	
29	Removed by client					
30	Removed by client					
31	TifEagle Nursery With 90/10 Greensmix (6") Including Shaping	9,200	SF	\$ 3.15	\$ 28,980.00	
32	Purchase & Install RPE Lake Liner In Proposed Pond On #11	40,000	SF	\$ 1.70	\$ 68,000.00	
33	Tree Planting (4" caliper)	11	EA	\$ 1,000.00	\$ 11,000.00	
34	Tree Removal	10	EA	\$ 2,000.00	\$ 20,000.00	
35	Tree Pruning (Allowance)	1	LS	\$ 75,000.00	\$ 75,000.00	
36	Remove & Replace Decking On #12 Greenside Bridge (off-site disposal)	350	SF	\$ 2.85	\$ 997.50	
37	Strip, Re-grade, & Re-sod To Solve Drainage Issue At #16 Tee	2,500	SF	\$ 1.45	\$ 3,625.00	
38	Shift / Expand & Sod Tees (#2, #7, #14, & DR)	10,000	SF	\$ 3.45	\$ 34,500.00	
39	Strip, Add (1") of excavated green sand, Laser-level, & Re-sod Existing DR Tee	18,000	SF	\$ 1.70	\$ 30,600.00	
40	Irrigation Additions & Adjustments (Allowance)	1	LS	\$ 100,000.00	\$ 100,000.00	
						\$ 663,077.50
	Contingency (7%)				\$ 116,646.43	
	PROJECT TOTAL				\$ 1,783,023.93	

Scott Schreiner Golf Course Improvement Project - Scope of Work			
ESTIMATED PROBABLE			
ITEM	COST	NOTES	
Course Renovations (Project Manager - Troon)		See attached scope of work	
Greens, bunkers, drainage, overhead, misc.	\$ 1,783,024		
Contract Fee (5%)	\$ 89,151		
Course Renovations Grand Total	\$ 1,872,175		
Other Projects (Project Manager - City)			
Maintenance Building Improvements			
Renovations	\$ 70,000	Offices, bathroom, breakroom, HVAC	
Fence	\$ 37,370	Security	
Equipment Storage Cover	\$ 22,252	20 X 60 X 12; 3-sided structure	
Parking Area Improvements	\$ 150,000	Currently dirt, improve to asphalt and concrete	
Total	\$ 279,622		
Cart Paths and Bridges			
Engineering Fee	\$ 52,500	PSA	
Bridges and Cart Paths	\$ 1,350,300	Hole 1 bridge, Hole 3 bridges (2), Hole 6 bridge, Hole 7 bridge, Hole 12 bridge, and cart path improvements	
	\$ 1,402,800		
Golf Cart Storage / Washing Area			
Washing Area	\$ 18,500	Replace sheets on building and add lean-to roof	
Replace Garage / Roll-up Doors (25)	\$ 38,500	Maintenance Building and Cart Storage	
Total	\$ 57,000		
Course Restrooms			
Tear Down and Re-build Old Restroom	\$ 50,000	Hole 2	
New Self-Sustaining Bathroom	\$ 154,000	Back 9 - Potential alternate subject to budget	
Total	\$ 204,000		
Park and Office Furniture			
Tables, trash cans, water cooler stands, signs, etc.	\$ 40,000		
Total	\$ 40,000		
Other Projects Subtotal	\$ 1,983,422		
Other Projects Contingency	\$ 144,403		
Other Projects Grand Total	\$ 2,127,825		
Course Renovations Grand Total	\$ 1,872,175		
Other Projects Grand Total	\$ 2,127,825		
Grand Total	\$ 4,000,000		

*Costs are estimated and subject to change based on bids.



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

SUBJECT: Public Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas; for improvements made to the City's Cailloux Theater.

AGENDA DATE OF: March 18, 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:

Now that the sales tax bond has been approved, EIC has agreed to hold a public hearing on the renovations to the Kathleen C. Cailloux Theater. 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 a funding agreement in 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 (The HVAC portion of Phase I is +/- \$402,000.00)	\$648,354.00
• Phase II	1,069,500.00
• Phase III	1,229,400.00
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

Quality: qual·i·ty [kwälēdē]: *the process of exactly defining the requirements for a given thing or process, and then meeting or exceeding those requirements the first time and every time.*

Cailloux Theater Reroof Project

Proposed Phasing Plan

31 August 2022

- TPO vs Modified Bitumen roof *bitumen*
- Repair vs Replace @ West low roof *thermal integrity?*

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

- New TPO on R-25 roofing over West low roof only Men RR, Jan and West Mech Room.
- Repair TPO roofing leaks along Stagehouse to Orchestra Pit
- Repair TPO roofing leaks above Dressing Rooms
- Repair TPO roofing leaks at east side low roof over Women RR
- Repair TPO roof leaks over Mezz West Meeting Room.
- Repair TPO roof leak over Mezz East Meeting Room.
- Cosmetic repairs in Men RR, Women RR, Jan, East Meeting, West Meeting Room.
- Cosmetic repairs at Stage and Stage flooring
- 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)
- 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)
- 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:

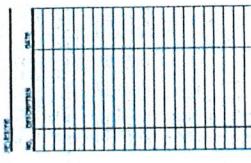
- New TPO on R-25 roofing and flashings over Theater Seating, Lobby, Stagehouse
- New TPO on R-25 roofing over Women RR
- New TPO on Exterior Covered Entries.
- Seal Stagehouse brick
- New fixed access ladders to roofs

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

- Add structural platform and rail at west low stagehouse roof surrounding AHU-1
- Replace with new AHU-1 and controls on west Stagehouse low roof and CU-1 in Mech yard (serves Stage)
- Replace with new CU-2 (serves West Seating), CU-3(serves East Seating) in Mech Yard
- Replace with new AHU-2 and controls (serves West Seating), AHU-3 and controls (serves East Seating)
- 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



PETER LEWIS
SOCIETY OF ANARCHISTS

PHASE 1

PHASE 2

PHASE 3

100%
REVIEW SET
11 AUG 2022

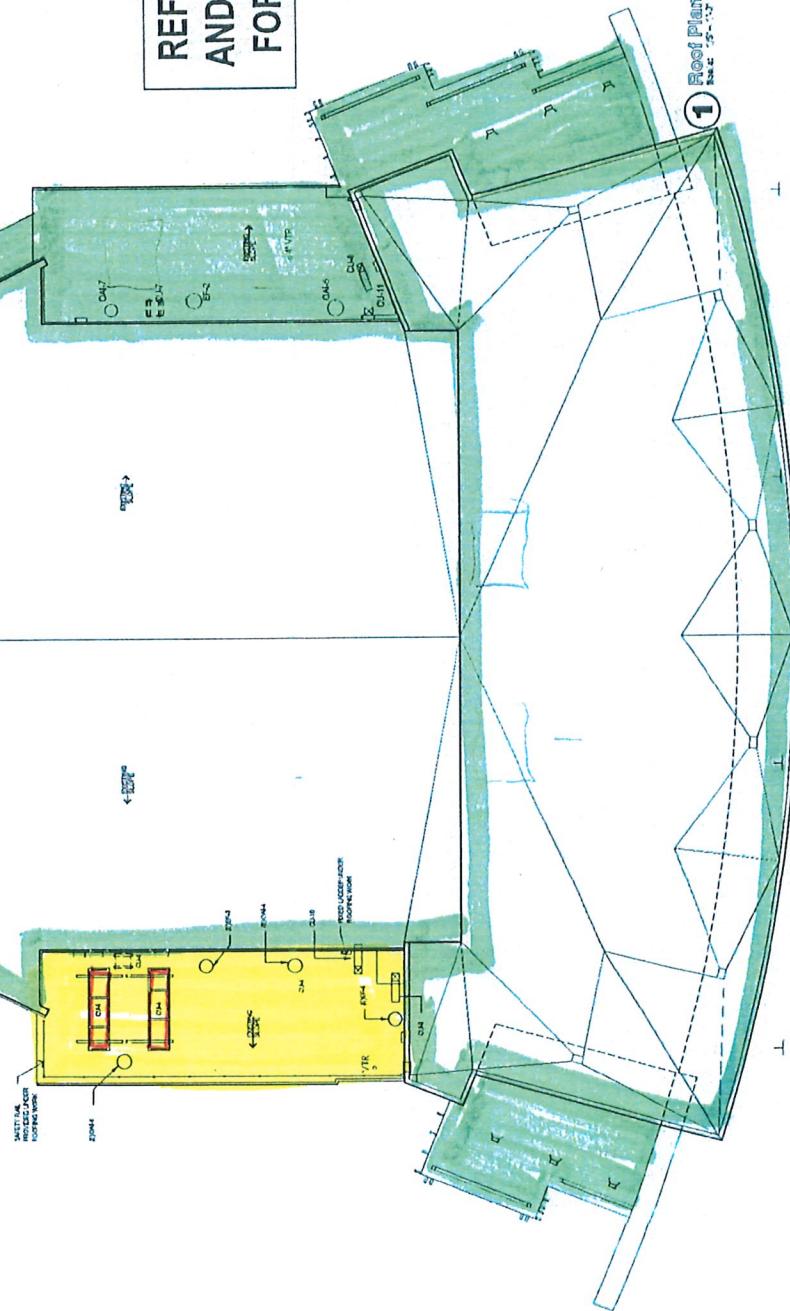
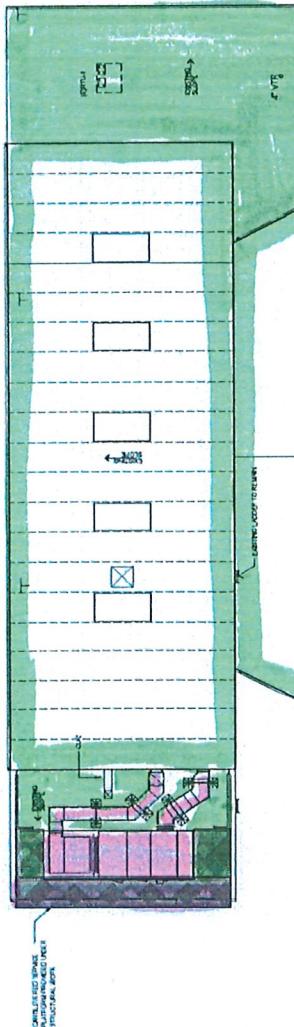
Cailloux Theater Reroof

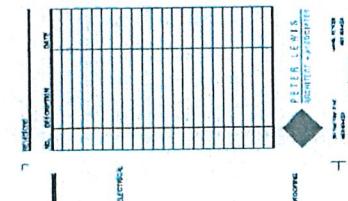
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Root Plan

14

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





Troy Williams

100%
REVIEW SET
11 AHG 2022

Cailloux Theater Reroof

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DATE
11 AUG 2022

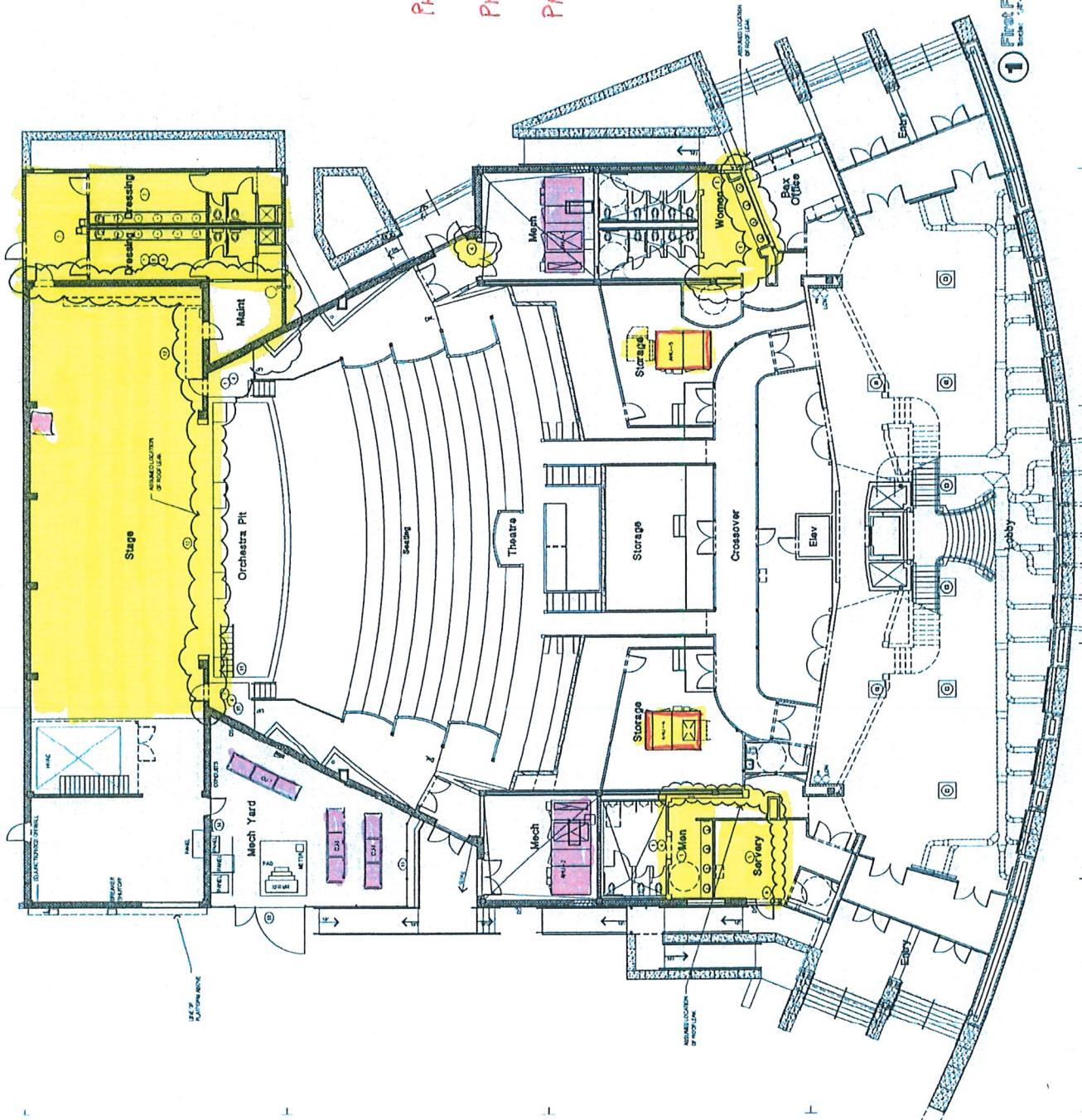
Floor Plan

A2.1

PHASE 1

PHASE 2

PHASE 3





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

SUBJECT: Public Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas; for improvements made to the City's Olympic Pool.

AGENDA DATE OF: March 18, 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:

On November 13, 2023, the EIC held a public hearing and passed a resolution authorizing the issuance of \$20M of sales tax revenue bonds for several quality-of-life projects. The Kerrville City Council subsequently passed a resolution and approved the bond issuance on November 14, 2023. This bond issuance is a culmination of several months of planning with both the EIC and City Council.

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 and staff.

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 recommended approving the funding request for \$7,000,000 for contingency.

On February 12, 2024, the EIC approved the funding application in the amount of \$7,000,000. The next step in the approval process is to hold a public hearing and approve the funding agreement at the March 18th EIC meeting. Once EIC approves the agreement, the final step in the approval process is City Council consideration and approval, scheduled for March 26th.

RECOMMENDED ACTION:

Hold a public hearing and approval of the agreement.

ATTACHMENTS:

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

MarmonMok

ARCHITECTURE

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 Clouse 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 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,



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\lshaw\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-egnineering 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

2024

January						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
Su	Mo	Tu	We	Th	Fr	Sa
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2025

start 75% CD Cost Estim.

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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.		
59.		
60.		
61.		
62.		
63.		
64.		
65.		



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

SUBJECT: Economic Development Grant Agreement between Habitat for Humanity-Kerr County and the City of Kerrville, Economic Improvement Corporation for the installation of Public Infrastructure for the development of the Mariposa Residential Neighborhood.

AGENDA DATE OF: March 18, 2024 **DATE SUBMITTED:** February 2, 2024

SUBMITTED BY: Michael Hornes, Assistant City Manager

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$2,260,000	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area H - Housing

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Habitat for Humanity is seeking a grant to cover the \$2.26 million infrastructure cost for their new subdivision, Mariposa. Habitat is proposing a new model called H-2 that will see the scale of their operations increase with a hybrid of traditional habitat build, utilizing volunteers and "sweat equity", mixed with a more traditional construction. 11 of the homes will be built using the traditional Habitat model and 36 using local builders and trades to create an affordable workforce product. This new model will increase the number of homes that Habitat can put out and also serve as a model for them raise funds for future Habitat projects.

Total investment in the project is just over \$16,000,000. Attached you will find the habitat application, overview of the proposal, site plan, preliminary plat and renderings of one of the home plans. All models include a 1 car garage, 3 bedrooms and 2 bathrooms and are between 1,200 and 1,400 square feet.

The GO Team met on November 8th to review the application and recommended that it move forward as is for consideration by the EIC board. Staff has reviewed the request, and EIC can afford this project, spread over 2 fiscal years.

On December 11, 2023, EIC approved calling a Public Hearing for the funding application from habitat for Humanity Kerr County. January 8, 2024 EIC held the public hearing and approved a funding agreement not to exceed \$2,260,000.

RECOMMENDED ACTION:

Approve the funding agreement from Habitat for Humanity-Kerr County with a not to exceed \$2,260,000 for the proposed Mariposa subdivision.

ATTACHMENTS:

Habitat for Humanity Kerr County EIC Application.pdf
Habitat for Humanity Mariposa Overview.pdf
Habitat for Humanity House Plan and Elevations.pdf
Mariposa Infrastructure Opinion of Probable Cost.pdf
Mariposa Preliminary Plat.pdf
Mariposa Site Plan.pdf

SECTION II - APPLICANT INFORMATION

Submittal Date: 11/11/2023

Company Name:

Habitat For Humanity Kerr County

Address (City/State): 121 McCinnis Court Phone 830-792-4844

Fax 830-895-7085

KERRVILLE

TX

78028

City State Zip Code

Name of Company Contact on this project:

MARY CAMPANA, Executive Director

Contact Address (if different from above):

Phone _____

SAME

Fax _____

City

State

Zip Code

Type of Business Structure: Corporation Partnership Sole Proprietorship

Year Business Started: Year 1989 Location KERRVILLE, TEXAS

Current Employment: Permanent Full-Time 5 Permanent Part-Time 4

Average Production Wage \$1,500 per PAY PERIOD

Full-Time Employees receive the following benefits:

Health INSURANCE, Dental AND Vision

Financial Information: Five Years Annual Financials Attached

Include: Statement of profit and loss; Balance sheet; Cash Flow Statement; IRS reporting forms, Pro forma

Annual Sales for Corporation / Company \$ 188,049 Habitat Restore Sales

This Facility \$ 0 Before expenses

Local Sales Tax paid Annually

Habitat
\$ 12,038.47 - RESTORE SALES TAX

Current Payroll

\$ 324,213.62

Has the Company ever filed for bankruptcy protection under Chapter 7 or Chapter 11 of the Bankruptcy Statutes? No Yes Details:

SECTION III- PROJECT INFORMATION

This application is for a:

Business Development

- Expansion of Existing Facility or
- New Construction
- Other

Quality of Life Improvement

- Parks, Open Space
- Other

Capital Improvements for Public Infrastructure

- Utilities
- Roadways *INFRASTRUCTURE FOR COMMUNITY DEVELOPMENT*
- Other

The proposed improvements are to be located within the following taxing district(s): City of Kerrville Kerr County Kerrville ISD
Ingram ISD Center Point ISD

SECTION IV - PROJECT DESCRIPTION

Please attach a statement on company letterhead and signed by an officer of the company (1) fully explaining the nature and scope of the project; (2) describing the proposed site and existing improvements, if any; (3) describing all proposed improvements; and (4) providing a list of eligible improvements; (5) provide a list of major, fixed equipment along with manufacturer specifications and cost quote from the manufacturer.

Should this project be approved, the Economic Improvement Corporation may require performance criteria as a part of the funding agreement, in addition to this application. The funding agreement is between the Economic Improvement Corporation and the City

of Kerrville. Said funding agreement will outline project costs, timelines, other information may be necessary to carry out the project in an efficient manner.

SECTION V – ECONOMIC IMPACT INFORMATION

Part A- Project Investment in Improvements

Total	\$ <u>16,117,328</u>
Sq. Footage of New Building (s)	_____
Size of Parking	_____
Other	_____

Part B- Project Investment in Fixed Equipment

~~(New)\$ _____~~
~~Manufacturer of Equipment _____~~
~~Anticipated Useful Life of Equipment _____~~
~~Purchase Price \$ _____ Installation Cost \$ _____~~
~~Anticipated Delivery time from Date of Order _____~~

Part C- Permanent Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Full-Time Employees as a result of this project 0

Anticipated Number within 12 months of Completion of this project 0

Anticipated Number within 24 months of Completion of this project 0

Typical Job Descriptions or Job Titles

Project will partner with Royal Builders Contractors, Developers and trades that will create work for these companies

Anticipated starting salaries of these employees: (avg.) \$ N/A /hour

Part D- Permanent Part-Time Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Part-Time Employees as a result of this project 0

Anticipated Number within 12 months of Completion of this project 0

Anticipated Number within 24 months of Completion of this project 0

Typical Job Descriptions or Job Titles of these employees:

Anticipated starting salaries of these employees: (avg.) \$ N/A / hour

Part E- Payroll Impact

Within 12 months of Project Completion _____ Within 24 months of Project Completion _____

\$ _____ *N/A*

FTE X Avg. Wage X 40 hrs X 52 wks

\$ _____ *N/A*

PTE X Avg. Wage X 20 hrs X 52 wks

SECTION VI- OTHER ASSISTANCE

Has the Company applied for any State or Federal assistance on this project?

No () Yes ()

Describe:

To the best of my knowledge, the above information is an accurate description of the proposed project details.

MARY CAMPANIA

Printed name

Executive Director

Title

Mary Campania

Signature

11/1/2023

Date

Mariposa Overview: EIC PARTNERSHIP

Habitat for Humanity Kerr County is seeking a meaningful and lasting \$2.26M investment from the EIC (Economic Improvement Corporation) to facilitate the scaling of its operations and provide a local collaborative solution to Kerrville's attainable housing crisis. EIC's investment in Habitat is an opportunity to make a transformative impact on the attainable housing crisis in Kerrville. This partnership will not only expand the available resources but also create a unified front against the housing crisis.

Proven Model: HFHKC is well positioned to scale our affordable housing programs and adjust our financial model to add attainable workforce housing for the growing workforce in Kerrville. Drawing from successful H-2 models implemented by other Habitat affiliates, HFHKC will replicate best practices while tailoring them to the specific requirements of Kerrville. The successful H-2 Habitat model has a track record of providing cost-effective and efficient housing solutions for communities in need.

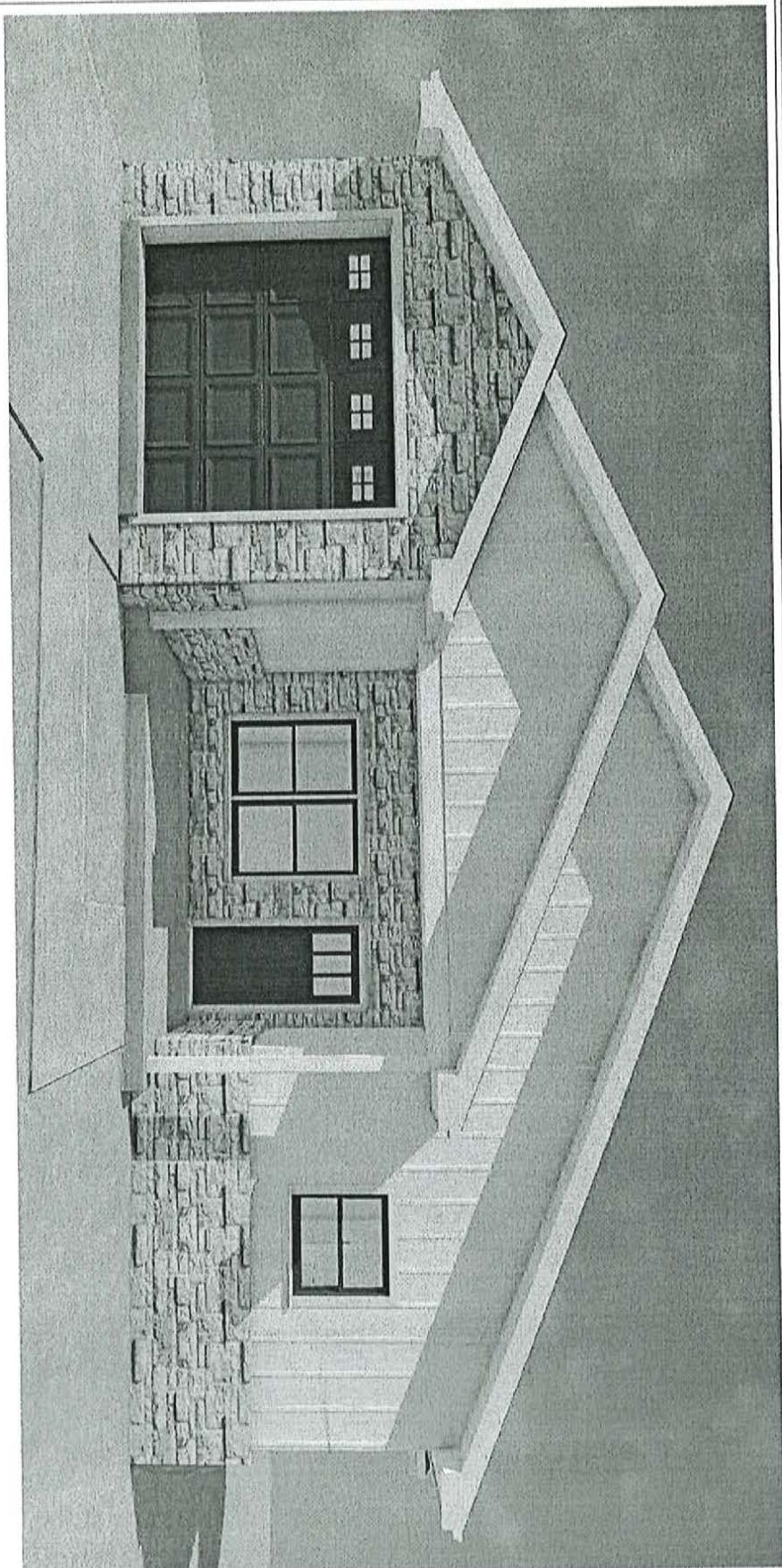
Economic Impact: EIC's investment will enable Habitat to expand its housing projects, thereby increasing the number of attainable housing units available in Kerrville. The Mariposa project is expected to generate a substantial economic impact of \$16 million* for Kerrville, not only by providing affordable housing but also by creating jobs and boosting local businesses. By scaling operations, fostering local collaboration, and prioritizing sustainability, Habitat will provide immediate relief to the community. Expanding attainable housing options will attract new businesses, improve workforce stability, and stimulate local economic development.

Habitat's Partnerships: Habitat has been partnering with local contractors and builders since 1989. We will leverage this strong community collaboration to accelerate the estimated \$9.6 million construction investment required for this community, allowing for the timely delivery of affordable homes and contain our construction costs to build an affordable product for the Kerrville workforce. These partnerships will not only broaden the pool of resources but also establish a cohesive front in the battle against the housing crisis.

Innovative Affordable Housing Mix: The Mariposa Community will feature a mix of traditional Habitat homes and workforce housing units, catering to the needs of affordable homeownership for both low- and moderate-income families. Mariposa is a hybrid Habitat community with a total of 47 homes including 11 traditional Habitat homes (60% MFI) families and 36 workforce homes (80% MFI) families.

Scalable Financial Model: The nature of (H-2) construction project dictates a different funding model than the traditional Habitat process. HFHKC will utilize 3rd party lenders (with a product suitable for low to moderate-income home buyers) to provide mortgages for our clients. Because the homes will be built and sold in phases, we expect that the proceeds from each home will provide ongoing support future Habitat projects.

**Direct of investment of \$16 million for land, development, and construction. \$16.02 million estimated property tax based upon completion.*



Layout Page Table	
Number	Title
1	Cover Page
2	Floor Plan - Electrical Plan
3	Elevations
4	Framing Plan
5	Roof Plan
6	Foundation Plan

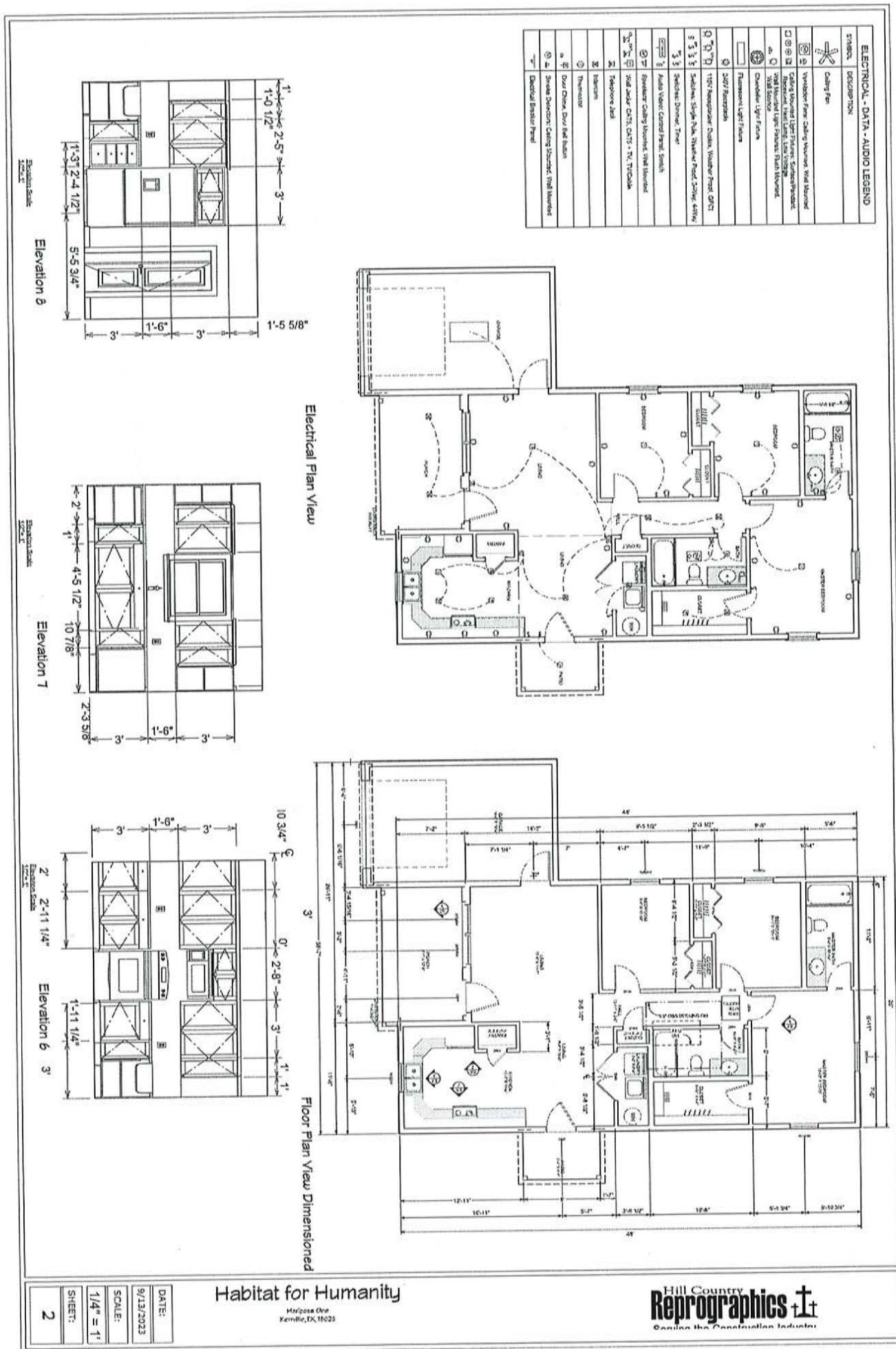
Habitat for Humanity

Hillopsis One
Kerrville, TX 78028

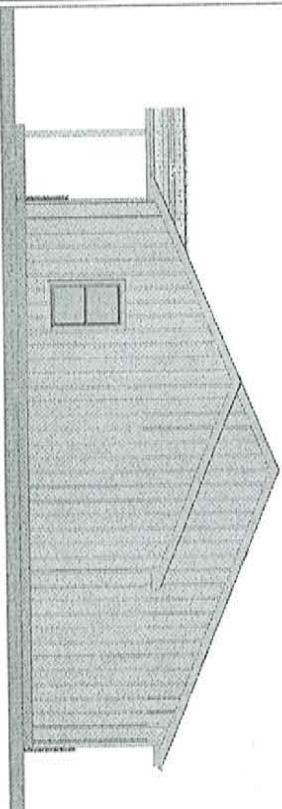
1

DATE:
9/13/2023
SCALE:
1/4" = 1'
SHEET:

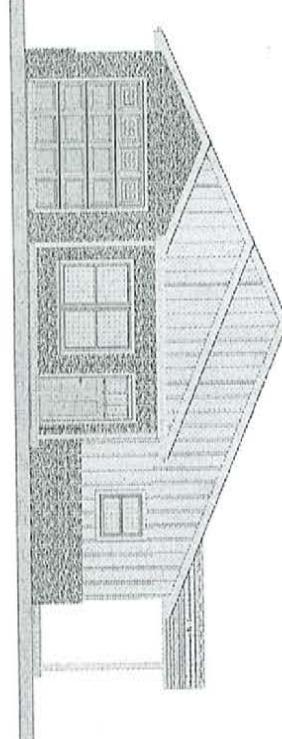
Hill Country
Regraphics 
Serving the Construction Industry



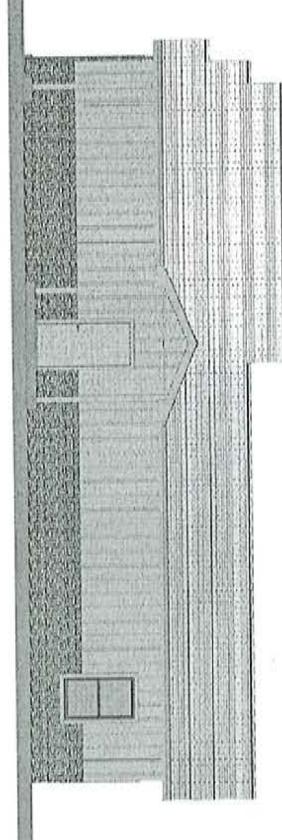
South Elevation
Scale 1/4" = 1'



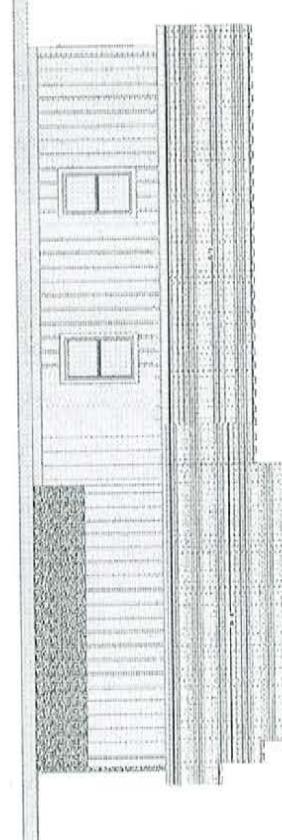
North Elevation
Scale 1/4" = 1'



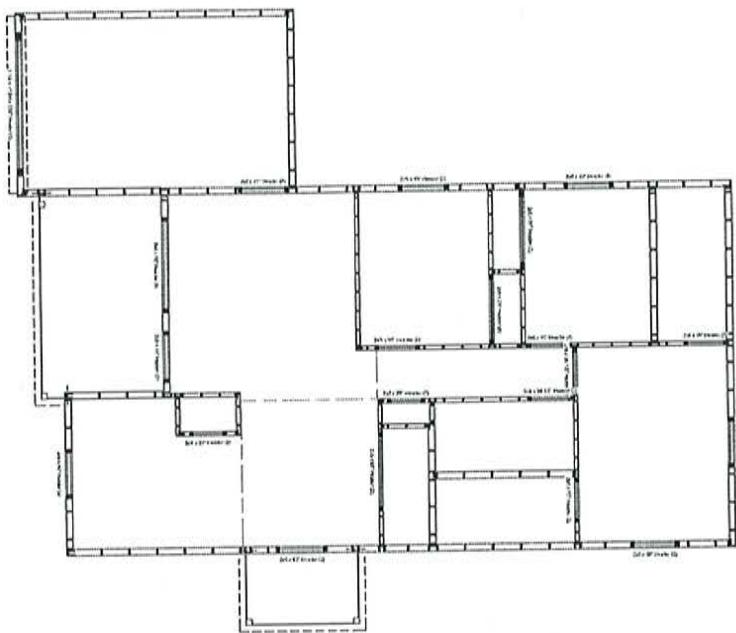
West Elevation
Scale 1/4" = 1'



East Elevation
Scale 1/4" = 1'



Framing, Floor Plan View



ALL DOOR AND WINDOW
HEADERS @ 6'-3" A.F.F.

6" WALLS
3-2X6 W/ 1/2" PW SPACERS

4" WALLS
2-2X5 W/ 1/2" PW SPACER

4" WALLS
2-2X8 W/ PW SPACER

FRAMING NOTES:

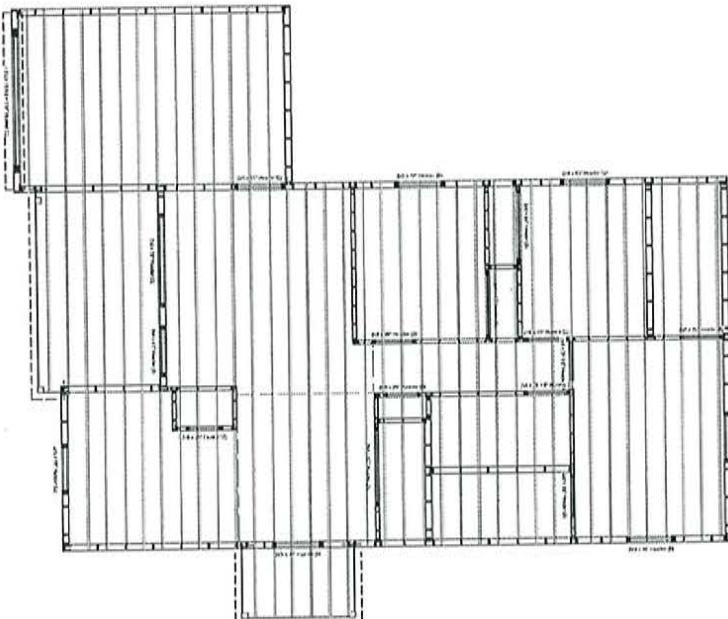
PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL
TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER
SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER
I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND
COLUMNS TO RESIST LATERAL DISPLACEMENT.

Framing, Ceiling Plan View
Headers will be 2X6s doubled for 2X4 walls and tripled for 2X6 walls



HEADER SIZES

DEAD LOAD = 20 PSF #2 SPRUCE, PINE OR FIR
ONE STORY STRUCTURE

HEADER SIZE MAXIMUM SPAN NUMBER OF JACK STUDS

2X4 BOX 30" 1

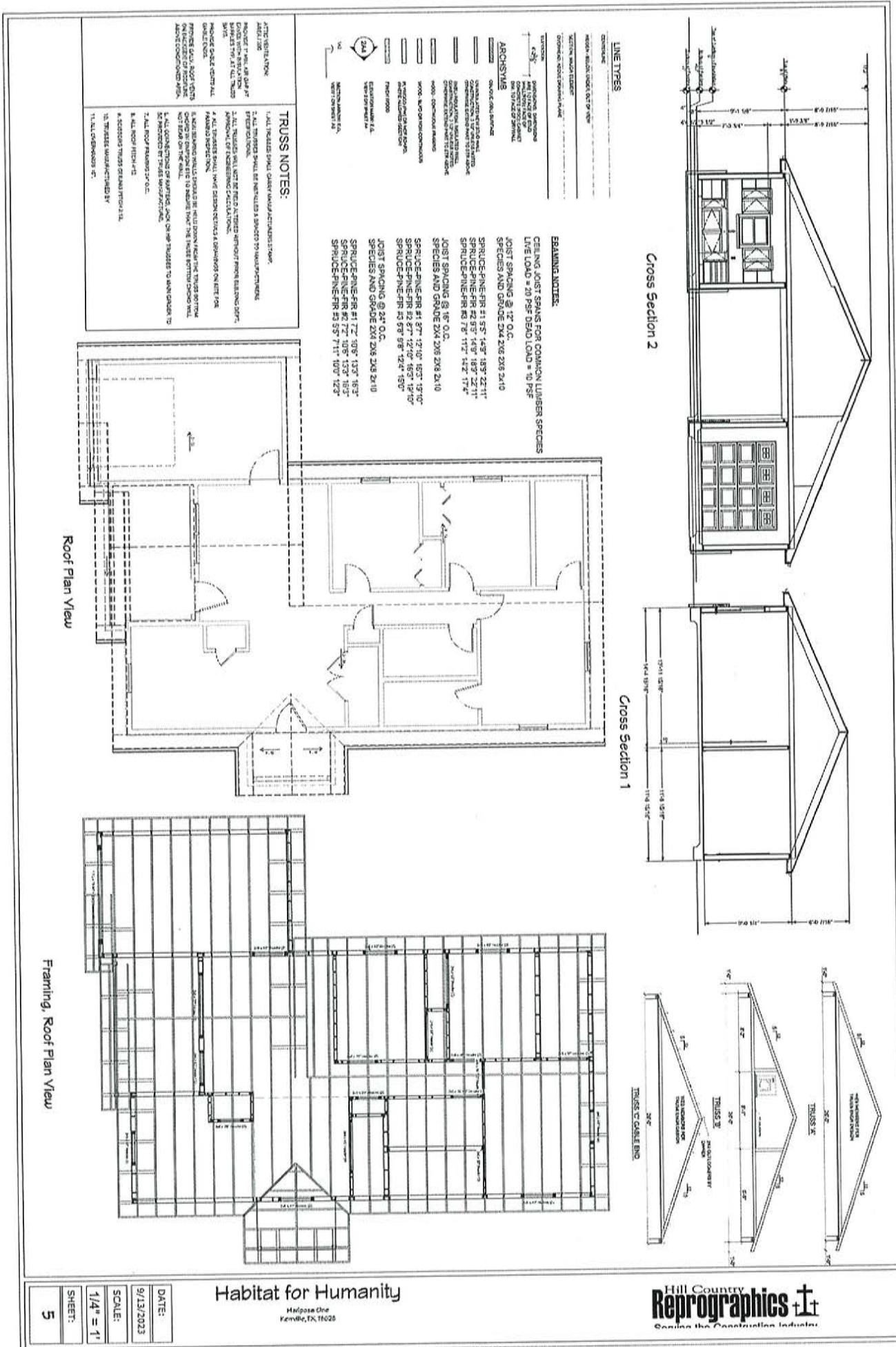
2X6 BOX 40" 2

2X8 BOX 50" 2

2X10 BOX 62" 2

2X12 BOX 71" 2

ALL SPANS GREATER THAN T1" REFER TO MFG. LVL SPAN TABLES



FOUNDATION NOTES:

SLOPE CRAWLSPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ. 1 VERT. BETWEEN FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.

MAXIMUM SLUMP, 4" CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON WEDGE-ALL STUD ANCHORS OR ENGINEER APPROVED EQUAL. USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE.

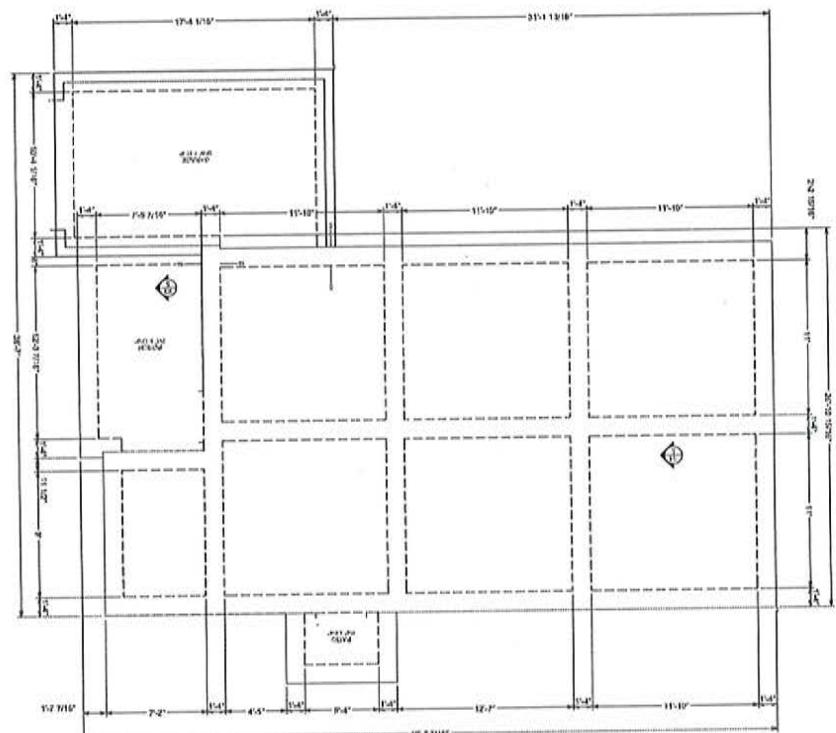
CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON WEDGE-ALL STUD ANCHORS OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON SET ADHESIVE OR APPROVED EQUAL. INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- JOINTS AROUND WINDOW AND DOOR FRAMES.
- JOINTS BETWEEN WALL, CANTY AND WINDOW/WDR. FME.
- JOINTS BETWEEN WALL AND FOUNDATION
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

NOTICE

LIMIT OF DRAFTER'S LIABILITY NOT TO EXCEED THE TOTAL PRICE PAID FOR SERVICES.

- DRAFTER IS RESPONSIBLE FOR FURNISHING A PDF-FORMATTED FILE OF ORIGINAL SET OF DRAWINGS. ALL COPIES ARE TO BE PRODUCED FROM THIS FILE AND ARE THE RESPONSIBILITY OF THE BUILDER AND OR CLIENT TO PRODUCE.
- ANY USE OF THESE PLANS BOTH IN PART OR AS A WHOLE CONSTITUTE THAT THE GENERAL CONTRACTOR, AND CLIENT (PROPERTY OWNER) AGREE TO, AND WILL ABIDE BY THE TERMS IN THIS NOTICE, AND IN THE GENERAL NOTES LOCATED WITHIN THESE PLANS.
- BY USING THESE PLANS, YOU, THE GENERAL CONTRACTOR, AND PROPERTY OWNER, AGREE TO PAY, IN FULL, ANY AND ALL FEES INCURRED DURING THE PRODUCTION OF THESE PLANS. YOU, THE PROPERTY OWNER, AGREE THAT ANY OUTSTANDING BALANCE INCURRED, MAY BE SUBJECT TO ALIEN BEING FILED AGAINST THE PROPERTY, TO INCLUDE, BUT NOT LIMITED TO, LEGAL FEES, PROCESSING FEES, AND LATE FEES, WHERE THE CONSTRUCTION OF THE PLANS HAS OCCURRED AND OR IS OCCURRING.



Habitat for Humanity

Mariposa One
Kerrville, TX 78023

Hill Country
Reprographics 
Leading the Construction Industry

Mariposa at Weston Place (WES 23-112)**City of Kerrville, Texas****Estimate based upon Preliminary Site Plan prepared by Wellborn Engineering & Surveying on September 13, 2023****Preliminary Engineer's Opinion of Probable Construction Cost (PEOPCC)**

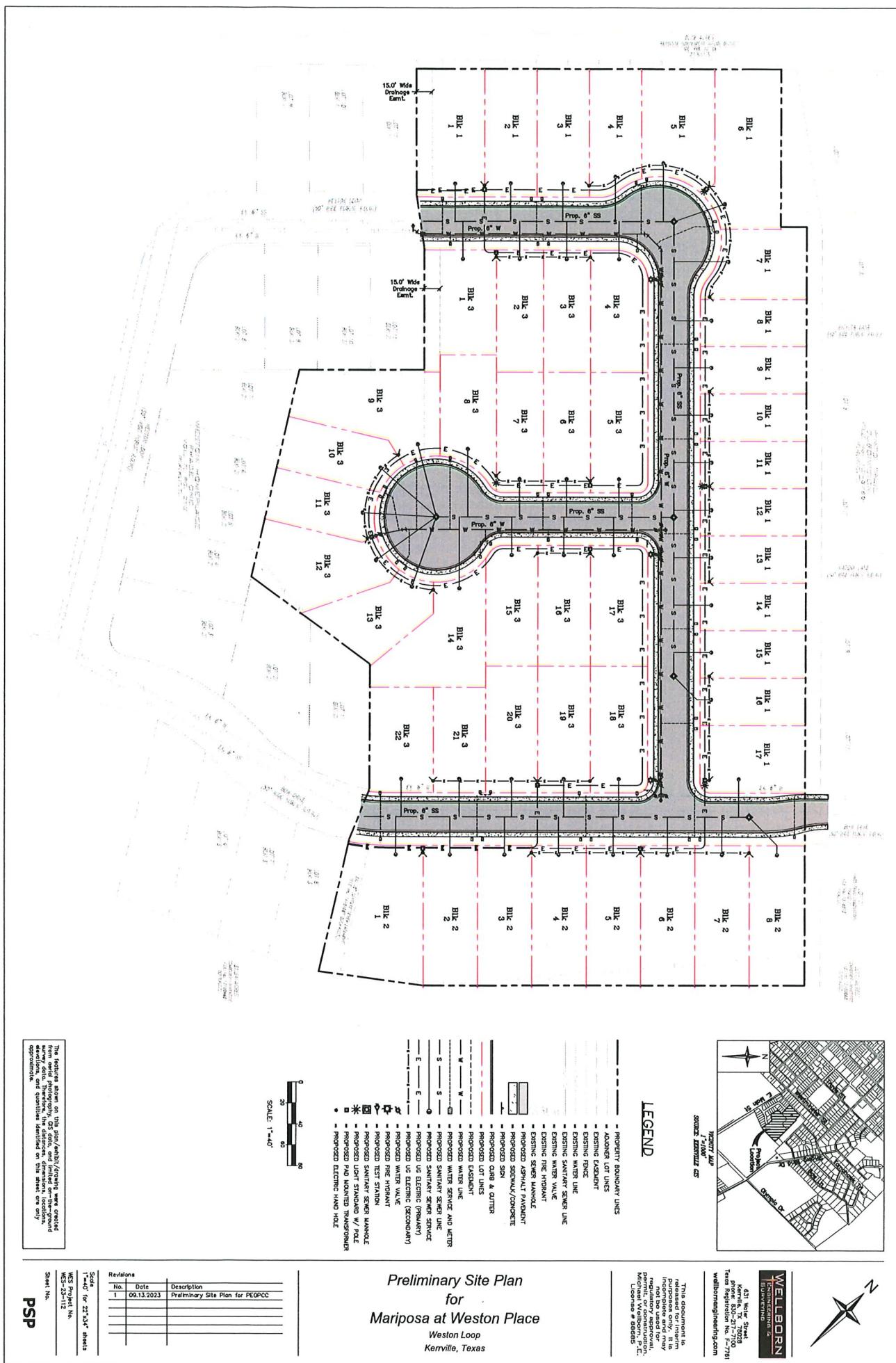
Item #	Description	Qty.	Unit	Unit Price	Total
Demolition Items					
1	Sawcut and remove existing asphalt pavement, including all labor & materials, complete in place	65	SY	\$9.00	\$585.00
2	Sawcut and remove existing curb & gutter, including all labor & materials, complete in place	40	LF	\$10.00	\$400.00
Total Demolition					\$985.00
Paving Items					
1	2" Type D HMAC, including all labor & materials, complete in place	5235	SY	\$16.00	\$83,760.00
2	Prime coat, including all labor & materials, complete in place	5235	SY	\$2.00	\$10,470.00
3	11" flex base (TxDOT Item #247, Type A, Grade 2) for pavement base to 6" past back of curb and 2' past edge of pavement where there is no curb, including all labor & materials, complete in place	6091	SY	\$20.00	\$121,820.00
4	18" select fill (4<PI<15) to 6" past back of curb and 2' past edge of pavement where there is no curb, including all labor & materials, complete in place	6091	SY	\$20.00	\$121,820.00
5	6" compacted subgrade to 6" past back of curb and 2' past edge of pavement where there is no curb, including all labor & materials, complete in place	6091	SY	\$2.00	\$12,182.00
6	Curb & gutter, including all labor & materials, complete in place	3011	LF	\$25.00	\$75,275.00
7	3,600-psi concrete sidewalk, including all labor & materials, complete in place	1336	SY	\$50.00	\$66,800.00
8	Sidewalk ramps, including all labor & materials, complete in place	4	EA	\$1,500.00	\$6,000.00
9	Street signs with stop sign, including all labor & materials, complete in place	2	EA	\$750.00	\$1,500.00
Total Paving					\$499,627.00
Sanitary Sewer Items					
1	6" SDR 26 wastewater line, open cut, including all labor & materials, complete in place	1267	LF	\$95.00	\$120,365.00
2	48" City standard wastewater manhole, less than 10-ft depths, including all labor & materials, complete in place	5	EA	\$15,000.00	\$75,000.00
3	Core existing wastewater manhole for #" sanitary sewer, including all labor & materials, complete in place	2	EA	\$5,500.00	\$11,000.00
4	4" sanitary sewer service connection w/ dual cleanouts, including all labor & materials, complete in place	47	EA	\$3,200.00	\$150,400.00
5	Testing in accordance with City requirements (TV & vacuum), including labor & materials, complete in place	1267	LF	\$5.00	\$6,335.00
6	Trench safety	1267	LF	\$5.00	\$6,335.00
Total Sanitary Sewer					\$369,435.00

Water Items					
1	6" PVC C-900, DR-14, pressure class 200, water line, including all labor & materials, complete in place	1033	LF	\$85.00	\$87,805.00
2	Tracer wire for 6" water line, including all labor & materials, complete in place in accordance with City requirements	1033	LF	\$0.75	\$774.75
3	Tracer wire test station, including all labor & materials, complete in place in accordance with City requirements	4	EA	\$300.00	\$1,200.00
4	Tie into ex. 6" water main, including all labor & materials, complete in place	1	EA	\$4,500.00	\$4,500.00
5	Remove ex. 6" water valve, remove 12-LF of ex. 6" water main, and tie into ex. 6" water main, including all labor & materials, complete in place	1	EA	\$4,500.00	\$4,500.00
6	6" 11.25° ductile iron MJ bend, including all labor & materials, complete in place	1	EA	\$550.00	\$550.00
7	6" 45° ductile iron MJ bend, including all labor & materials, complete in place	4	EA	\$650.00	\$2,600.00
8	6"x6" tee, including all labor & materials, complete in place	2	EA	\$900.00	\$1,800.00
9	6" gate valve, including all labor & materials, complete in place	12	EA	\$2,750.00	\$33,000.00
10	2" blow-off valve assembly, including all labor & materials, complete in place	1	EA	\$2,000.00	\$2,000.00
11	City Standard Fire Hydrant Assembly with 6" D.I. pipe, 6" valve, fittings, tee, and concrete pads, including all labor & materials, complete in place	3	EA	\$7,500.00	\$22,500.00
12	1" water service with curb stop & meter box, including all labor & materials, complete in place	13	EA	\$2,500.00	\$32,500.00
13	2" to 1" double water services with 2 curb stops & meter boxes, including all labor & materials, complete in place	17	EA	\$3,750.00	\$63,750.00
14	Testing in accordance with City requirements (chlorination & pressure), including labor & materials, complete in place	1033	LF	\$7.00	\$7,231.00
15	Trench safety	1033	LF	\$5.00	\$5,165.00
					Total Water \$269,875.75
Dry Utilities					
1	Trenching on-site for underground electrical and communications conduits, including all labor & materials, complete in place	2827	LF	\$48.00	\$135,696.00
2	(2) 3" underground primary electrical main line conduits, including all labor & materials, complete in place in accordance with utility provider and City requirements	2926	LF	\$28.00	\$81,928.00
3	(2) 3" underground secondary electrical main line conduits, including all labor & materials, complete in place in accordance with utility provider and City requirements	1329	LF	\$28.00	\$37,212.00
4	(4) 2" underground phone & cable conduits, including labor & materials, complete in place in accordance with utility provider and City requirements	2827	LF	\$23.00	\$65,021.00
5	Connect to existing underground electric, including labor & materials, complete in place in accordance with utility provider and City requirements	2	EA	\$109.00	\$218.00
6	KPUB electrical transformer pad, including labor & materials, complete in place	11	EA	\$2,444.00	\$26,884.00
7	KPUB electrical handholes w/ conduit stub outs extending 5' into each lot, including labor & materials, complete in place	25	EA	\$1,075.00	\$26,875.00
8	Installation of communication handholes, including all labor & non-provided materials, complete in place <i>(Note handholes to be provided by communication provider)</i>	25	EA	\$1,075.00	\$26,875.00
9	Installation of communication pull boxes, including all labor & non-provided materials, complete in place <i>(Note pull boxes to be provided by communication provider)</i>	11	EA	\$1,075.00	\$11,825.00
10	Street light pole, including base & conduit, labor, & materials, complete in place. Coordinate installation with KPUB.	4	EA	\$5,639.00	\$22,556.00
11	Trench safety	2827	LF	\$3.00	\$8,481.00
					Total Dry Utilities \$443,571.00

Grading Material					
1	Strip site & stock pile 3" of topsoil, including all labor & materials	1499	CY (Estimate)	\$8.00	\$11,992.00
2	Grading cut material to final finished grade elevation, including all labor & equipment	430	CY (Estimate)	\$14.00	\$6,020.00
3	Grading fill material to final finished grade elevation, including all labor & equipment	6158	CY (Estimate)	\$6.00	\$36,948.00
4	Net fill material to import, including all labor & equipment	5728	CY (Estimate)	\$17.85	\$102,244.80
<i>*Note that earthwork cut and fill quantities are based upon loose lifts and grading shown on the previous Civil Plans prepared July 1, 2022.</i>					
Total Grading Material \$157,204.80					
Miscellaneous Items					
1	Traffic control (barricades, delineators, & signs) including all labor & materials, complete in place	1	LS	\$5,000.00	\$5,000.00
2	Material testing	1	LS	\$34,815.00	\$34,815.00
3	Construction staking, including all labor & materials, complete in place	1	LS	\$20,000.00	\$20,000.00
4	Erosion control, complete in place including SWPPP	1	LS	\$15,000.00	\$15,000.00
5	Final stabilization to file for TCEQ Notice of Termination & obtain City final acceptance	1	LS	\$20,000.00	\$20,000.00
6	Performance & payment bond (3%)	1	LS	\$52,220.00	\$52,220.00
7	City standard maintenance bond (1.5%)	1	LS	\$26,110.00	\$26,110.00
8	Insurance naming owner & engineer as additional insured	1	LS	\$2,500.00	\$2,500.00
9	Contingency (25%)	1	LS	\$435,175.00	\$435,175.00
Total Miscellaneous \$610,820.00					
TOTAL PEOPCC \$2,351,518.55					

Notes:

- Quantities and unit prices are estimates based upon the Preliminary Site Plan prepared by Wellborn Engineering & Surveying on September 13, 2023 and are subject to change based upon survey data, geotechnical report findings, final construction documents subject to review & approval by others, material & contractor pricing subject to current market, etc.
- This PEOPCC Form is provided as a confidential document for this project only and may not be used or distributed except for the purpose of review and consideration by the Client.



The features shown on this plan/exhibit/drawing were created from aerial photography, GS data, and limited on-the-ground survey data. Therefore, the dimensions, locations, deviations, and quantities identified on this sheet are only approximate.

The features shown on this plan/exhibit/drawing were created from aerial photography, GS data, and limited on-the-ground survey data. Therefore, the dimensions, locations, elevations, and quantities identified on this sheet are only approximate.

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*Preliminary Site Plan
for
Mariposa at Weston Place
Weston, Texas*

*Weston Loop
Kerrville, Texas*

WELLBORN

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

SUBJECT: Consider funding requests from Schreiner University for 1) the initiation of Center for Talent and Workforce Development; and 2) the expansion of Schreiner Athletics through the building of facilities.

AGENDA DATE OF: March 18, 2024 **DATE SUBMITTED:** March 11, 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:

Schreiner University has submitted a request for funding for two projects in one application. The first is to help start the Center for Talent and Workforce Development with a request for \$822,428 over 3 years. The request is the expansion of Schreiner University Athletics Complex. Specifically, the University is requesting funds to build out a new weight room and a new locker room, with a request of \$2,177,572 over 3 years. The total request is for \$3,000,000 over 3 years. Attached you find Schreiner's application, appendix information, the GO Team's recommendation to Schreiner and Schreiner's response to the GO Team recommendation letter.

RECOMMENDED ACTION:

Consider calling a public hearing for a funding request from Schreiner University.

ATTACHMENTS:

[Schreiner Application - 03062024.pdf](#)

[Schreiner EIC Appendices 3062024.pdf](#)

[SU response to Go Team Oct 2023.pdf](#)

[Schreiner GO Team recommendation letter.pdf](#)

**City Of Kerrville
Economic Improvement Corporation
March 8, 2024**



To the Members of the Economic Improvement Corporation:

Schreiner as a Growing Institution

Schreiner University is one of Kerrville's largest primary employers with over 750 employees and directly accounting for more than 4% of Kerr County's employment.¹ It has only been in the last 20 years that Schreiner has grown, nearly doubling its enrollment since the late 1990s. Schreiner has targeted an enrollment of over 2,000 students by 2028. Enrollment growth is a necessary component if Schreiner is to flourish since this growth enables expansion in the variety of academic programs available to students, provides critical mass for student activities, and achieves economies of scale in the University's operations. Successful and sustainable growth is only possible with **balanced growth**, including growth in both niche programs and high-volume programs.

Schreiner's work in growing enrollment has already created 29 full-time positions and one part-time position along with over \$5.4 million of additional expenditures. Achievement of the remainder of the enrollment growth plan calls for an addition 38 full-time and 35 part-time positions to be added along with an additional \$119 million of expenditures.

We are requesting funding for two projects as a part of one balanced growth initiative: the launch of a Center for Talent and Workforce Development and the expansion and enhancement of the University's athletics complex to support several athletic programs, including the launch of NCAA Division III football.

Funding Request Summary

1) Request to Support a Center for Talent and Workforce Development

Project: Initiation of Center for Talent and Workforce Development

¹ 750 employees / 18690 Kerr County Employment (Schreiner Data, BLS QCEW)

Workforce Training and Certifications including:

- Drone Certification
- Vocational Nursing
- Condensed Curriculum International (various healthcare certifications)
- Agriculture Certifications (TBD)
- Field Operations Management Certification
- Vineyard Management and Operations Certification
- Craft Beverage Management Certification
- Mechatronics Certification

Benefits to Kerrville Community:

- Increased talent pool to support regional businesses
- Benefits accrue to non-college educated workers
- 150 workforce participants in the first three years
- Direct jobs created: 3
- Indirect employment effects: varied depending on retention and expansion of existing industries

Three-year project cost: \$1,723,743

Requested EIC contribution: \$822,428 over three years

2) Request to Support Expansion of Schreiner Athletics

Project: Build out of Schreiner Athletics facilities to support initiation of football program

Activity supported by project

- Enrollment growth of 80 students (24% student growth)
- Initiation of football program to include five home games a year played at Antler Stadium
- Potential increase of 300+ visitors per year for each home game (visiting team, their friends, and their families and home team friends and families)

Benefits to Kerrville Community

- Additional community activities and pride
- Visitor activity counterbalancing leisure and hospitality seasonality
- Increased exposure and confirmation of Kerrville as sporting hub of Hill Country
- Contribution to branding Kerrville as a college town
- Direct employment effect: 34 jobs

Three-year project cost: \$8,801,590

Requested EIC Contribution: \$2,177,572 over three years

Nature and Scope of the Project

The pandemic was an inflection point for many colleges and universities. Since it began, college and university enrollments dropped by 8% across the nation (see <https://fortune.com/2023/03/09/american-skipping-college-huge-numbers-pandemic-turned-them-off-education/>) and some 37 public and nonprofit colleges have announced their closure or merger since March 2020 (see <https://www.bestcolleges.com/research/closed-colleges-list-statistics-major-closures/>). This, of course, is devastating to the students who were enrolled at the school, the faculty and staff who work there, the alumni whose identity is connected to the school, and the communities in which these schools are situated. Rather than let these challenges simply wash over us, too, Schreiner University decided the pandemic was a moment to “coil the spring” – to ride out the immediate storm but to aggressively prepare for springing forward as soon as the dilemma had passed. And so, while the campus was closed to outsiders and we were requiring temperature checks to attend class, we also were huddling in meeting rooms, writing grants, master planning, designing curricula, imagining a more beautiful and functional campus, and recruiting faculty and staff to champion our enrollment growth initiative.

But we cannot not feel satisfied with the initial progress of our return to enrollment growth. We must be even more aggressive in our growth and development over the next five years and beyond. A growth initiative in a complex organization such as Schreiner cannot be achieved by pulling a single lever; it is achieved by pulling multiple levers at the same time and in rapid succession. Our levers include: offering the right curricular and co-curricular programs; retaining students through graduation; raising awareness of Schreiner through the launch of Centers of Distinction; building out the campus so that it is safe, functional, and beautiful; processing of new and enrolled students; and securing endowment funds to make college accessible to students. There is no one action that results in strategic and intentional enrollment growth.

Enrollment Growth Plan

Since the pandemic, we have pulled these levers, and we will continue to pull these levers in order to achieve a more prosperous financial position. Our current enrollment growth plan illustrates the various activities that we have accomplished from 2020 through today, as well as the projected activities we anticipate happening through 2028 (Phase 1 of the Enrollment Growth Plan). Our enrollment growth plan goes well beyond 2028, but for the purpose of this funding request, we are exclusively focusing on our work between 2020 and 2028.

Here is the outline of our multipronged enrollment growth plan to recruit students and keep them through graduation, highlighting the number of new jobs and anticipated new jobs and the actual expenditures and the anticipated new expenditures that will accompany this plan:

Table A: Programmatic Offerings and Centers of Distinction

Illustrating new programs and positions as part of Schreiner's enrollment growth strategy.

	Additional Positions	Future Positions
	2020-2024	2024-2028
Offerings		
Engineering (Mechanical and Civil)	3 (3 FT, 0 PT)	6 (1 FT, 5 PT)
Criminal Justice	1 (1 FT, 0 PT)	0 (0 FT, 0 PT)
Computer Science (Game Design, Cybersecurity)	1 (1 FT, 0 PT)	1 (1 FT, 0 PT)
Banking	1 (1 FT, 0 PT)	1 (0 FT, 1 PT)
Nursing (Master of Science)	0 (0 FT, 0 PT)	11 (1 FT, 10 PT)
Aviation	1 (1 FT, 0 PT)	13 (3 FT, 10 PT)
Ag & Natural Resource Management	0 (0 FT, 0 PT)	4 (4 FT, 0 PT)
Music	2 (2 FT, 0 PT)	0 (0 FT, 0 PT)
Academic Support	3 (3 FT, 0 PT)	0 (0 FT, 0 PT)
Club Sports	1 (1 FT, 0 PT)	0 (0 FT, 0 PT)
Athletics (Football)	0 (0 FT, 0 PT)	15 (10 FT, 5 PT)
Athletics Support	2 (2 FT, 0 PT)	0 (0 FT, 0 PT)
Centers of Distinction		
Texas Center	3 (3 FT, 0 PT)	1 (1 FT, 0 PT)
Schreiner Institute	4 (3 FT, 1 PT)	0 (0 FT, 0 PT)
Center for Talent and Workforce Development	0 (0 FT, 0 PT)	3 (3 FT, 0 PT)
Total Positions	22 (21 FT, 1 PT)	55 (24 FT, 31 PT)
Total Expenditure (Personnel, Operating, Capital)	\$3.3M+	\$44.1M+

Table B: Student Support Focused Programs

Illustrating the expansion of student support focused programs to facilitate enrollment growth, increase student success, and maintain the service necessary to provide the Schreiner experience to additional students.

	Additional Positions	Future Positions
	2020-2024	2024-2028
Program		
First Year Experience	1 (1 FT, 0 PT)	0 (0 FT, 0 PT)
Online Learning Support	1 (1 FT, 0 PT)	0 (0 FT, 0 PT)
Hispanic Serving Institution STEM Support	2 (2 FT, 0 PT)	0 (0 FT, 0 PT)
Title V Academic Support	0 (0 FT, 0 PT)	7 (3 FT, 4 PT)
Admissions Counselors	1 (1 FT, 0 PT)	2 (2 FT, 0 PT)
Financial Services Counselors	1 (1 FT, 0 PT)	2 (2 FT, 0 PT)
Registrar's Operations	1 (1 FT, 0 PT)	1 (1 FT, 0 PT)
Student Services Staff	0 (0 FT, 0 PT)	2 (2 FT, 0 PT)
Operations (Security and Grounds)	0 (0 FT, 0 PT)	4 (4 FT, 0 PT)

Total Positions	7 (7 FT, 0 PT)	18 (14 FT, 4 PT)
Total Expenditure (Personnel, Operating, Capital)	\$0.7M+	\$8.7M+

Table C: Infrastructure Projects

Illustrating the planned infrastructure investment to support enrollment growth including the expansion of athletics facilities to support an increase in student athletes corresponding to an increase in student enrollment.

Program	Expenditures	Expenditures
	2020-2024	2024-2028
Upgraded Athletics Complex	-	\$61.7M
The Hill at Schreiner (Vineyard and Garden)	\$0.7M	\$1.7M
Auxiliary Services	\$0.2M	\$1.6M
Demolition and Renovation	\$0.4M	\$0.9M
Construction (Trailhead and Pool Improvements)	\$0.07M	\$0.2M
Landscaping and Security	\$0.01M	\$0.15M
Total Expenditure (Capital)	\$1.4M	\$66.3M

Enrollment Growth Impact

To the extent that Schreiner thrives, Kerrville will thrive too. Consider the economic impact of Schreiner on the local community from a recent economic impact study conducted by The Independent Colleges and Universities of Texas.



Source: *The Economic Impact of the Independent Colleges and Universities of Texas report, 2021*

Schreiner University

Early estimates from Schreiner's Institutional Research Office are that, should we achieve our enrollment growth plans, Schreiner's local economic impact will increase \$15,000,000 annually through 2028. The significance of this impact alone is important for the EIC. Equally important – perhaps most important – for the EIC is the number of new jobs at Schreiner that will be generated through our enrollment growth. Already, we have seen an increase of 28 new FT positions and 1 new PT position. By 2028, there will be an additional 38 new FT and 35 new PT positions.

Though 97.48% of the total cost of our enrollment growth initiative is funded directly by Schreiner, we are bringing two aspects of this initiative to EIC for funding consideration because they directly align with the priorities of KerrEDC, directly align with the priorities of the Kerrville 2050 plan, and directly relate to the charter of the EIC which is to fund programs focused on the **“creation of ‘primary jobs’ and/or to provide an economic benefit to the City of Kerrville**, as well as ‘Quality of Life’ projects.”

The following illustrates these three priorities and how Schreiner's work is best aligned with either activities or programs currently in place or through future work.

1. Directly align with the priorities of KerrEDC

KEDC's Priority Areas	Schreiner's New Center for Talent and Workforce Development	Schreiner's Traditional Academic Program
Aviation and Aerospace	Drone Certification	Aviation Studies Major
Medical and Health	Vocational Nursing Condensed Curriculum International (various healthcare certifications)	Online RN to BSN Bachelor of Science in Nursing
		Master of Science in Nursing (to begin Spring 2024)
Craft Agriculture	Agricultural Certifications (TBD) Viticulture Certification	Agricultural Sciences (to begin Fall 2024)
Advanced Manufacturing	Mechatronics Certification	Engineering Major: Mechanical and Civil Tracks
		Computer Science Major
Remote Workers	N/A	N/A

2. Directly align with the priorities of the Kerrville 2050 plan

Kerrville 2050 Plan's Priorities	Schreiner's Traditional Academic Program
E 4.2 Explore Opportunities to Capitalize on Existing Businesses	
E 8.8 Promote the Craft Agriculture Industry	
E 9.2 Formal Program to Advance Economic Development	
E 9.4 Identify Higher Education Needs	
E 9.5 Enhance Mentorship and Internship Programs	
E 9.6 Support Trade-Related Training and Certification	
E 9.8 Maintain a list of certification classes offered by area schools/institutions	
E 12.1 Promote the growth and expansion of the hospital and medical industry	Alignment with Schreiner University's Launch of a new Center for Talent and Workforce Development
E 12.2 Support medical education at Schreiner	
E 12.5 Support health care education and training programs	
E 7.3 Greatly Increase the City's Exposure as the Hub of the Hill Country and promote Kerrville as . . . C) Center of Sports and Recreation	
E 8.2 Target Tourism that is Specific to the Current and Growing Industries Being Experienced by Kerrville	Alignment with Schreiner University's Launch of
E 8.7 Kerrville as The Sports Destination of the Hill Country	
E 9.1 Brand Kerrville as a College Town	
E 9.3 Support Schreiner's Expansion of Programs	
E 11.4 Attracting campus-oriented retail and entertainment/recreation activities to Schreiner area	NCAA Division III Football
C 1.1 Create more youth recreational activities	

3. Directly relate to the charter of the EIC: To fund programs focused on the “creation of ‘primary jobs’ and/or to provide an economic benefit to the City of Kerrville, as well as ‘Quality of Life’ projects.”

Schreiner's EIC proposal focusing on enrollment growth (1) builds the capacity of the Kerrville community to promote and staff business, industry, and manufacturing enterprises through the Center for Talent and Workforce Development, and (2) it requests funds for construction of new facilities on campus that will lead to new jobs and significant economic benefit to Kerrville by attracting additional on-campus students, securing more overnight visitors to Kerrville, and inviting the wider community to enjoy additional recreational activities on campus.

Projects for Funding

Request 1: Center for Talent and Workforce Development

Funding Request - \$822,428 over three years

Project Overview

The first aspect of our enrollment growth project being submitted to the EIC is the launch of a Center for Talent and Workforce Development (CTWD) which will provide vocationally-focused training in its first three years to 150 workers across the priority areas identified by the Kerrville Economic Development Corporation (KerrEDC) and in areas beyond these priorities. The CTWD will offer programs leading to the attainment of micro-credentials, associate degrees, and baccalaureate degrees in both accelerated and online formats. As illustrated below, a finite – but robust – set of programmatic offerings have been identified because we have confidence the resources can be marshalled to deliver all of these experiences should start-up costs be provided by the EIC. Since funds are being requested to launch this new academic division, EIC members will notice that in year 1 the largest percentage of the operating costs is provided by the EIC, and by year 3, Schreiner is funding 90% of the operating costs and then will be responsible for 100% thereafter. So once up and running, these programmatic offerings – and many others that could be started based on business and industry needs – will fund the ongoing operations of the CTWD. The specifics and timeline of the (CTWD) are as follows and additional information can be found in Appendix A.

Part 1 Funding Request

Annual Distribution Window	EIC funding of the CTWD	Schreiner funding of the CTWD	Milestone Accomplishments for the CTWD	Annual Activities of the CTWD (see detail in Appendix A)
June 1, 2024 – May 31, 2025	\$465,607	\$51,734	2 New FT Employees: Director of the CTWD and Administrative Asst. for the CTWD	Online Degree Completion program
	90%	10%	85 unique students enrolled in the CTWD	Healthcare Certifications
				Banking Certification
				Aviation – co and dual enrollment
				Drone Licensure
				Basic Business Skills
				Vocational Nursing

				1 New FT Employee: Advisor for the CTWD	
June 1, 2025 - May 31, 2026	\$295,226	\$295,226		All above continuing	
	50%	50%	2 Continuing FT Employees	Vineyard Certifications	
			117 unique students enrolled in the CTWD	Hospitality Certifications	
June 1, 2026 – May 31, 2027	\$61,595	\$554,356	3 Continuing FT Employees	All above continuing	
	10%	90%	171 unique students enrolled in the CTWD	Mechatronics Certification	
				Agricultural Certifications	
June 1, 2024 – May 31, 2027	\$822,428	\$901,316	3 New and Continuing FT positions		
	48%	52%	171 unique students		
Total Cost of Project	\$1,723,743				

While the training provided through the CTWD is key to developing the current talent and workforce needs and the workforce that will be needed in the future, it does not generate enough revenue (given its low to moderate tuition price point and lack of room and board revenue) to contribute substantially to the operations of Schreiner's four-year, residential college. Community colleges typically offer these vocational programs because they are so heavily subsidized by the state; four-year, residential colleges do not have access to these funds. Independent colleges, like Schreiner, receive federal funding because their students are offered federal student loans, but these loans cannot be used for vocational programs. The only way for a four-year, residential college to offer a robust program in talent and workforce development, therefore, is to make it one component of the overall educational experience with other robust parts of the experience which help fund the operations of the talent and workforce program.

Request 2: Expansion and Enhancement of Schreiner University Athletics Complex
Funding Request - \$2,177,572 over three years

Project Overview

The second aspect of our enrollment growth strategy being presented to EIC is infrastructure expansions and enhancements to the University's athletics complex allowing Schreiner to launch new athletic offerings and thereby increase our undergraduate and residential population. For this EIC proposal, we are requesting funds to build out a new weight room and a new locker room

– note that no EIC funds are being used for personnel and/or operating expenses. These spaces will be used across all the University's athletic programs and by the various constituencies (internal and external) that use Schreiner's athletic facilities, but they are absolutely necessary if Schreiner is to start football. Some may consider football inconsequential to – and even disconnected from – the enrollment growth of the University, but it is important to remember that over 51% of Schreiner undergraduate students are participants in one of our NCAA or Varsity programs. To the extent these athletic offerings are robust, Schreiner's enrollment will grow.

The addition of football should be important to the EIC because, of all the new athletic programs we are developing, football will be the most significant engine for job creation at the University and economic impact in Kerrville. It will accomplish this because it will have the greatest impact on the University's enrollment, be the program requiring the largest investment in new employees at Schreiner because of how many new students it will bring to campus, and bring the largest number of visitors to Kerrville, many of whom will stay overnight in local hotels, eat in local restaurants, and shop in local stores. **There is no single program we could create that will have a more significant economic impact on the Kerrville community than the launch of football.**

Football – alone – is expected to recruit at least 90 new students to Schreiner University its first full year and many more thereafter (See Appendix B) . Not only will 15 new staff be hired to coach and manage these athletes, new faculty and staff will be hired to teach these students. Using current student to faculty and student to staff ratios, Schreiner anticipates hiring an additional 19 faculty and staff to work with these additional students in areas on campus like academic advising, financial services, and a variety of other operations departments on campus.

Schreiner anticipates hosting at least five (5) football home games each year once the team starts competitive play in fall 2025 with several hundred visitors expected to attend the game. Our conference includes football schools in Abilene, Seguin, Sherman, Arkansas, and Louisiana. All of these teams and visitors would need to spend at least one night in Kerrville when we play them here, contributing to Kerrville's 4B sales tax.

The specifics and timeline of the athletics infrastructure project are as follows:

Part 2 Funding Request

Annual Distribution Window	EIC contributions to Athletics Infrastructure	Schreiner contributions to Athletics Infrastructure and Operations	Milestone Infrastructure Accomplishments for Athletics	Annual Activities leading to the launch of football
June 1, 2024 – May 31, 2025	\$534,393	\$1,603,179	Construction Documents	2 New FT Employees
	25%	75%	Demolition and Set up	(Head Coach and Admin Asst)
June 1, 2025 - May 31, 2026	\$704,774	\$2,114,322	Construction of building	2 Continuing FT Employees
	25%	75%	Field development	3 New FT Employees (3 Asst Coaches)
				20 unique students recruited for football
June 1, 2026 – May 31, 2027	\$938,405	\$2,906,517	Furniture Placement	5 Continuing FT Employees
	24%	76%	Uniforms and equipment	5 New FT Employees
			Football begins competition with 4-5 home games	(Equip Manager, Coach, Sports Info Director, Athletic Trainers)
				5 new PT Coaches
				80 unique students recruited for football
June 1, 2024 – May 31, 2027	\$2,177,572	\$6,624,018		
	25%	75%		
Total Cost of Project		\$8,801,590		

It is also important to note that \$8.8M represents both the capital needs and operational needs for the athletics infrastructure project to be realized. For construction alone, Schreiner has worked with architectural firm, Marmon Mok, to assist with the master planning exercise. This lengthy process developed a plan to phase our athletics infrastructure work through 2035. The following page illustrates the multi-phased construction plan through 2035.

For Phase 1, however, we focus exclusively on the new locker room, weight room, and practice fields on campus.

Athletics Master Plan

Phase 1



Phase 2



Phase 3



Phase 1

Phase 2 through 2028

Phase 3 through 2035

10/10/2022	TOTAL PHASED INVESTMENT	EDINGTON GYMNASIUM ADDITION	BASEBALL & SOFTBALL STADIUM (TURF)	ATHLETICS ALL SPORT FIELDHOUSE	NEW TRACK & MULTI-PURPOSE FIELD	EDINGTON RENOVATION & EXPANSION	FOOTBALL, TENNIS & WALK OF CHAMPIONS		
	TOTAL	UN-PHASED	PHASE 1A	PHASE 1B	PHASE 2	PHASE 3	PHASE 4+		
Construction Cost	\$ 78,225,712	\$ 3,000,000	\$ 8,141,712	\$ 19,232,000	\$ 8,518,000	\$ 8,103,000	\$ 34,231,000		
Design Contingency	\$ 3,911,266	5.0%	\$ 450,000	15.0%	\$ 961,600	5.0%	\$ 405,150	5.0%	
Cost of Construction	\$ 82,136,998		\$ 3,450,000	\$ 8,548,798	\$ 20,193,600	\$ 8,943,900	\$ 8,508,150	\$ 35,942,550	
Construction Contingency	\$ 2,464,110	3.2%	\$ 172,500	5.0%	\$ 256,464	3.0%	\$ 605,808	3.0%	
Total Construction Costs	\$ 84,601,108		\$ 3,622,500	\$ 8,805,262	\$ 20,799,408	\$ 9,212,217	\$ 8,763,395	\$ 37,020,827	
FFE and Branding & Graphics									
Furniture & Equipment	\$ 155,000	\$ 25,000	\$ 15,000	\$ 50,000	\$ 15,000	\$ 25,000	\$ 50,000		
Equipment - Weights & Cardio	\$ 380,000	\$ 380,000	\$ -	\$ -	\$ 380,000	\$ -	\$ -		
TBD	\$ -				\$ -	\$ -	\$ -		
Audio Visual Equipment	\$ 360,000	\$ 25,000	\$ 50,000	\$ 75,000	\$ 50,000	\$ 35,000	\$ 150,000		
Telephone System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Signage	\$ 105,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ 20,000	\$ 35,000		
Branding	\$ 510,000	\$ 50,000	\$ 150,000	\$ 85,000	\$ 25,000	\$ 50,000	\$ 200,000		
	\$ -					\$ -	\$ -		
Existing Conditions Costs	\$ -					\$ -	\$ -		
Survey	\$ 30,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000		
Geotech	\$ 44,000	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ 8,000	\$ 12,000		
Existing Building Measured Drawings	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500		
Regulatory									
City Development Plat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
LEED Services (Excluding Cx)	\$ 22,500	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -		
Regulatory Review Fees	\$ 362,735	\$ 15,000	0.5%	\$ 40,709	0.5%	\$ 96,160	0.5%		
Utility Tap & Impact Fees	\$ 45,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000		
Storm Water Management Plan	\$ 33,000	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 11,000		
Fire Flow Test	\$ 8,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ 2,000		
Construction	\$ -								
Construction Material Testing	\$ 120,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 10,000	\$ 25,000	\$ 35,000		
Test & Balance	\$ 61,500	\$ 1,500	\$ 1,500	\$ 20,000	\$ -	\$ 20,000	\$ 20,000		
Asbestos Abatement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Utility Costs during Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Grounds Maintenance during Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Marketing/Start-up Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Legal Fees for lease acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Project Mgmt & Capital Campaign Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Financing - Bridge Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Facility Maintenance Endowment	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -		
Owner Contingency	\$ 4,230,055	5.0%	\$ 181,125	5.0%	\$ 440,263	5.0%	\$ 1,039,970	5.0%	
A/E Basic Services Fees	\$ 6,382,586	\$ 380,363	10.5%	\$ 748,447	8.5%	\$ 1,559,956	7.5%	\$ 552,733	6.0%
Reimbursable Expenses	\$ 7,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -		
Total Project Budget Estimate (Const Jan 2023)	\$ 97,465,485	\$ 4,760,488	\$ 10,338,180	\$ 23,809,994	\$ 10,755,258	\$ 10,194,968	\$ 42,367,085		
Total Project Budget Estimate (Const Jan 2024)	\$ 112,085,307	15.0%	\$ 5,474,561	15.0%	\$ 11,888,907	15.0%	\$ 27,381,493	15.0%	
Total Project Budget Estimate (Const Jan 2025)	\$ 121,052,132	8.0%	\$ 5,912,525	8.0%	\$ 12,840,020	8.0%	\$ 29,572,013	8.0%	

[\$ 5,912,525] [

\$55,770,063

] [\$65,282,069]

Thus, these two funding requests from EIC total \$3,000,000 over 3 years. The following illustrates the two projects and the funding necessary for the next three fiscal years from June 2024 through May 2027.

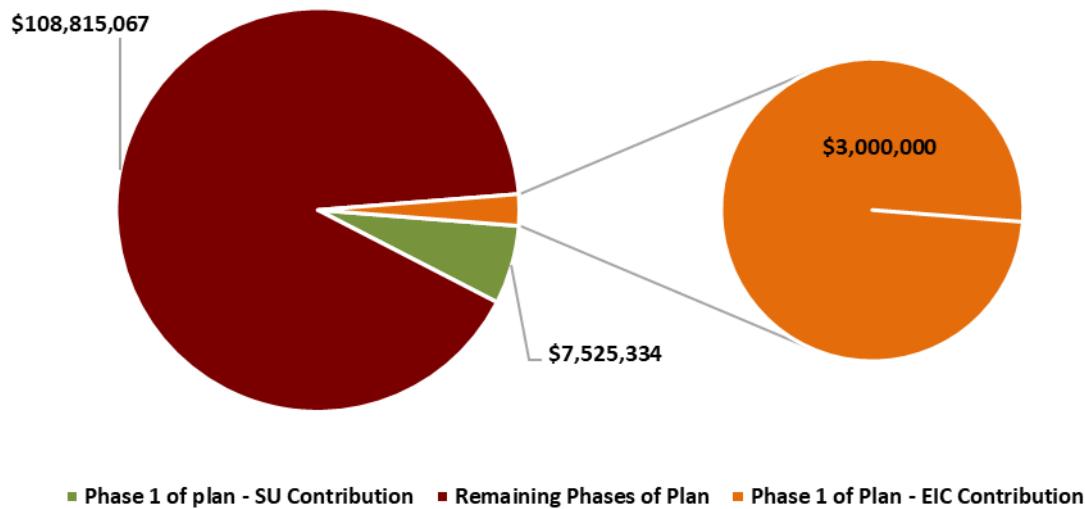
Total Funding Request

Annual EIC Distribution Window	EIC funding	Schreiner funding	Annual Project Funding
June 1, 2024 – May 31, 2025	\$1,000,000	\$1,654,913	\$2,654,913
CTWD	\$465,607	\$51,734	\$517,341
Athletic Infrastructure	\$534,393	\$1,603,179	\$ 2,137,572
June 1, 2025 - May 31, 2026	\$1,000,000	\$2,409,548	\$3,409,548
CTWD	\$295,226	\$295,226	\$590,452
Athletic Infrastructure	\$704,774	\$2,114,322	\$2,819,096
June 1, 2026 – May 31, 2027	\$1,000,000	\$3,460,873	\$4,460,873
CTWD	\$ 61,595	\$ 554,356	\$615,951
Athletic Infrastructure	\$938,405	\$2,906,517	\$3,844,922
June 1, 2024 – May 31, 2027	\$3,000,000	\$7,525,334	\$10,525,334
CTWD	\$ 822,428	\$901,316	\$1,723,744
Athletic Infrastructure	\$2,177,572	\$6,624,018	\$8,801,590
Total Investment	\$3,000,000	\$7,525,334	

As noted in the following figure, the EIC contribution for the Phase 1 of the Enrollment Growth Plan is equivalent to 2.51% of the overall enrollment growth plan through 2035. For Phase 1 specifically, the \$3,000,000 request funds two foundational projects that will support the ongoing enrollment growth plan for Schreiner and accounts for 28.5% of funding.

Schreiner is responsible for over \$7.5M to fund Phase 1 of the enrollment growth plan.

Expected Expenses of Enrollment Growth Plan through May 2028 = \$119,340,401



Proposed Site and Existing Improvement

The CTWD will be established on the main campus of Schreiner University (2100 Memorial Blvd) in a building known as the STEM-Zone (see location on the map in Appendix C). This is a space that was constructed in 2018. It has available office space, meeting space, and a computer lab. It is easily accessible with parking across the street from the building. This will be the primary intake location for prospective students and employers to engage with staff from the CTWD. As necessary, classes may be held in other areas of campus (e.g., vineyard management will take place at the demonstration vineyard on the Hill at Schreiner University across Main Street from the main campus).

Infrastructure enhancements to athletics will take place in Edington Gymnasium (see location on the map in Appendix D and enhancements in Appendix E). Edington Gym was constructed in 1980 to serve as the campus's primary athletic court, hosting basketball, volleyball, and recreational activities. After the Event Center was constructed in 2014, Edington Gym became a secondary court on campus where basketball (men's and women's) and volleyball could practice if the Event Center was being used for other purposes and as an additional court for tournaments sponsored regionally.

Over the years, some improvements have been made to the locker rooms in Edington and storage space was added. None of the renovations made structural changes to the building. Five years

ago, three offices – which were previously locker rooms for officials – were added. A few years later, a large air handler for the building was replaced.

Today, the building serves as a practice space for men's and women's wrestling, as a campus recreation space, and as a community space. Over the summer, the building has hosted a three-day weekend Hill Country Basketball Tournament. Axis Club Volleyball has used the space several times a week when it is in season for practice and games, and they generally have had two tournaments in the building per season. Additionally, a variety of external summer camps have used the space for activities that benefit from being in a conditioned space.

Proposed Improvements

The CTWD will utilize renovated space. Regular costs associated with setting up of offices and learning spaces – furniture, technology, etc. – are identified in year one and two. By year three, all staff should be in position and all learning spaces established. As new opportunities emerge through the CTWD that require new learning spaces, the Center itself will be expected to pay for these new or renovated spaces.

For football to be launched at Schreiner, an infrastructure project must be accomplished:

1) the creation of a new weight room that will not be exclusive to athletes but will be primarily for athlete development and, therefore, contain appropriate equipment. An existing building on campus – the Edington Gym – will be renovated to house this weight room.

and

2) additional modifications to Edington Gymnasium that will provide a locker room large enough to house a football team, additional storage space, and new offices for coaches and athletic training. See Appendix E for visual renderings of this space. Our master planning work with architects estimate this portion of the enrollment growth plan as a \$5.9M project.

Respectfully submitted,



Charlie McCormick, Ph.D.
President
March 8, 2024

Center for Talent and Workforce Development

Schreiner University

Appendix A

All are unique headcounts

Implementation Date	Activities	TX Workforce Commission Eligible	Cost to Student	Current Enrollment	Estimated Enrollment FY 2024	Estimated Enrollment FY 2025	Estimated Enrollment FY 2026	Total Student Revenue in Spring 2026	Total Program Revenue by Spring 2026
Fall 2023	Online Degree Completion: Business	No	\$8,200	3	5	10	20	\$164,000	\$311,600
Fall 2023	Condensed Curriculum International	Yes	Varies (assumes \$2,200 on average)	6	10	15	20	\$22,000	\$56,100
Fall 2023	Banking Certification Leveling courses may be required	Yes	\$10,000 \$1,600 per course	2 0	3 2	4 1	4 2	\$40,000 \$3,200	\$110,000 \$8,000
Fall 2023	Associate's Degrees								
	FT Student living on campus -2 year program	No	\$30,528 (with financial aid)	0	1	1	1	\$30,528	\$45,792
	PT Student	No	\$1,600 per credit hour	1	2	3	3	\$14,400	\$43,200
	Scaffolding Student	Partially	2 certifications at existing price point and \$15,264 for FT - 1 year program	0	0	6	9	\$137,376	\$228,960
Winter 2023	Drone Licensure - 3 weeks	Yes	\$2,000	8	5	7	7	\$14,000	\$38,000
Winter 2023	Basic Business Skills - 3 weeks	No	\$500	0	5	10	15	\$7,500	\$15,000
Spring 2024	Vocational Nursing								
	FT program - 12 months	Yes	\$17,618	24	30	30	30	\$528,540	\$2,008,452
	PTech Program at Ingram	No	\$0	10	12	15	20	\$0	\$0
Fall 2024	Vineyard Certifications								
	Field Operations Management Certification	No	\$10,000.00	0	4	4	5	\$50,000	\$130,000
	Vineyard Management and Operations Certification	No	\$12,000	0	0	2	3	\$36,000	\$60,000

Fall 2024 Hospitality Certifications

Craft Beverage Management Certification	No	\$15,264	0	3	5	7	\$106,848	\$228,960
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Additional programs TBD

Spring 2025 Mechatronics Certification	Yes	Assumes \$5,000	0	0	0	10	\$50,000	\$50,000
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Spring 2025 Agricultural Certification	No	Assumes \$3,000	0	0	0	10	\$30,000	\$30,000
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TBD from current advisory group

Total Number of Students	54	85	117	171
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Estimated Revenue	\$455,632.00	\$730,496.00	\$954,928.00	\$1,240,792.00	\$1,234,392.00	\$3,364,064.00
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Division III Football
Southern Collegiate Athletic Conference

Appendix B

Schreiner University

	Fall 2023	Fall 2024	Fall 2025	Fall 2026	Fall 2027	Fall 2028	Fall 2029
Students	20	10	5	4			
Student Total		20	90	125	124	136	136

Revenue	\$	-	\$	785,289	\$	3,690,857	\$	5,308,552	\$	5,440,382	\$	6,207,133	\$	6,517,490	
Tuition	\$	-	\$	(480,000)	\$	(2,250,000)	\$	(3,250,000)	\$	(3,410,000)	\$	(3,876,000)	\$	(4,080,000)	
Scholarship	\$	-	\$	305,289	\$	1,440,857	\$	2,058,552	\$	2,030,382	\$	2,331,133	\$	2,437,490	
Net Tuition Revenue	\$	-	\$	15,264	\$	16,009.52	\$	16,468.41	\$	16,374.05	\$	17,140.68	\$	17,922.72	
Net Tuition Revenue per student	\$	-	\$		61%		61%		61%		63%		62%		63%
Tuition Discount															
Orientation Fee (one time)	\$	-	\$	2,500	\$	11,250	\$	10,000	\$	7,500	\$	7,500	\$	7,500	
Housing	\$	-	\$	92,250	\$	415,125	\$	553,500	\$	636,450	\$	776,610	\$	776,610	
Meal Plan (Schreiner Portion)	\$	-	\$	31,031	\$	124,125	\$	190,842	\$	163,011	\$	167,086	\$	171,264	
Revenue	\$	-	\$	431,070	\$	1,991,357	\$	2,812,894	\$	2,837,343	\$	3,282,329	\$	3,392,863	
Revenue per student	\$	-	\$	21,553	\$	22,126	\$	22,503	\$	22,882	\$	24,135	\$	24,948	

Operational Budget	\$	149,843	\$	400,766	\$	1,002,956	\$	1,028,030	\$	1,053,731	\$	1,080,074	\$	1,107,076
Personnel	\$	149,843	\$	400,766	\$	1,002,956	\$	1,028,030	\$	1,053,731	\$	1,080,074	\$	1,107,076
Marketing costs to promote program	\$	50,000	\$	50,000	\$	50,000	\$	75,000	\$	75,000	\$	75,000	\$	75,000
Recruiting (travel of coaches to HS and events)	\$	25,000	\$	45,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000
Team Travel (transportation, meals, lodging)	\$	-	\$	-	\$	125,000	\$	131,250	\$	137,813	\$	144,703	\$	151,938

Team Uniforms	\$	-	\$	-	\$	75,000	\$	75,000	\$	75,000	\$	75,000	\$	75,000
Supplies and Equipment	\$	-	\$	-	\$	35,000	\$	35,000	\$	35,000	\$	35,000	\$	35,000
Officials Fees	\$	-	\$	-	\$	15,000	\$	15,000	\$	15,000	\$	17,500	\$	17,500
Professional Development & Conferences (Coaches)	\$	-	\$	-	\$	7,500	\$	7,500	\$	7,500	\$	10,000	\$	10,000
Misc. Hospitality (events, social activities, banquet)	\$	-	\$	-	\$	17,500	\$	17,500	\$	17,500	\$	17,500	\$	17,500
Office/Other Supplies (awards, postage, office supplies, etc.)	\$	-	\$	-	\$	5,000	\$	5,000	\$	5,000	\$	5,000	\$	5,000
Facility Lease (5 home games at \$3k a game)	\$	-	\$	-	\$	20,000	\$	20,000	\$	20,000	\$	20,000	\$	20,000
Facility operational personnel	\$	-	\$	-	\$	25,000	\$	25,000	\$	25,000	\$	25,000	\$	25,000
Facility branding	\$	-	\$	-	\$	20,000	\$	20,000	\$	20,000	\$	20,000	\$	20,000
Facility transport (students, players)	\$	-	\$	-	\$	5,000	\$	5,000	\$	5,000	\$	5,000	\$	5,000
Technology equipment (cameras, radios)	\$	-	\$	-	\$	25,000	\$	25,000	\$	25,000	\$	25,000	\$	25,000
Additional Insurance policy	\$	-	\$	-	\$	25,000	\$	25,000	\$	26,250	\$	26,250	\$	27,563
Capital expenses	\$	65,500	\$	600,000	\$	-	\$	-	\$	-	\$	-	\$	-
Total expenses	\$	290,343	\$	1,095,766	\$	1,502,956	\$	1,559,280	\$	1,592,793	\$	1,631,027	\$	1,666,577
Expenses per student	\$	-	\$	54,788	\$	16,700	\$	12,474	\$	12,845	\$	11,993	\$	12,254

Program Revenue	\$	(290,343)	\$	(664,696)	\$	488,401	\$	1,253,614	\$	1,244,550	\$	1,651,302	\$	1,726,286
Exp to Rev Ratio						75%		55%		56%		50%		49%

Version 03/06/2024



STEM ZONE



PARKING LOTS

Lot A South Lot
Lot B Delaney Lot
Lot C West Lot
Lot D North Lot
Lot E Hansen Lot
Lot F Edington Lot
Lot G Murray Lot
Lot H Central Lot
Lot I Tennis Court Lot

Lot J Trull Lot
Lot K LA Schreiner Lot
Lot L Flato Lot
Lot M Texas Center Lot
Lot N Faulkner Lot
Lot O Tea House Lot
Lot P Baldwin Lot
Lot R Trailhead Lot

Schreiner University

CAMPUS MAP

00 Washateria
01 Delaney Residence Hall
02 Callier Campus Activity Center
03 Elaine B. Griffin Welcome Center
05 Chiller Plant
06 Gus Schreiner Complex/Dining Hall
08 Hoon Hall
09 Trailhead Stage
10 Weir Academic Building
11 Trailhead Beer Garden
12 Union Church
13 Rock House
13a Trailhead Restrooms
14 Moody Science Building
15 Robbins Lewis Pavilion
15a Disc Golf Course
16 Trull Science Building
17 Pecan Grove Apt. #100
18 Junkin Campus Ministry Center
19 Pecan Grove Apt. #200
20 STEMZone
21 Pecan Grove Apt. #300
22 Kathleen C. Cailloux Hall
23 Pecan Grove Community Center
25 Alumni House
25 Pecan Grove Apt. #400
27 Pecan Grove Apt. #500
28 Tom Murray Administration Building
29 Pecan Grove Apt. #600
30 La Library/Information Technology
31 Hansen Fine Arts Building
32 Dickey Hall
33 Tim Summerlin Music Education Building
34 A.C. Schreiner
35 Edington Academic Complex
36 L.A. Schreiner Residence Hall
37 Edington Pool
38 Flato Residence Hall
39 Wrestling Room
41 Cree Family Tennis Center
43 Mountaineer Softball Field
43a Concession Stand
45 Bob Henry Baseball Field
46 Weston House
46a Weston Guest House/Cabana
46b Weston Caretaker House
46c Loftis Family Science Center
47 Soccer Game Field
47a Soccer Practice Field
47b Reclaimed Water Pond & Pump House
49a Mountaineer Fitness Center/Intercollegiate Athletics

49b Event Center
51 Trull Residence Hall
52 The Tex Center
55 Campus Center
57 Facilities Services Red Barn
57a Facilities Services Recycling Barn
59 Facilities Services Fleet Parking
61 Facilities Services Building #2
63 Facilities Services Building #1
67 Oaks I Apt. #100
69 Oaks I Apt. #200
70 Oaks II Apt. #400
71 Oaks II Laundry
72 Oaks II Apt. #500
77 Oaks I Apt. #300
79 Oaks Community Center
80 Oaks III Apt. #600
81 Oaks III Apt. #700
84 Oaks III Apt. #1000
85 Oaks III Apt. #1100
86 Oaks III Laundry
91 Faulkner Residence Hall
92 Tea House
93 Baldwin Residence Hall/Campus Security Office



EDINGTON GYM



PARKING LOTS

Lot A South Lot
Lot B Delaney Lot
Lot C West Lot
Lot D North Lot
Lot E Hansen Lot
Lot F Edington Lot
Lot G Murray Lot
Lot H Central Lot
Lot I Tennis Court Lot

Lot J Trull Lot
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06 Gus Schreiner Complex/Dining Hall
08 Hoon Hall
09 Trailhead Stage
10 Weir Academic Building
11 Trailhead Beer Garden
12 Union Church
13 Rock House
13a Trailhead Restrooms
14 Moody Science Building
15 Robbins Lewis Pavilion
15a Disc Golf Course
16 Trull Science Building
17 Pecan Grove Apt. #100
18 Junkin Campus Ministry Center
19 Pecan Grove Apt. #200
20 STEMZone
21 Pecan Grove Apt. #300
22 Kathleen C. Cailloux Hall
23 Pecan Grove Community Center
25 Alumni House
25 Pecan Grove Apt. #400
27 Pecan Grove Apt. #500
28 Tom Murray Administration Building
29 Pecan Grove Apt. #600
30 La Library/Information Technology
31 Hansen Fine Arts Building
32 Dickey Hall
33 Tim Summerlin Music Education Building
34 A.C. Schreiner
35 Edington Athletic Complex
36 L.A. Schreiner Residence Hall
37 Edington Pool
38 Flato Residence Hall
39 Wrestling Room
41 Cree Family Tennis Center
43 Mountaineer Softball Field
43a Concession Stand
45 Bob Henry Baseball Field
46 Weston House
46a Weston Guest House/Cabana
46b Weston Caretaker House
46c Loftis Family Science Center
47 Soccer Game Field
47a Soccer Practice Field
47b Reclaimed Water Pond & Pump House
49a Mountaineer Fitness Center/Intercollegiate Athletics

49b Event Center
51 Trull Residence Hall
52 The Tex Center
55 Campus Center
57 Facilities Services Red Barn
57a Facilities Services Recycling Barn
59 Facilities Services Fleet Parking
61 Facilities Services Building #2
63 Facilities Services Building #1
67 Oaks I Apt. #100
69 Oaks I Apt. #200
70 Oaks II Apt. #400
71 Oaks II Laundry
72 Oaks II Apt. #500
77 Oaks I Apt. #300
79 Oaks Community Center
80 Oaks III Apt. #600
81 Oaks III Apt. #700
84 Oaks III Apt. #1000
85 Oaks III Apt. #1100
86 Oaks III Laundry
91 Faulkner Residence Hall
92 Tea House
93 Baldwin Residence Hall/Campus Security Office



EXHIBIT 1



INTERIOR PERSPECTIVE

EXHIBIT 1



INTERIOR PERSPECTIVE

EXHIBIT 1





NORTH EXTERIOR PERSPECTIVE

EXHIBIT 1



WEST EXTERIOR PERSPECTIVE

EXHIBIT 1



MAIN ENTRANCE PERSPECTIVE

EXHIBIT 1



**City Of Kerrville
Economic Improvement Corporation
4B Sales Tax Funding Request
July 7, 2023**

**Addendum 1
October 6, 2023**



To the Members of the Economic Improvement Corporation:

Schreiner University (Schreiner) supplements its previous EIC Funding Request dated July 7, 2023 with this Addendum 1.

Schreiner will commit in writing to pay wages that are at least equal to the prevailing wage in Kerr County for the applicable occupations for the three employment positions described at the top of page 10 of the July 7, 2023, Funding Request relating to the creation of the Center for Talent and Workforce Development (CTWD). Schreiner will also continue its previous practice of consulting with local business in Kerr County concerning job training needs which Schreiner may be able to offer through the CTWD, thereby assisting local business in the "promotion of development and expansion of business enterprises and other enterprises."

With this clarification, we look forward to learning of the Go Team's decision on Schreiner's funding request intended to benefit our overall local economy.

Submitted Respectfully,

A handwritten signature in black ink, appearing to read "Charlie McCormick".

Charlie McCormick, Ph.D.
President
October 6, 2023



City of Kerrville

701 MAIN STREET • KERRVILLE, TEXAS 78028 • 830.257.8000 • KERRVILLETX.GOV

July 27, 2023

Dr. Charlie McCormick
Schreiner University
2100 Memorial Boulevard
Kerrville, Texas 78028

Dr. McCormick,

In response to your letter of request for grant funding from the Kerrville Economic Improvement Corporation (EIC), the EIC GO Team met on July 26, 2023 to review the application. This team meets to review requests that come to the EIC for funding and includes Kerr EDC, a liaison from the EIC board, a County Commissioner and city staff. Upon review, the GO Team has recommended placing this item on the August 21st EIC agenda. Please see below for more detailed information.

The EIC is excited for your project and the master plan for your athletic program as well as the creation of the Center for Talent and Workforce Development. Earlier this year, the GO Team met to consider Schreiner's application and requested that it be separated into two distinct projects. After reviewing the updated submission, with guidance from our attorney's office, the GO Team made the following recommendations, for your consideration.

First, there is a concern that the Center for Talent and Workforce Development does not meet the statutory requirement listed in Texas Local Government Code Chapter 501, for primary jobs creation permissible within state law for EIC funding. We have requested additional information from your staff to better understand how this program will meet the requirements under section 501.162 of the Code. That section of the code is included for your reference:

Sec. 501.162. Use of Tax Revenue for Job Training. A corporation may spend tax revenue received under this subtitle for job training offered *through a business enterprise* only if the business enterprise has committed in writing to:

- (1) create new jobs that pay wages that are at least equal to the prevailing wage for the applicable occupation in the local labor market area; or
- (2) increase its payroll to pay wages that are at least equal to the prevailing wage for the applicable occupation in the local labor market area.

Second, the GO Team is supportive of the Athletic Master Plan project at Schreiner. The recommendation from the team is for EIC to participate in funding the overall project as fundraising milestones are reached. The recommendation from the GO Team is for EIC to pledge that for every \$20,000,000 raised, EIC would contribute \$1,000,000, up to \$3,000,000 in total for projects that qualify under the statute. Section 505.152 is the area governing this, which I have included below:

Sec. 505.152. PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES. For purposes of this chapter, "project" includes land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events,

Dr. Charlie McCormick

July 27, 2023

Page 2

including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section.

If you have any questions about the recommendations from the GO Team, please feel free to reach out to me. We look forward to our continued partnership with Schreiner University.

Sincerely,

Michael Hornes

Michael Hornes
City of Kerrville
(830) 258-1105

cc: Kimberly Meismer, Interim City Manager
Mike Hayes, City Attorney
Gil Salinas – Kerr EDC Director



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

SUBJECT:

Report from James Avery Craftsman as to its employment positions for 2023 pursuant to its Economic Development Grant Agreement with the Economic Improvement Corporation.

AGENDA DATE OF: March 18, 2024 **DATE SUBMITTED:** March 11, 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:

James Avery Craftsman, Inc. (JAC) has an existing Economic Development Agreement with the City of Kerrville Economic Improvement Corporation (EIC) that dates back to before they made a major expansion of their main manufacturing facility now located along HWY 27 near the Kerrville Airport. Along with this major building expansion, significant levels of new employment were also outlined in the five-year Agreement. Essentially, the minimum new employees for 2017 was 134, for 2018 it was 191, for 2019 it was 252, for 2020 it was 306, and for 2021 (the final year of the original Agreement) it was 359. Due to the pandemic and other market forces JAC missed their employment targets at the end of 2020 (246 versus 306) and approached the EIC as to a possible revision to the Agreement.

JAC and EIC extended the Agreement to 2024 and JAC committed to employing at least 359 employees by the end of 2023 and maintaining that 359 employment level through the end of 2024 (the end of the agreement). The annual employment report attached shows that JAC will miss that mark by 29 employees, with a total of 330 additional employees.

JAC has requested that EIC consider all the factors to include the pandemic and labor shortages in Kerr County as you review their numbers for this year. Staff requests guidance

from EIC on next steps.

RECOMMENDED ACTION:

Staff requests direction from EIC on next steps

ATTACHMENTS:

2024.01.31 Annual Grant Report plus Weekly Headcount.pdf



January 31, 2024

Sent by email: kim.clarkson@kerrtitle.com

Ms. Kim Clarkson, President of EIC
City of Kerrville, Texas, Economic Improvement Corporation
701 Main Street
Kerrville, TX 78028

Re: Reporting under the Economic Development Grant Agreement ("EIC Agreement")

Dear Ms. Clarkson,

This letter and enclosure are being filed with the City of Kerrville, Texas, Economic Improvement Corporation ("EIC") by James Avery Craftsman, Inc. ("James Avery"), as its Annual Report, as required in the Agreement, as amended on April 14, 2021 (together the "Agreement").

The amended Agreement requires that James Avery create and fill 359 new, full-time positions within the City of Kerrville (the "City") by the end of 2023. As the EIC knows, James Avery met its contractual obligations for 2016, 2017, 2018, 2019, and 2020 (after the EIC amended the 2020 minimum number of new positions due to the COVID-19 pandemic and resulting declared emergencies). In 2021, James Avery was a mere 1 employee short of the required number (286) of new full-time employees and in 2022, James Avery again exceeded the required number (286) of new full-time employees for that year.

As required in the Agreement, James Avery has included a spreadsheet showing the cumulative number of new full-time positions in weekly increments during 2023. Since James Avery's initial headcount at the beginning of the Agreement was 388, the number of new full-time positions by the end of 2023 is 330 (718-388), which is twenty-nine (29) less than the required number of 359 new full-time positions for 2023.

James Avery has not included an affidavit since contractual compliance was not achieved by the end of 2023.

James Avery respectfully requests that the EIC take into consideration James Avery's continuing efforts to achieve a moderated rate of growth following the impact of the pandemic and the resulting reduced access to adequate labor supply in the Kerr County area, even while growing its online sales generating sales tax collection increases that inure to the benefit of the greater Kerrville area.

We are available to discuss at your convenience, if desired.

RESPECTFULLY SUBMITTED,

James Avery Craftsman, Inc.



Margaret Greenshield
Chief HR Officer

Enclosure: 2023 Weekly Kerr County Employment Headcount

cc: Sent by email:

Mr. Dalton Rice, City Manager
City of Kerrville, Texas
701 Main Street
Kerrville, TX 78028
Dalton.rice@kerrvilletx.gov

Mr. Mike Hayes, City Attorney
City of Kerrville, Texas
701 Main Street
Kerrville, TX 78028
Mike.hayes@kerrvilletx.gov

James Avery Craftsman, Inc. Weekly Kerr County Employment Headcount 2023

Work Week Beginning	12/31/2022	1/7/2023	1/14/2023	1/21/2023	1/28/2023	2/4/2023	2/11/2023	2/18/2023	2/25/2023	3/4/2023	3/11/2023	3/18/2023	3/25/2023
Corporate	215	217	218	216	215	215	214	214	215	219	220	220	220
Manufacturing	548	560	560	564	563	561	565	562	561	554	553	547	550
Retail	4	4	4	4	4	4	4	4	4	3	3	3	3
Grand Total	767	781	782	784	782	780	783	780	780	776	776	770	773
Work Week Beginning	4/1/2023	4/8/2023	4/15/2023	4/22/2023	4/29/2023	5/6/2023	5/13/2023	5/20/2023	5/27/2023	6/3/2023	6/10/2023	6/17/2023	6/24/2023
Corporate	220	218	217	216	215	215	215	214	215	215	213	211	210
Manufacturing	550	548	546	544	542	541	540	539	541	539	537	534	533
Retail	3	3	3	3	3	3	3	3	3	3	3	3	3
Grand Total	773	769	766	763	760	759	758	756	759	757	753	748	746
Work Week Beginning	7/1/2023	7/8/2023	7/15/2023	7/22/2023	7/29/2023	8/5/2023	8/12/2023	8/19/2023	8/26/2023	9/2/2023	9/9/2023	9/16/2023	9/23/2023
Corporate	210	212	212	212	211	211	212	213	213	213	212	212	212
Manufacturing	532	530	528	521	514	515	510	510	508	509	504	502	502
Retail	3	3	3	3	3	3	3	3	3	3	3	3	3
Grand Total	745	745	743	736	728	729	725	726	724	725	719	717	717
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Manufacturing	496	500	501	501	503	506	508	505	501	500	501	498	497
Retail	3	3	3	3	3	3	3	3	3	3	3	3	3
Grand Total	714	718	719	719	722	723	726	724	719	720	721	718	718



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

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SUBMITTED BY: Michael Hornes, Assistant City Manager

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PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

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We are available to discuss at your convenience, if desired.

RESPECTFULLY SUBMITTED,

James Avery Craftsman, Inc.



Margaret Greenshield
Chief HR Officer

Enclosure: 2023 Weekly Kerr County Employment Headcount

cc: Sent by email:

Mr. Dalton Rice, City Manager
City of Kerrville, Texas
701 Main Street
Kerrville, TX 78028
Dalton.rice@kerrvilletx.gov

Mr. Mike Hayes, City Attorney
City of Kerrville, Texas
701 Main Street
Kerrville, TX 78028
Mike.hayes@kerrvilletx.gov

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