



ECONOMIC IMPROVEMENT CORPORATION AGENDA

MONDAY, JANUARY 8, 2024, 4:00 PM

Council Chambers 701 Main Street, Kerrville, Texas

CALL TO ORDER: By Chair Kim Clarkson

INVOCATION:

1. **ANNOUNCEMENTS:**

2. **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.*

3. **APPROVAL OF MINUTES:**

3.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held December 11, 2023.
Attachment: [12-11-23 EIC Minutes.pdf](#)

4. **MONTHLY REPORTS:**

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

4.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
- Sales Tax Bond Project update

4.C Monthly Financial Report.

Attachment: [December 2023 financial presentation.pdf](#)

5. **PUBLIC HEARING AND POSSIBLE ACTION:**

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

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](#)

6. **CONSIDERATION AND POSSIBLE ACTION:**

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

Attachments: [20240108_EIC Golf course improvements Estimate.pdf](#)

[20240108_EIC Master_Plan_15Nov23.pdf](#)

7. **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 matter(s):*

- 7.A Economic Development projects: (551.071, 551.072, 551.087)
- Megaacrete Real Estate, LLC (f/k/a Litecrete, Inc.)
 - Habitat for Humanity Kerr County, Mariposa Residential Subdivision
 - Lennar Homes of Texas Land and Construction, LTD (Windridge residential development)

8. **POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:**

9. **ITEMS FOR FUTURE AGENDAS:**

ADJOURN.



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

SUBJECT: Minutes from the regular Economic Improvement Corporation (EIC) meeting held on December 11, 2023.

AGENDA DATE OF: January 8, 2024

DATE SUBMITTED: December 20, 2023

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 December 11, 2023.

RECOMMENDED ACTION:

Approve minutes as presented.

ATTACHMENTS:

[*12-11-23 EIC Minutes.pdf*](#)

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION REGULAR MEETING – DECEMBER 11, 2023

On Monday, December 11, 2023, at 4:00 p.m., the regular meeting of the City of Kerrville, Texas Economic Improvement Corporation (EIC) was called to order by President Kim Clarkson, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Gary Cochrane - Vice-President

CHIEF EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Michael Hornes, Deputy City Manager
Kim Meismer, Assistant City Manager
Shelley McElhannon, City Secretary
Trina Rodriguez, Assistant Director of Finance

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

Gil Salinas, Kerrville Economic Development Corporation (KEDC) Executive Director
Katie Milton Jordan, KEDC
Anne Berger-Entrekin, Hilltop Securities Consultant/Financial Advisor
Mary Campana, Habitat for Humanity

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

INVOCATION: Councilmember Kyle Bond led the invocation.

1 VISITORS / CITIZENS FORUM: No one spoke.

2 APPROVAL OF MINUTES:

2.A Minutes from the regular EIC meeting held November 13, 2023.

Gregg Appel motioned to approve the minutes, Kyle Bond seconded. The motion passed 6-0.

3 MONTHLY REPORTS:

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

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

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

- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape

- Downtown River Trail Extension
- Cailloux Theater Improvements
- Travis Street Pump Station Upsizing
- Sales Tax Bond Project Update

Michael Hornes presented the EIC Project Status updates and Anne Berger-Entrekin presented information on the Sales Tax Bond Project.

3.C Monthly Financial Report.

Trina Rodriguez presented the Monthly Financial Report.

4 CONSIDERATION AND POSSIBLE ACTION:

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

Michael Hornes presented information and Michael Hornes and Trina Rodriguez responded to questions. Applicant Mary Campana responded to questions by the EIC members.

The following person(s) spoke:

- Shelby Presley
- Darcy Presley
- Brad Barnett
- Chuck Kempf
- Peter Lewis
- Brent Hunter
- Mary Campana
- Tabor McMillan
- Bruce Stracke
- John Carlson

Mary Campana clarified issues posed by public comments and EIC members.

Greg Appel made a motion to convene Executive Session under 551.087 (deliberation regarding economic development negotiations), seconded by John Anderson; and Celeste Hamman modified the motion to include 551.071 (consultation with attorney) and 551.072 (deliberation regarding real property), seconded by Kyle Bond. The motion passed 6-0. At 5:19 p.m., the open meeting recessed and convened into closed Executive Session.

Executive Session was shifted forward before item 4B.

5 EXECUTIVE SESSION:

5.A Economic Development projects: (551.071, 551.072, 551.087)

- Megaacrete Real Estate, LLC (f/k/a Litecrete, Inc.)
- Habitat for Humanity Kerr County, Mariposa Residential Subdivision
- Lennar Homes of Texas Land and Construction, LTD (Windridge residential development)

At 6:35 p.m. the closed Executive Session adjourned and the open meeting reconvened. No action was taken during Executive Session.

6 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

Regarding item 4A: Kyle Bond motioned to call a public hearing for the funding application from Habitat for Humanity Kerr County in an amount not to exceed \$2,260,000 in infrastructure assistance for the proposed Mariposa subdivision, seconded by Joe Herring. The motion passed 6-0.

4.B Purchase Sale Agreement between the City of Kerrville, Economic Improvement Corporation and Megaacrete Real Estate, LLC (Project Mount Saddle), which agreement provides for the EIC to convey property it owns along the 300 block of Peterson Farm Road, consisting of approximately 86.71 acres.

Michael Hornes presented information and responded to questions.

John Anderson motioned to finalize the Economic Development Project Application to the Kerrville EIC from Litecrete, Inc. (Project Mount Saddle), for the EIC to convey property it owns along the 300 block of Peterson Farm Road, seconded by Kyle Bond. The motion passed 6-0.

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

8 **ADJOURN.** President Clarkson adjourned the meeting at 6:44 p.m.

MINUTES APPROVED: _____.

Kim Clarkson, EIC President

Attest: Shelley McElhannon, City Secretary



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

SUBJECT: Kerr Economic Development Corporation (KEDC) update.

AGENDA DATE OF: January 8, 2024

DATE SUBMITTED: December 20, 2023

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

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Information only; no action required.



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

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

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

AGENDA DATE OF: January 8, 2024

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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

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Information only; no action.



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

SUBJECT: Monthly Financial Report.

AGENDA DATE OF: January 8, 2024

DATE SUBMITTED: December 20, 2023

SUBMITTED BY: Trina Rodriguez, Accounting 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? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Information only; no action.

ATTACHMENTS:

[*December 2023 financial presentation.pdf*](#)

Financial update for the month ended December 31, 2023

**Economic Improvement Corporation Meeting
January 8, 2024**



Economic Improvement Corporation
Statement of Activities
Month Ended December 31, 2023

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Revenues					
Sales and Use Tax	\$ 5,262,270	\$ 389,096	\$ 1,230,567	\$ 850,672	\$ 379,895
Interest Income	161,000	75,614	153,988	36,139	117,850
Bond Proceeds	-	20,000,000	20,000,000	20,000,000	-
Investment Maturity	2,500,000	-	500,000	500,000	-
Total Revenues	7,923,270	20,464,710	21,884,555	21,386,811	497,745

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Expenditures					
Administrative					
Supplies and Miscellaneous	650	-	-	-	-
Training	10,000	-	-	-	-
Legal Services	10,000	-	-	-	-
Professional Services	205,000	17,083	51,250	51,250	-
Kerr Economic Development Corp.	343,750	-	85,938	85,938	-
Total Administrative	569,400	17,083	137,187	137,187	-
Debt Service					
Debt Service - Series 2015 (KSC)	605,700	50,475	151,425	151,425	-
Debt Service - Series 2019 Ref (River Trail)	251,506	20,959	62,876.55	62,877	-
Debt Service - Series 2020 Ref (River Trail)	233,500	19,458	58,374.99	58,375	-
Total Debt Service	1,090,706	90,892	272,677	272,677	-
Investment Purchase	2,500,000	-	-	-	-
Projects					
Airport Projects	9,535	-	-	-	-
Sid Peterson Memorial Hospital	800,000	-	-	-	-
Downtown Utilities/Streetscape	400,000	-	225,287	225,287	-
Downtown River Trail	500,000	-	125,000	125,000	-
Travis Street Pump Station Upgrades	750,000	-	-	-	-
Total Projects	2,459,535	-	350,287	350,287	-
Total Expenditures	6,619,641	107,976	760,151	760,151	-

Change in Net Position

\$ 1,303,629 \$ 20,356,734 \$ 21,124,404



Economic Improvement Corporation

Cash Flow Forecast

As of December 31, 2023

	FY2024 Actual	FY2024 Estimate	FY2024 Projections	
	Oct 2023 to Dec 2023	Jan 2024 to Mar 2024	Apr 2024 to Jun 2024	Jul 2024 to Sep 2024
Beginning Cash Balance	\$ 5,356,048	\$ 26,469,181	\$ 27,283,850	\$ 27,019,744
Revenue				
Sales Tax	1,230,567	1,340,141	1,261,021	1,433,049
Interest Income	153,988	210,000	210,000	210,000
Bond Proceeds	20,000,000	-	-	-
Investment Maturity	500,000	2,000,000	-	-
Total Revenue	21,884,555	3,550,141	1,471,021	1,643,049
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	51,250	51,250	51,250	51,250
Kerr Economic Development Corp.	85,938	85,938	85,938	85,938
Total Administrative	137,187	142,350	142,350	142,350
Debt Service	272,677	272,677	272,677	272,677
Projects				
Airport Box Hangar	-	-	-	-
Sid Peterson Memorial Hospital	-	-	800,000	-
Downtown Utilities/Streetscape	225,287	174,713	-	-
Downtown River Trail	125,000	125,000	125,000	125,000
Travis Street Pump Station Upgrades	-	-	375,000	375,000
Total Projects	350,287	299,713	1,300,000	500,000
Investment Purchase		2,000,000	-	-
Total Expenditures	760,151	2,714,740	1,715,027	915,027
Interest Receivable	11,271	20,733	20,100	20,100
Ending Cash Balance	\$ 26,469,181	\$ 27,283,850	\$ 27,019,744	\$ 27,727,667



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%

Project Analysis as of December 31, 2023			
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	500,000	520,280
Travis Street Pump Station Upgrades	750,000	-	750,000
	\$ 3,903,047	\$ 1,648,519	\$ 2,254,528

Cash Analysis as of December 31, 2023		
Type	Placement	Amount
Pool	EIC TexPool - Cash	\$ 6,429,347
Pool	EIC TexPool - 2023 Revenue Bonds	\$ 20,039,835
ST Investment	Fannie Mae Note-3135G0V34	\$ 997,345
ST Investment	MUFG CP-62479LC78	\$ 989,616
	Total Cash and Investments	\$ 28,456,143



Questions?





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

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

AGENDA DATE OF: January 8, 2024

DATE SUBMITTED: December 20, 2023

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.

RECOMMENDED ACTION:

Approve the funding application from Habitat for Humanity Kerr County with a not to exceed amount 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 / 1 / 2023

Company Name: Habitat For Humanity Kere County

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

Fax 830-845-7085

Kerville 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 Kerville, 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
before expenses

This Facility \$ 0

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 \$ 16,117,328
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 local 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 CAMPANA

Printed name

Date

11/1/2023

Executive Director

Title

Mary Campana

Signature

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.

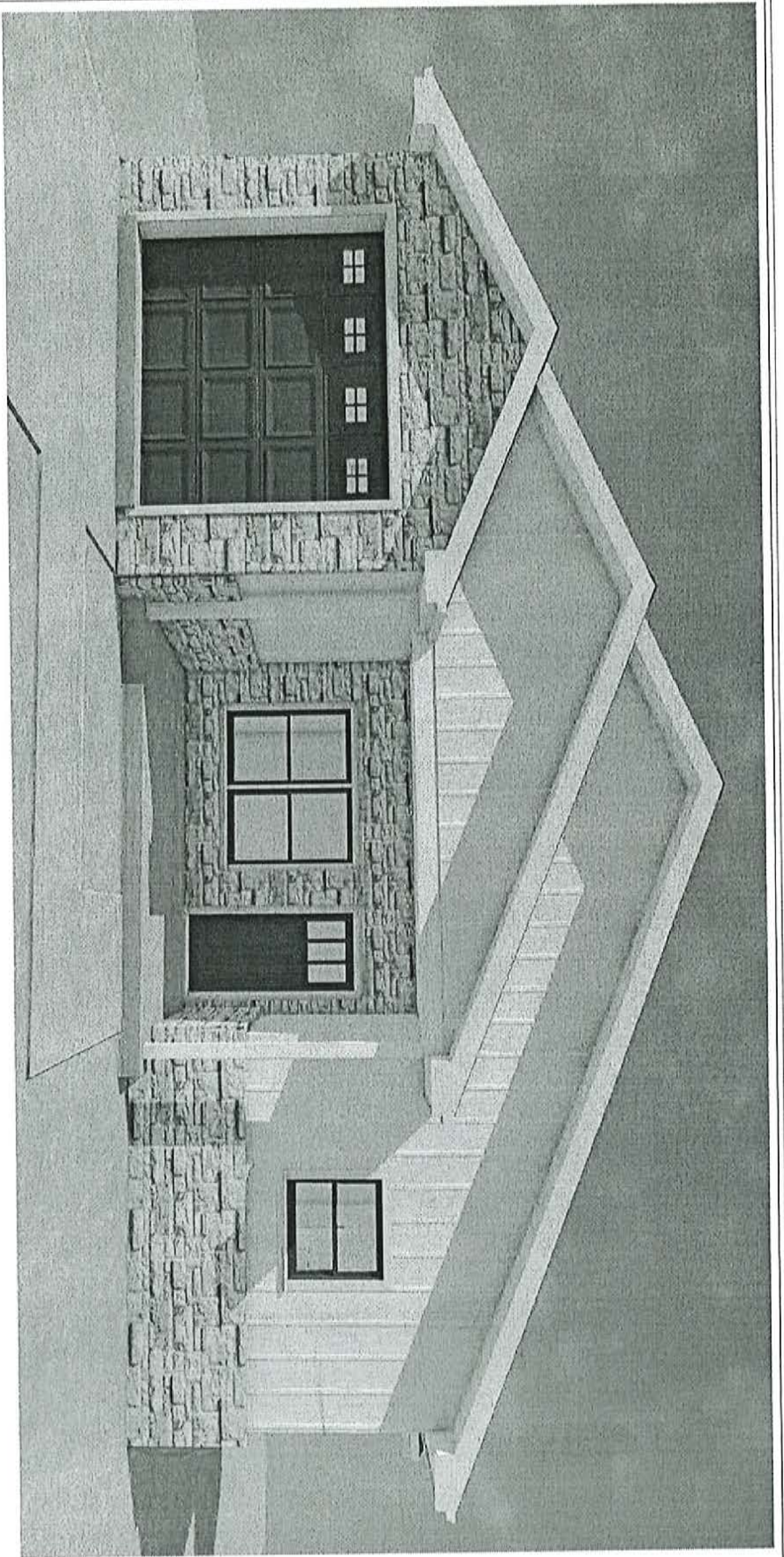
Economic Impact: EIC's investment will enable Habitat to expand its housing projects, thereby increasing the number of attainable housing units available in Kerrville. The Mariposa project is expected to generate a substantial economic impact of \$16 million* for Kerrville, not only by providing affordable 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.

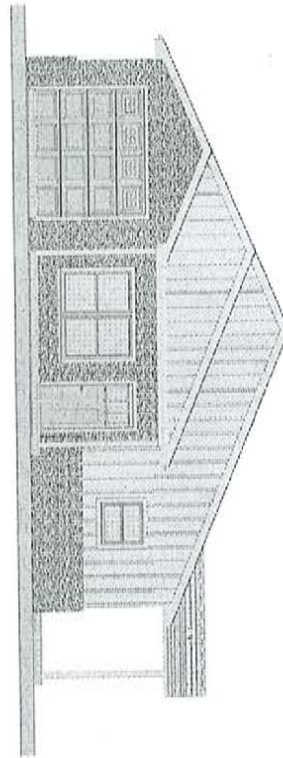
Innovative Affordable Housing Mix: The Mariposa Community will feature a mix of traditional Habitat homes and workforce housing units, catering to the needs of affordable homeownership for both low- and moderate-income families. Mariposa is a hybrid Habitat community with a total of 47 homes including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

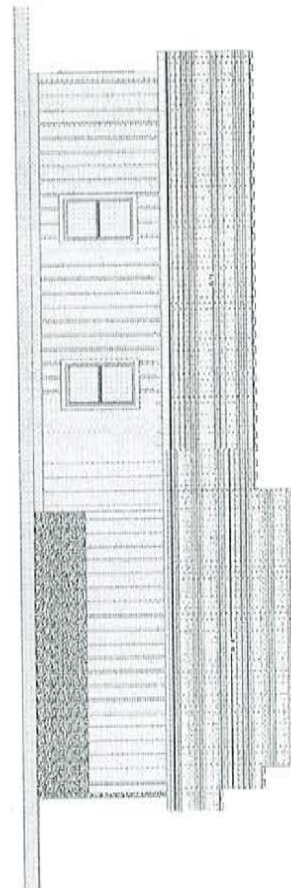
****Direct of investment of \$16 million for land, development, and construction. \$16.02 million estimated property tax based upon completion.***



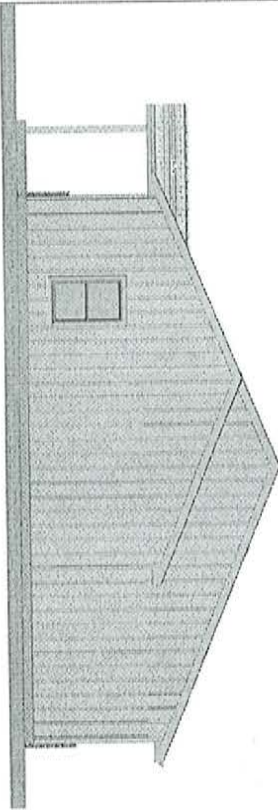
Layout Page Table	
Number	Title
1	Cover Page
2	Floor Plan - Electrical Plan
3	Elevations
4	Framing Plan
5	Roof Plan
6	Foundation Plan



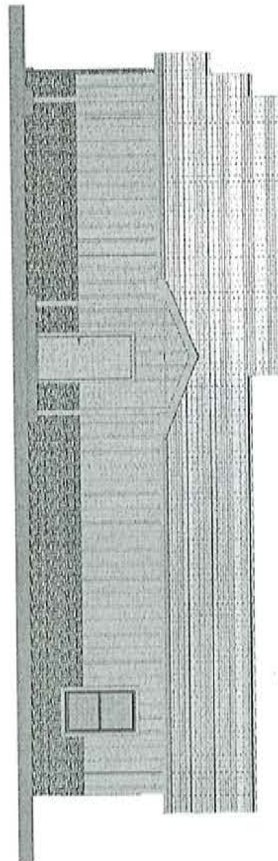
North Elevation
Scale 1/4" = 1'



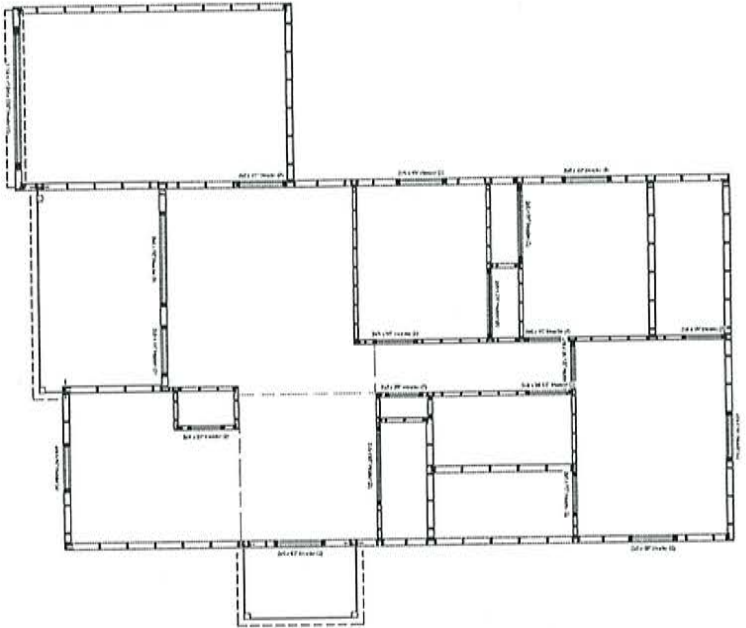
East Elevation
Scale 1/4" = 1'



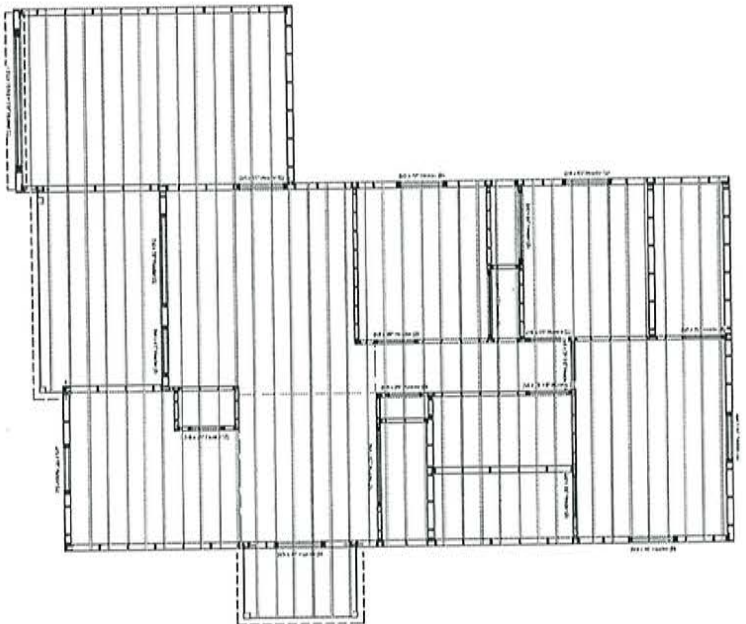
South Elevation
Scale 1/4" = 1'



West Elevation
Scale 1/4" = 1'



Framing, Floor Plan View



Framing, Ceiling Plan View

Headers will be 2X6's doubled for 2X4 walls and tripled for 2X6 walls

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.

ALL DOOR AND WINDOW
HEADERS @ 6" AFF



6" WALLS
3 - 2X6 W/ 12" PW SPACERS



4" WALLS
2 - 2X6 W/ 12" PW SPACER



2" WALLS
2 - 2X6 W/ PW SPACER

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 71" REFER TO MFG. LVL SPAN TABLES

Habitat for Humanity

Malissa One
Kerrville, TX 78603

Hill Country
Reprographics 
Serving the Construction Industry

DATE:

9/13/2023

SCALE:

1/4" = 1'

SHEET:

4

FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ. 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS 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"

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 CAVITY AND WINDOW/DOOR FRAME.
- JOINTS BETWEEN WALL AND FOUNDATION
- JOINTS BETWEEN WALL AND ROOF
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

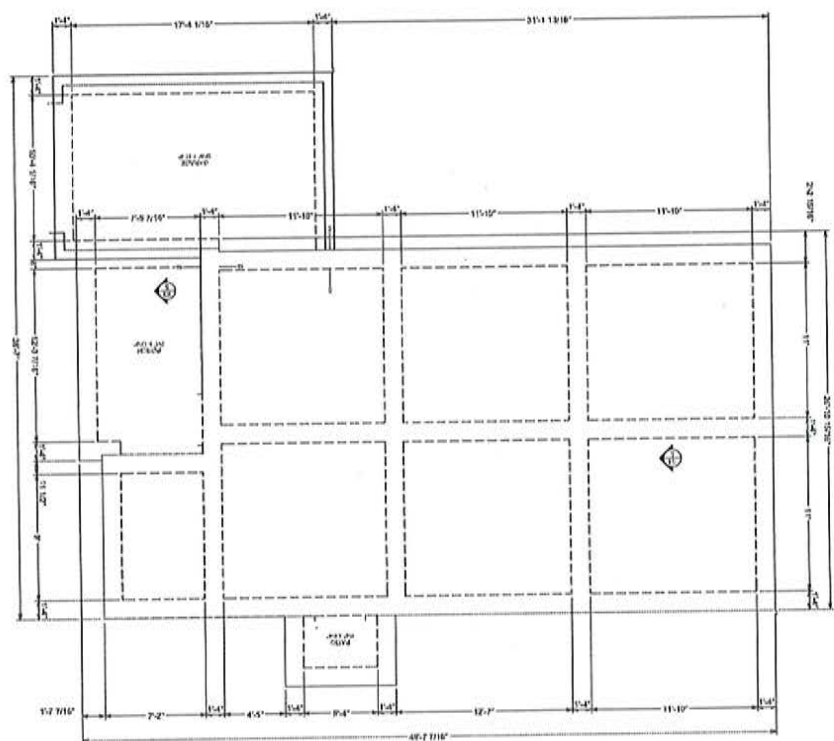
NOTICE

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

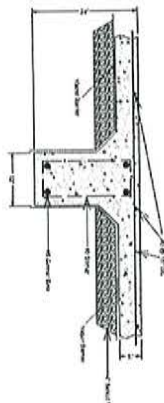
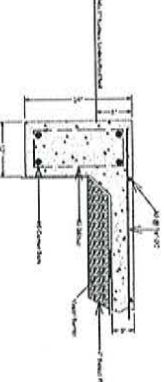
- DRAFTER IS RESPONSIBLE FOR FURNISHING A .PDF FORMATTED FILE OF ORIGINAL SET OF DRAWINGS. ALL COPIES ARE TO BE PRODUCED FROM THIS FILE AND ARE THE RESPONSIBILITY OF THE BUILDER AND/OR CLIENT TO PRODUCE.

- 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 A LIEN 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.



Foundation Plan



Habitat for Humanity

Madison One
Kerrville, TX 78603

Hill Country
Reprographics 
Serving the Construction Industry

DATE:	9/13/2023
SCALE:	1/4" = 1'
SHEET:	6

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 HMA, 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 6" 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 (Note handholes to be provided by communication provider)	25	EA	\$1,075.00	\$26,875.00
9	Installation of communication pull boxes, including all labor & non-provided materials, complete in place (Note pull boxes to be provided by communication provider)	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:

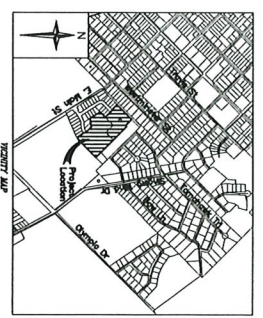
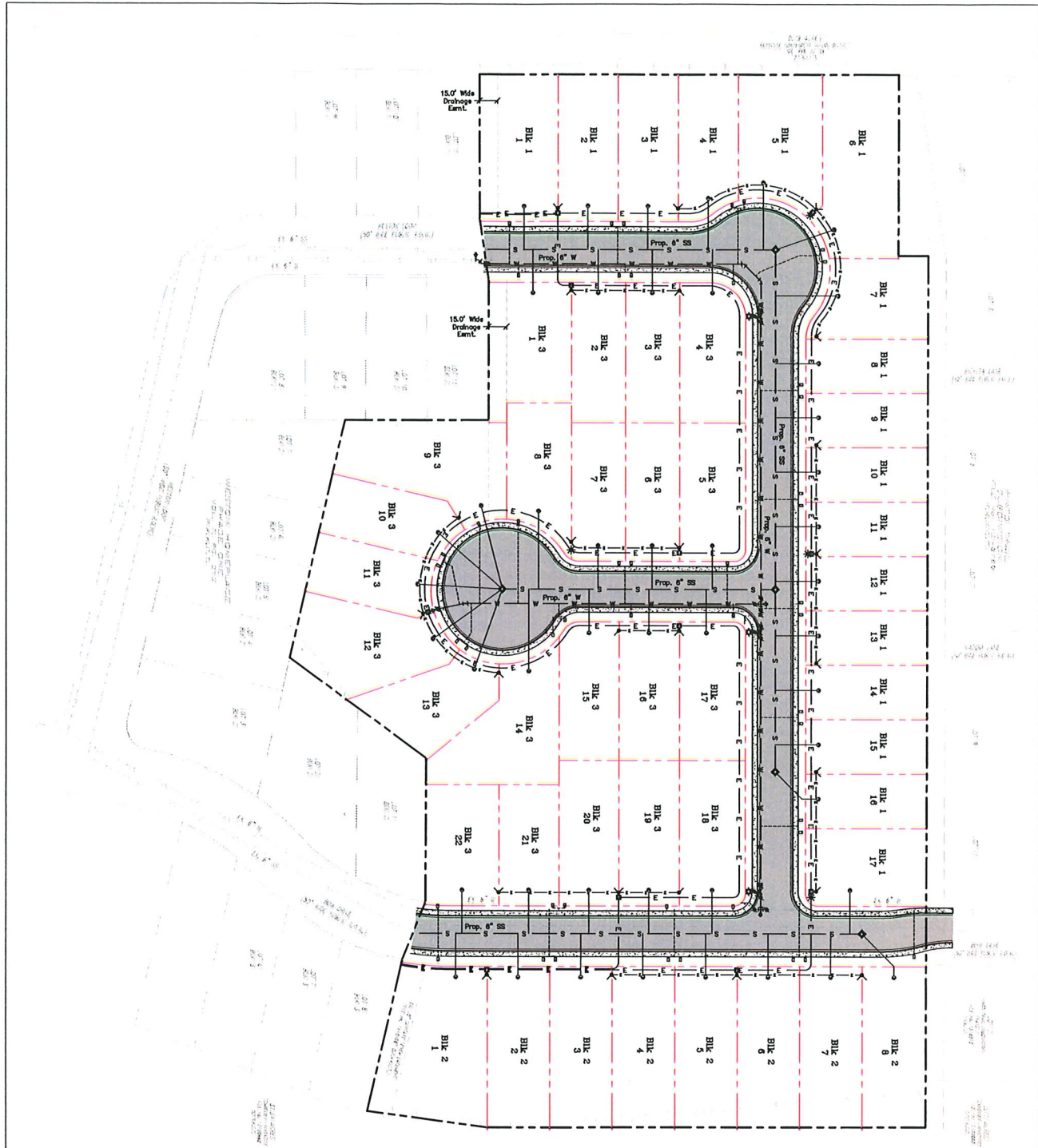
- Quantities and unit prices are estimates based upon the Preliminary Site Plan prepared by Wellborn Engineering & Surveying on September 13, 2023 and are subject to change based upon survey data, geotechnical report findings, final construction documents subject to review & approval by others, material & 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.

[illegible]

UTILITY EASEMENT DETAIL

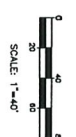
MARIPOSA AT WESTON PLACE
A RESIDENTIAL SUBDIVISION WITHIN THE CITY OF KERRVILLE
0.87 ACRES (CALLED 8.6 ACRES) OUT OF THE SAME, WULF
SINCEY No. 114, ABSTRACT No. 348 DESCRIBED IN CONVEYANCE
DOCUMENT TO HENRY FOR HENRIETY OF KERN COUNTY, RECORD
No. 23-42578 OFFICIAL PUBLIC RECORDS OF KERN COUNTY.

WELLBORN ENGINEERING & SURVEYING	PROJECT	SCALE	TITLE	DRAWING	CHECKED
	W03-23-112	1" = 50'	CLASP	BM	GAD
	LAST FIELD VISIT: 08.31.2023				
	LAST FIELD REVISION: 04.07.2024				
			SHEET NO.		1 of 1



LEGEND

- PROPERTY BOUNDARY LINES
- ADJACENT LOT LINES
- EXISTING EXISTENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING WATER MAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK/CONCRETE
- PROPOSED SIGN
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINES
- PROPOSED EXISTENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE AND METER
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED LG ELECTRIC (PRIMARY)
- PROPOSED LG ELECTRIC (SECONDARY)
- PROPOSED WATER VALVE
- PROPOSED TEST STATION
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED LIGHT STANDARD W/ POLE
- PROPOSED PAD MOUNTED TRANSFORMER
- PROPOSED ELECTRIC HAND HOLE



The features shown on this plan/condition/drawing were created from aerial photography, GIS data, and limited on-the-ground verification. The information is provided for informational purposes only and is not intended to be used for regulatory approval. Wellborn Engineering, P.C. License # 000000

PSP

Revisions		
No.	Date	Description
1	09.13.2023	Preliminary Site Plan for PEOPCC

Preliminary Site Plan
for
Mariposa at Weston Place
Weston Loop
Kerrville, Texas

This document is for informational purposes only. It is not intended to be used for regulatory approval. Wellborn Engineering, P.C. License # 000000

WELLBORN
ENGINEERING
631 West Street
Kerrville, TX 78029
Phone: 361-893-7200
Texas Registration No. F-7761
wellbornengineering.com





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

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

AGENDA DATE OF: January 8, 2024

DATE SUBMITTED: January 3, 2024

SUBMITTED BY: Michael Hornes, Assistant City Manager

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

\$4,000,000 was allotted to the Scott Schreiner Municipal Golf Course from the proceeds of the recent Sales Tax Bond issuance. To begin this project, the City is requesting that the EIC consider calling a public hearing to spend no more than \$2,000,000 on renovations to the greens, bunkers, irrigation systems and other miscellaneous items that are listed in the attached estimate of probable cost.

In addition to this request, the City will come back at a later time for additional projects within the Golf Course renovation plan, once we have finalized the scope of each. This includes renovations to the restrooms and other amenities at the course outside of the course itself. However, time is of the essence when it comes to planting and this portion of the project is ready to begin bidding and hopefully construction by March. In addition to the \$1,872,636 for strictly construction, we have included phases 2 and 3 of our golf consultants cost into this request, for a total funding request not to exceed \$2,000,000.

RECOMMENDED ACTION:

Schedule a public hearing to consider the funding request from the City of Kerrville, for renovations to the Scott Schreiner Municipal Golf Course, in an amount not to exceed \$2,000,000.

ATTACHMENTS:

[20240108_EIC Golf course improvements Estimate.pdf](#)

[20240108_EIC Master Plan_15Nov23.pdf](#)



DRAFT

2024 GOLF COURSE IMPROVEMENTS -- ESTIMATE OF PROBABLE COSTS

Scott Schreiner Golf Course

Kerrville, Texas

November 15, 2023

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
	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
					\$ 172,000.00
	BUNKER RENOVATION				
					\$ 445,625.00
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	Wooden Bridge (10' wide) #3 Fairway	35	LF	\$ 550.00	\$ 19,250.00		
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	Cart Path Demolition & Bury On-site	8,850	SF	\$ 2.50	\$ 22,125.00		
30	Grade & Install New Cart Path Incl Tie-in	5,650	SF	\$ 7.50	\$ 42,375.00		
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		
							\$ 746,827.50
	Contingency (7%)				\$ 122,508.93		
	PROJECT TOTAL						\$ 1,872,636.43

SCOTT SCHREINER MUNICIPAL GOLF COURSE
Proposed Golf Course Improvements

November 14, 2023

100'

NORTH

