



# TEXAS LIONS CAMP

MASTER PLAN 2018  
KERRVILLE, TX  
AUGUST 31, 2018





# ACKNOWLEDGEMENTS

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### **Board of Directors**

#### **Executive Committee**

Rick Stoorza, President  
John A. Eads, 1st Vice President  
Gary B. Linker, 2nd Vice President  
Kent Basinger, 3rd Vice President  
Wes Car, Treasurer  
Gary Sult, Secretary  
Jessie Rodriguez, Council of Governors' Rep  
Ann Ward, Elected Directors' Rep  
James H. Browning, Past President

### **Camp Improvements Committee**

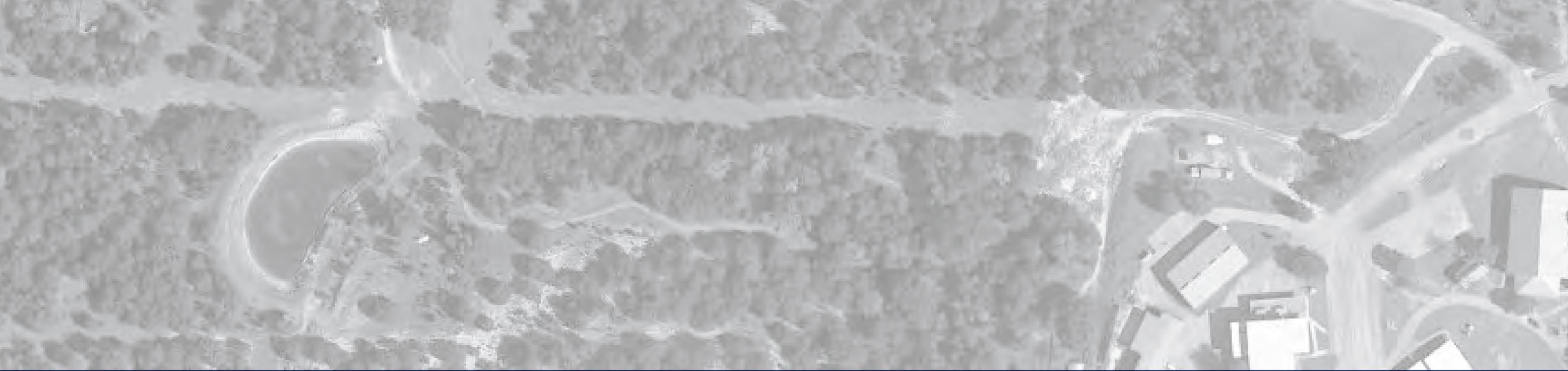
James H. Wheeler, Jr.

**Special thanks to all who  
participated in the questionnaire**



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# MISSION AND HISTORY



### MISSION

"The primary purpose of the Camp is to provide, without charge, a camp for physically disabled, hearing/vision impaired, and diabetic children from the State of Texas, regardless of race, religion, or national origin. Our goal is to provide an atmosphere wherein campers will learn the 'can do' philosophy and be allowed to achieve maximum personal growth and self-esteem."

### CAMP HISTORY

In 1949, in response to the national polio epidemic, a group of Texas Lions envisioned a camp for children with physical disabilities, an effort which united the Texas them around a common goal. Jack Wiech, president of the League in 1950, described the need for the camp as, "A child is handicapped through no fault of his own, and every child has the right to a happy childhood." He believed hundreds of children with disabilities would benefit from such a camp. In 1950, the Lions secured the deed to a 504 acre tract of land near Kerrville, Texas and planning and construction began. In the summer of 1953, the camp welcomed its first season of campers, serving 236 children throughout the summer. In the years to follow, the camp continued to expand, reaching more children and accommodating a greater range of disabilities.

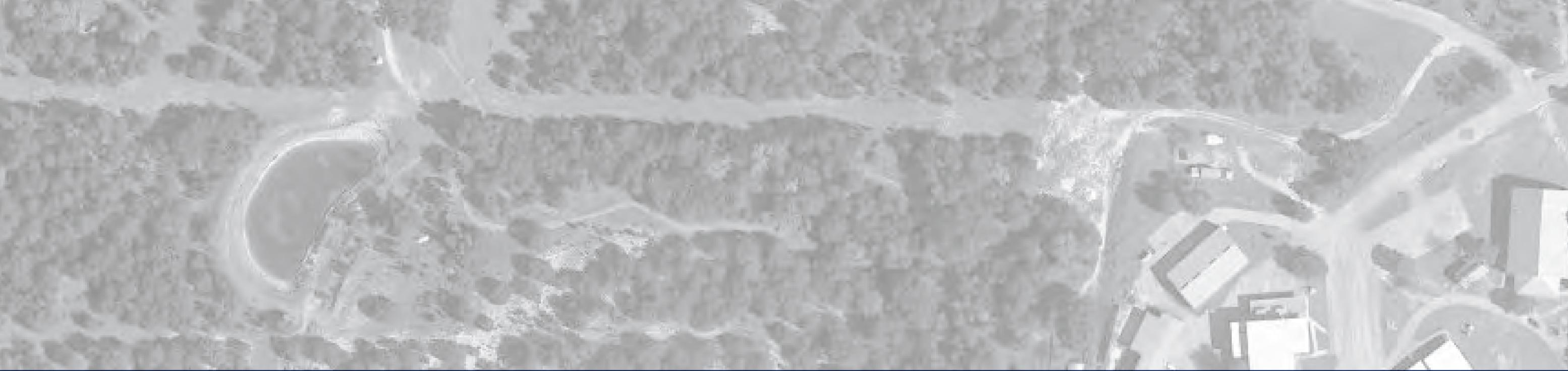
Today, more than 1,500 children attend the Texas Lions Camp each summer. Through the years, more than 68,000 children with physical disabilities and type 1 diabetes have discovered the delights of camp. They have experienced the exhilaration of learning to swim and have developed the desire to improve themselves. Most importantly, they were afforded the opportunity to forget about their disabilities during the magic of camp.





***SOME 70 YEARS LATER, AS WE LOOK TO THE FUTURE AND HOW WE WILL POSITION OURSELVES FOR 2020 AND BEYOND, THE SAME QUESTION BECKONS AND IS AWAITING YOUR ANSWER: 'WHAT ARE WE GOING TO DO ABOUT THE CHILDREN?'***

**STEPHEN S. MABRY, CEO**





# CAMP CONTEXT / SITE ANALYSIS

# 02



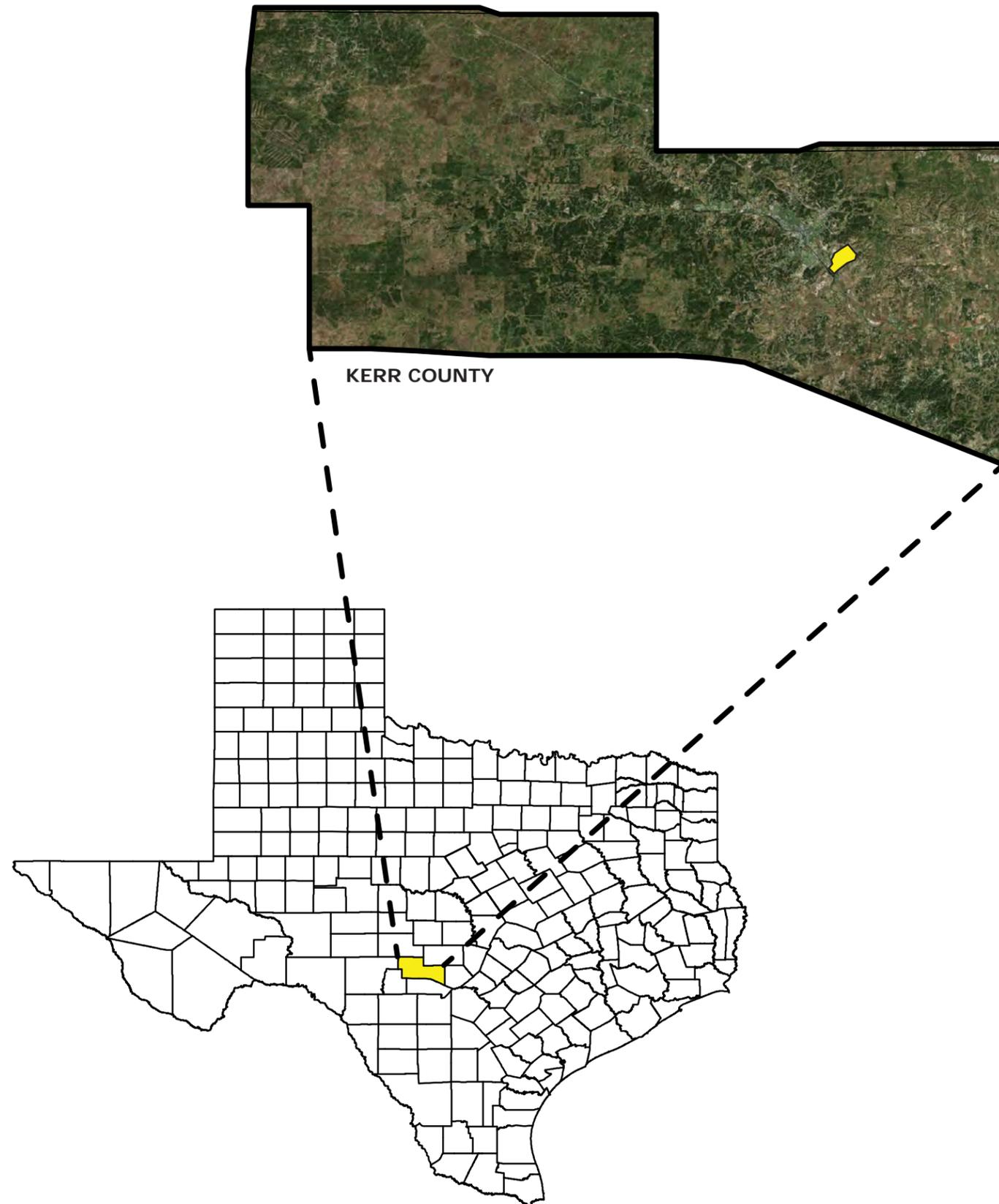
## LOCATION, BOUNDARIES AND ACCESS

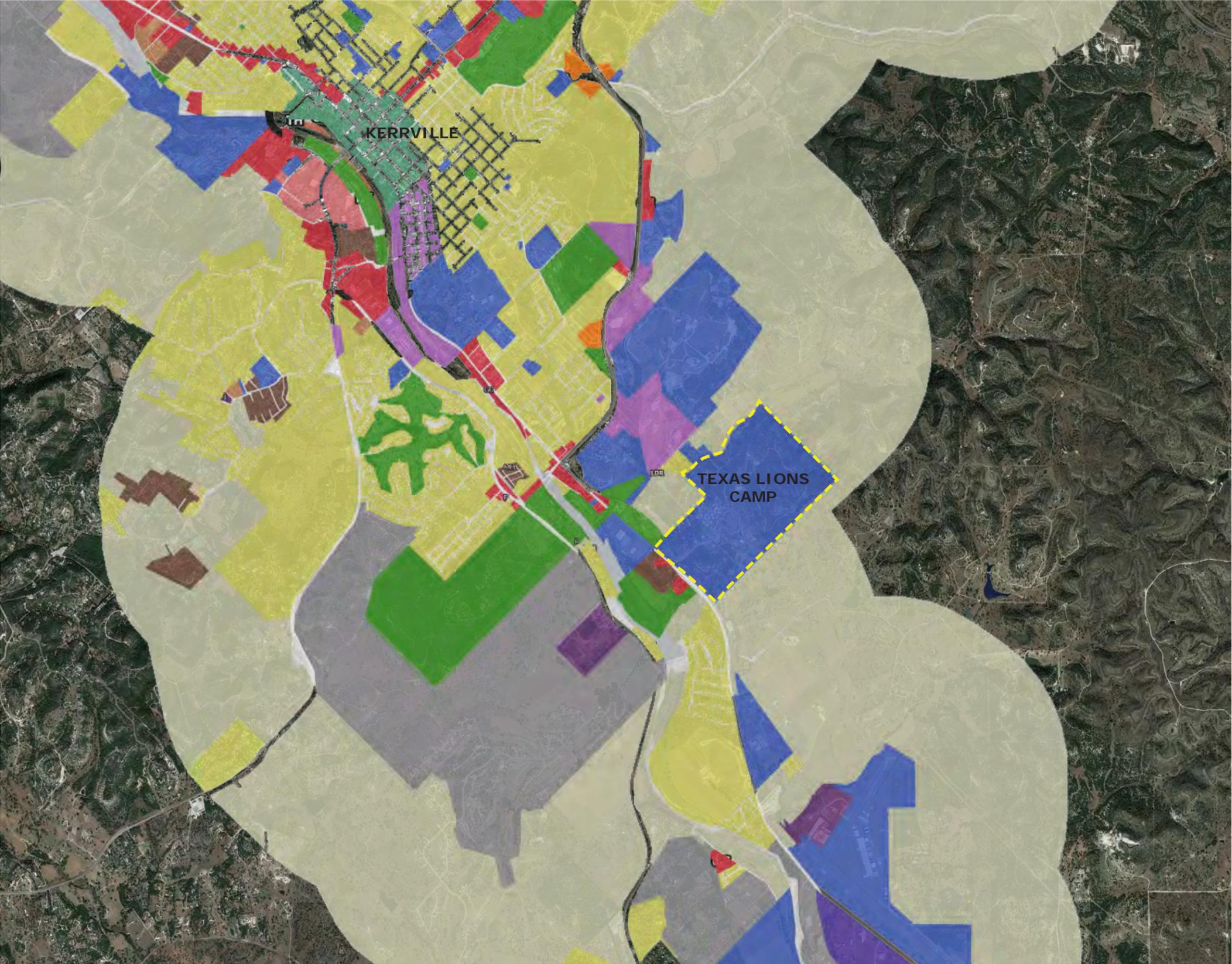
Located in Kerr County, just outside the Kerrville city limits, the primary entrance to Texas Lions camp is off San Antonio Highway (Highway 27) with a secondary entrance via Spur 100. Nestled in the scenic Texas Hill Country, the Texas Lions Camp site is situated to capitalize on the vistas which define this region. With more than 450 feet of elevation change across the site and three unique hilltop conditions, the site boasts numerous spectacular views.

The Texas Lions Camp is in the extraterritorial jurisdiction for Kerrville. The future land use plans for Kerrville indicate the area immediately surrounding the camp will remain rural with some low density residential and minimal commercial developments. Prominent but not immediate neighbors along Highway 27 include the Kerrville Airport, the South Texas Veterans Health Care System, and James Avery.

Properties immediately abutting the site are all private, single family residences, or ranches with the exception of the Southwest corner which is owned by Kerrville ISD and Kerr County. The Kerr County property is a park composed of baseball diamonds, while the Kerrville ISD property is an extension of their Agricultural Department. Both properties are unlikely to be developed in the near future.

Second Creek is a major drainage feature in the area and forms the Northwestern edge of the site. It is subject to intense flooding which causes washouts. It is in the 100 Year Flood Plain. This natural land feature will limit the scale of developments along Spur 100 adjacent to the camp.





**Legend**

**Future Land Use**

- Rural Undeveloped (RD)
- Low-Density Residential (LDR)
- Multi-Family Residential (MF)
- Manufactured Homes (MH)
- Central Business District (CBD)
- Business/Tec... (BT)
- Industrial (I)
- Public and Institutional (P)
- Mixed Use (MU)
- Parks and Recreation (PK)
- Planned Development (PD)
- Neighborhood Commercial (NC)
- General Commercial (GC)
- Regional Commercial (RC)
- Open Space/Flood... (O)
- Other (OTH)

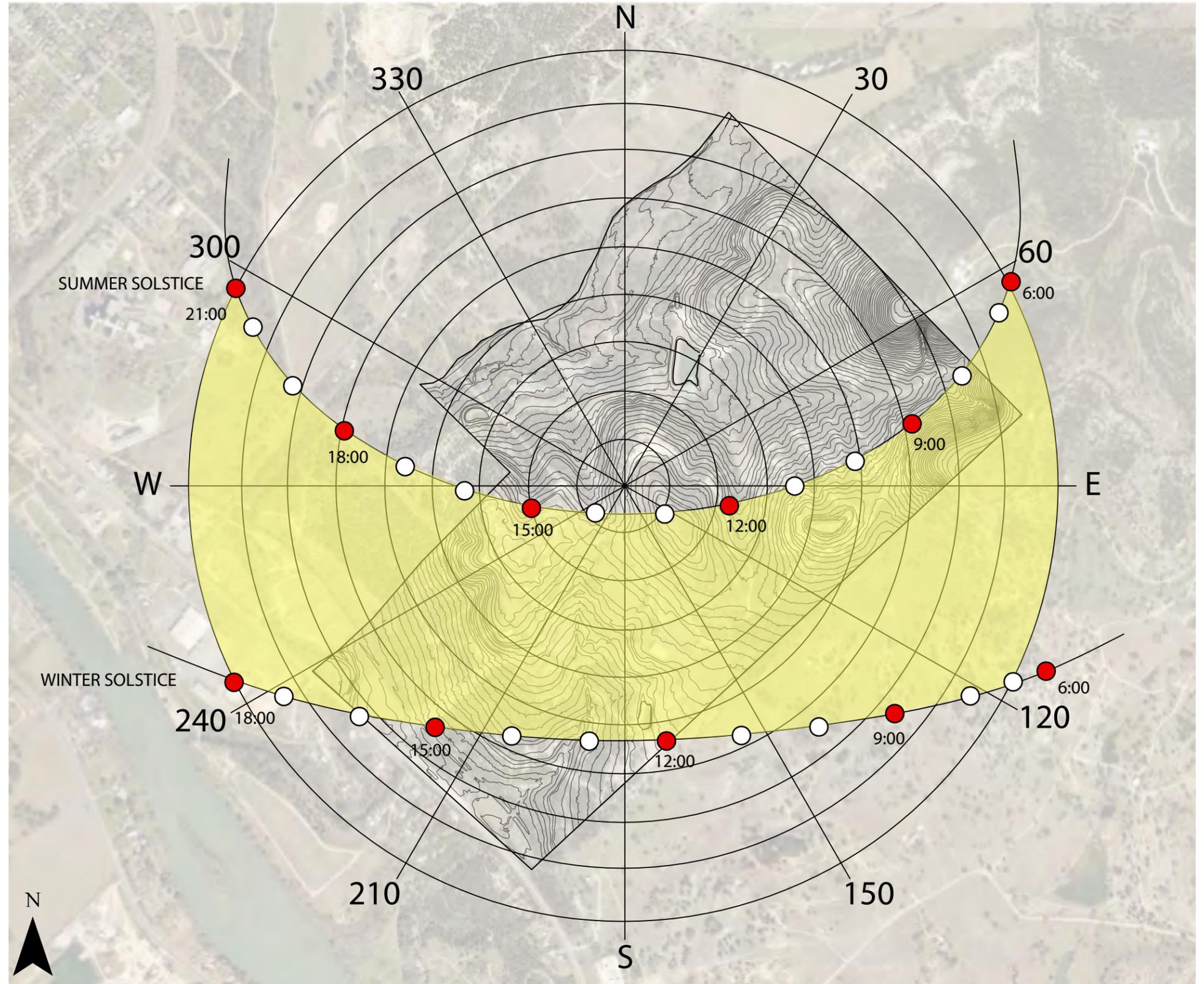
## SITE CHARACTERISTICS AND CLIMATE

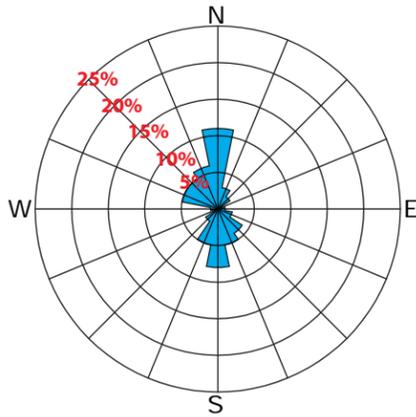
This site lies at approximately 30 degrees north latitude and 99 degrees west longitude in Kerr County, Kerrville, Texas. Average high temperatures range from 60 degrees in January to 94 degrees in August, while average low temperatures range from 34 degrees in January to 69 degrees in August.

At the hottest part of the day during regular Camp months, the sun is 42 to 44 degrees above the horizon. This is particularly relevant when planning directional shading and landscaping species selection and location. Overhangs at south-, east- and west-facing doors and windows should be 4 to 5 feet deep minimum or otherwise configured to block morning and afternoon sun. Early morning and early evening sun on east and west elevations will be difficult to control during summer hours, and shades or blinds may also be needed for windows facing these directions in addition to overhangs.

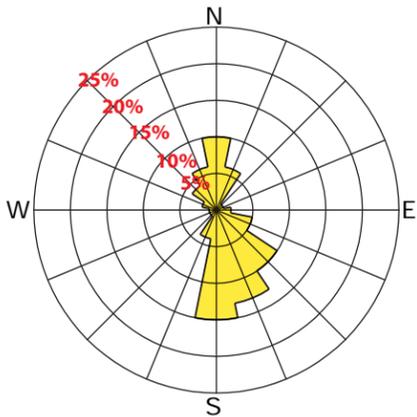
Winds in this region typically blow from the south-southeast in the summer and from the north-northwest in the winter. For best natural ventilation during Camp season, buildings should have operable windows on north and south sides of the building. To block winter winds, evergreen species should be used on the north-northeast side of buildings and exterior gathering spaces.

Texas Lions Camp has elevations ranging from 1,570 feet to more than 1,900 feet above sea level across hilly terrain. Rolling hills are common in this area, divided by creeks, streams, and rivers. Future construction should include additional accommodations for drainage around buildings and take 100-year flood runoff into account.

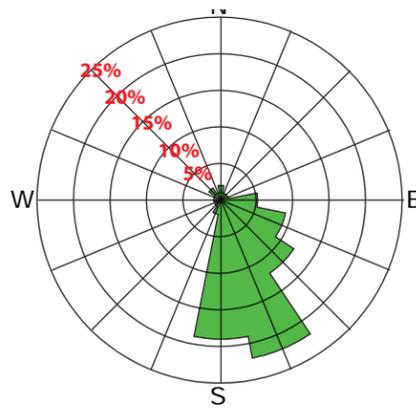




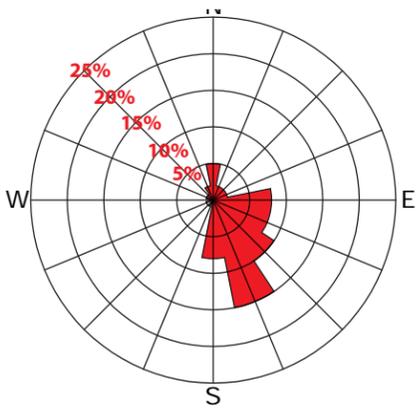
**Winter Wind Rose**  
 Dominant Directions: North / Northwest  
 Calm: 40%



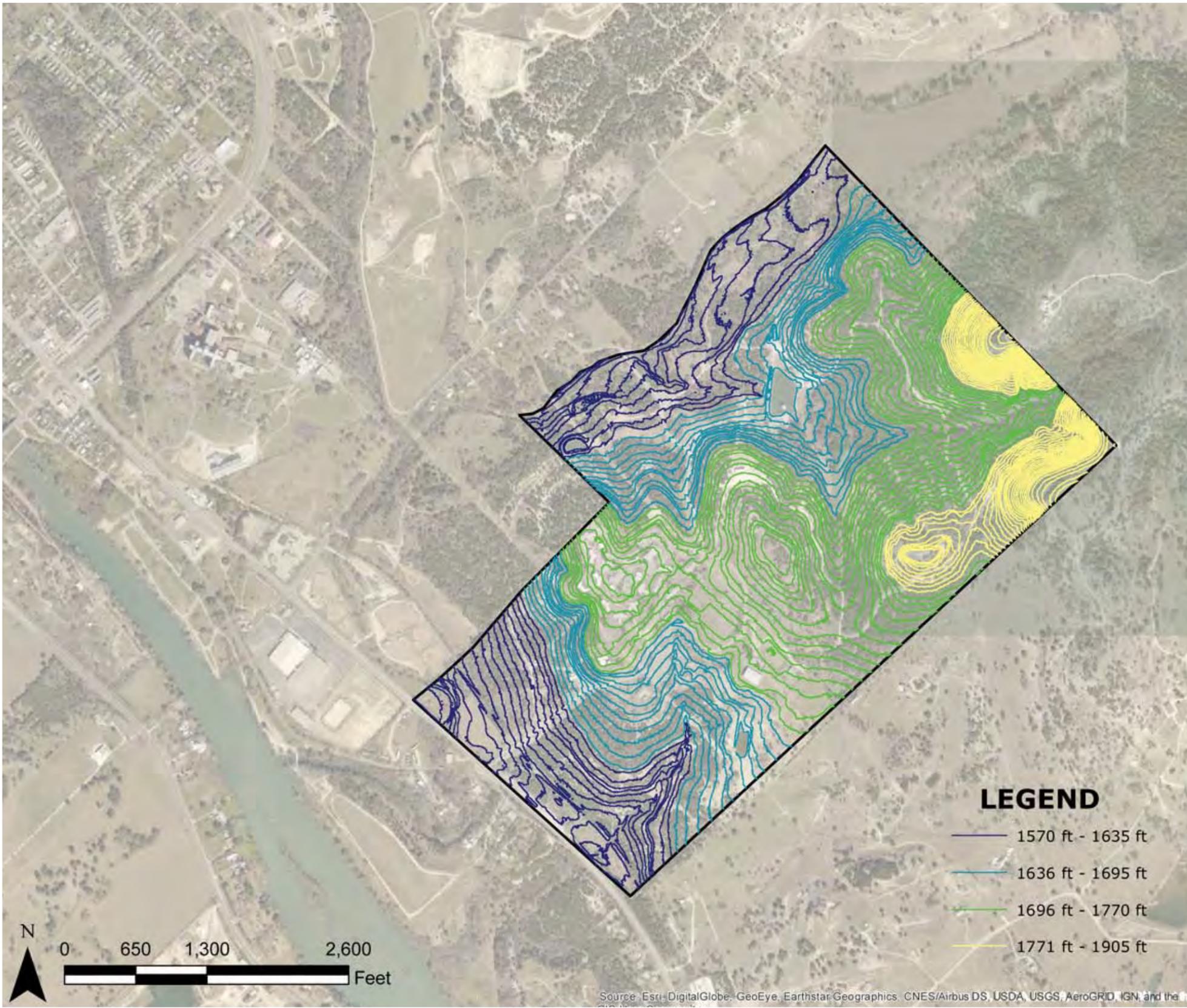
**Spring Wind Rose**  
 Dominant Directions: South / Southeast  
 Calm: 19%



**Summer Wind Rose**  
 Dominant Directions: South / South East  
 Calm: 23%



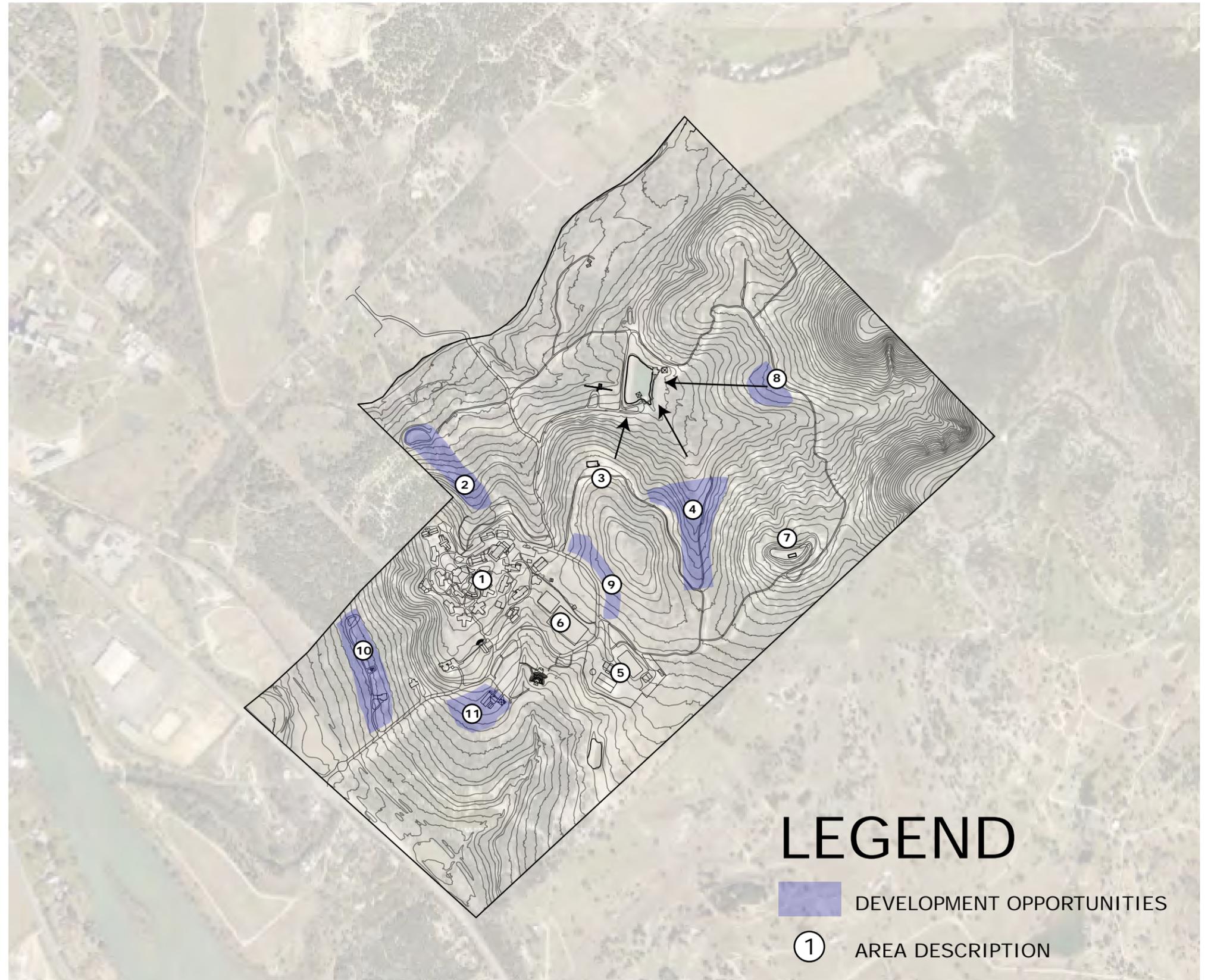
**Fall Wind Rose**  
 Dominant Directions: South / Southeast  
 Calm: 33%



### SITE OPPORTUNITIES

With approximately 450 acres of land, Texas Lions Camp boasts an impressive site with numerous natural amenities. Through site analysis, it has become evident that only a small portion of the site is utilized. The creation of additional activity nodes may enable multiple groups of varying sizes to utilize the entire site autonomously.

The following diagram highlights areas that look promising as potential development sites based on results from the site analysis. A variety of factors from views, to workable topography, to shading indicate these areas are prime for development. As the master planning process progressed, some of these areas became activity or camping nodes, while others were excluded due to forthcoming constraints.





## 1. MAIN CAMPUS

The existing Camp nucleus; all Camp activities revolve around this location. The buildings and infrastructure are all aging and will need to be addressed. Optimization of spaces could create greater utilization and efficiency. Providing buffers between activity areas and residential area with green spaces will provide organizational hierarchy.



## 2. EAGLE TRAIL

An existing paved trail located adjacent to the Main Campus. Its natural setting could support smaller cabins in the woods. A natural clearing, adjacent to the old fishing pond, provides gathering space for the site. This area has potential as a medium-sized camp node. The trail's close proximity to the main campus allows it serve the main campus, but provides enough separation to provide privacy.



## 3. FRONTIER VILLAGE

An existing pavilion with views of the sports lake. It is ideally sited and situated for further developments. Already connected to existing circulation routes, the pavilion could act as a communal space for a series of cabins in the surrounding area. Additional activities could be centered at this location to either serve the main campus or operate autonomously from the rest of the campus.



## 4. INSPIRATION LAKE

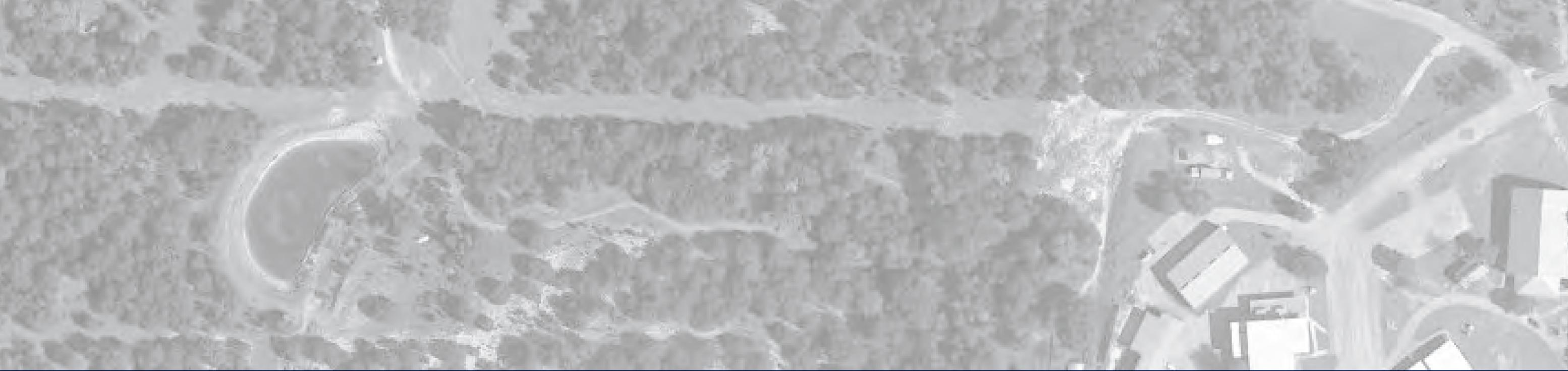
A naturally occurring valley, this area could be dammed to collect runoff and form a new lake. The area is approximately 5-7 acres. Around the edge of the proposed lake, an additional camp site could be constructed. With pristine views of the lake, accented with topographic features, the site could support a development with easy access to the remote amenities and main campus or operate autonomously from the rest of the campus.

## EXISTING NODES:

5. Equestrian Center: This area is defined by its activity; however, the existing views across the site to Kerrville lake are spectacular.
6. Sports Fields: The existing sports fields boast incredible views across the Texas Hill Country looking towards Kerrville Lake. This area is the hub for the high and low ropes courses and the sporting activities.
7. Inspiration Point: A beautiful destination at the top of a hill with 360-degree views. Topography limits development, but the site still has potential as an activity center.

## POTENTIAL NODES:

8. A naturally flat area at the crest of a hill overlooking the sports lake. This node could support a small development.
9. This flat area is easily accessible via circulation routes and the proximity to the existing camp and sports fields is an amenity.
10. Located along an existing road this area could be utilized for small residential developments to support the camp staff.
11. This relatively flat area is located in conjunction with the main entrance which could serve as welcome center.



# MASTER PLANNING OBJECTIVES AND OUTCOMES

# 03



### INTRODUCTION

In September of 2017, the Texas Lions Camp Board, members of Staff, and the Texas Lions, in collaboration with Marmon Mok, started a Master Planning Process. Developing the master plan throughout the course of a year, the team surveyed summer staff, parents, and campers. The team analyzed and visited other camps with similar missions to understand various camping facilities and procedures. The team discussed improvements with stakeholders. The outcome of this process is the master plan. As Texas Lions Camp celebrates its 70th birthday, this master plan aims to provide a framework and guiding principles for future expansion and development as the camp approaches its centennial birthday.

### DESIRED OUTCOMES

1. **Expand service base**
2. **Increase service revenue**
3. **Improve existing facilities**
4. **Expand activity offerings**

Recognizing the success in the camp's history, the desired outcomes focus on a thriving future. As the surrounding cities flourish and provide access to advanced medical facilities, the special needs community will grow. Texas Lions Camp is poised to meet the needs of this expanding community with an expanded service base. An expanded service base will create an increase in service revenue. The increased revenue can be reinvested in improved facilities and expanded service offerings. Understanding the desire for growth, the guiding principles provide a framework to direct the planning process.

### GUIDING PRINCIPLES

1. **Construction solves a problem or creates an opportunity**
2. **Facilities will be fully accessible and show empathy for those with special needs**
3. **Activities will be fun, challenging, and encourage achievement**

Simply building for the sake of building is not the goal of the master plan. Every new development must be intentional and meet rigorous criteria. The guiding principles, outlined above, provide a framework for the camp to follow and focuses the building process toward the mission.

### OBJECTIVES

#### Create Atmosphere

Protecting and enhancing the existing camp atmosphere is fundamental to all developments. The notion of "camp" as apart, different, and novel from a child's everyday environment is critical. Camping evokes a sense on nostalgia in the adults and cultivates a sense of wonder and adventure in children. Uniting these two views of camping in a single place, with a unified character, is a challenge that must be addressed in the master plan.

#### One Campus, Four Camps

Texas Lions Camp has the desire to grow, but simply increasing the size of a camp to accommodate a greater number of campers is not the answer. The current size creates certain efficiencies which would change if the capacity at the main campus is increased. Texas Lions Camp has the available space to create multiple camps on its property, making one campus with the ability to run multiple camps simultaneously, in conjunction, or autonomously from each other. This ideal solution increases the flexibility and utilization of the site.

### Increase Types of Housing

From doctors to campers, Texas Lions Camp hosts a variety of guests at camp. Each group has a variety of needs and requires different housing accommodations. Currently there is a shortage of housing available and the existing housing stock is aging. Building additional capacity and improving existing facilities is a vital component of the master plan.

### Activities that engage Kids

Texas Lions Camp has an extensive history and successful track record of making camp fun. In the current environment, in an effort to remain relevant, every activity must be constantly evaluated and improved. Engaging campers in captivating activities creates a environment where learning and growth occurs naturally.

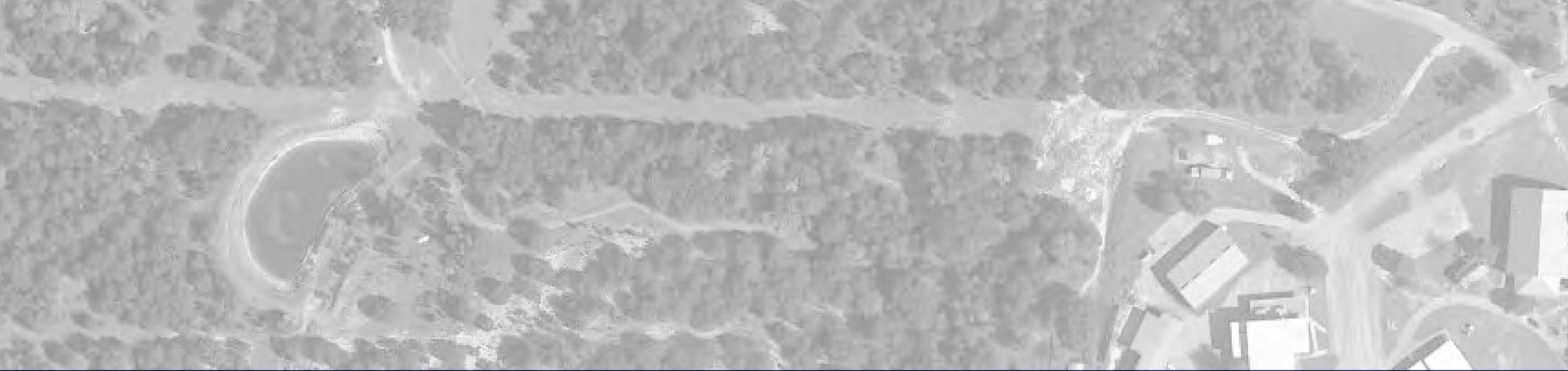
### GOALS

- To provide a cohesive, intentional, and inviting atmosphere to promote trust from parents/leadership and challenge children.
- To develop Texas Lion Camp's real-estate to include 2-3 additional, satellite areas of operation that can be run simultaneously and autonomously from the next.
- To position Texas Lion Camp to increase service base and revenue potential by increasing the number of simultaneous groups utilizing Texas Lion Camp.
- To update Texas Lion Camp's existing facility and infrastructure to accommodate current and future operations.
- To provide new and exciting activities to refresh offerings and remain relevant for current and future camper experiences.
- To create themed areas that are inviting to children.



***TEXAS LIONS CAMP IS BUILT FOR PEOPLE LIKE ME. I LIVE IN A WORLD BUILT FOR YOU 51 WEEKS OUT OF THE YEAR, BUT FOR ONE WEEK EVERY YEAR I LIVE IN A PLACE BUILT FOR ME. IT'S HEAVEN ON EARTH FOR KIDS LIKE US.***

**STETSON, CAMPER, SESSION 2**





# DEVELOPMENT PLAN

MASTER PLAN: A 20 YEAR VISION  
PHASING  
INITIAL PHASE (0-5 YEARS)  
LONG RANGE PHASE (5-20 YEARS)  
PROGRAM OF BUILDINGS AND SPACES



## MASTER PLAN 2018 – 20 YEAR VISION

### WELCOME CENTER

When arriving to the Texas Lions Camp, there is no clear sense of arrival other than the main entrance gate off the highway. One of the purposes of this building is to provide that clear sense of arrival, as per its name sake, Welcome Center.

In addition to providing the landmark sense of arrival, the Welcome Center will provide a reception and lounge area for receiving guests and visitors arriving at the Texas Lions Camp: a parlor or comfortable area to court and celebrate major donors, multi-purpose conference spaces, a small gift shop to supplement the Trading Post and off season sales when the Trading Post is closed.

Additionally, the existing administration building needs to be reorganized to provide more offices and improve functionality of the administration services and meeting spaces. The Museum space could be relocated in to the proposed Welcome Center and the original Museum space repurposed to help with camper check-in and check-out.

### EAGLE TRAIL

Proposed New Camp Node to serve in combination or independently for small affinity groups as well as the main camp, such as affinity group leaders and medical staff during diabetic camp and/or long term interns/support staff.

### FRONTIER VILLAGE

Further develop the existing Frontier Village remote campsite to provide additional main camp amenities and accommodations. Developed in and along the existing topography in this area, this facility should provide all the amenities which allow it to run autonomously or in conjunction with the main campus.

### INSPIRATION VALLEY AND LAKE

Develop a remote camp site facility to run simultaneously, autonomously, or in conjunction with the main camp. This site will be developed around an existing valley with grassy fields which could be developed into a new amenity lake approximately 5 to 7 acres in size.

### HOUSING TYPES AND AMENITIES

- VIP housing: Eagle Trail, Frontier Village, or Inspiration Valley satellite camp nodes
- Medical staff housing: Eagle Trail satellite camp node
- Support staff housing: repurposed original maintenance building
- Affinity group leader housing: Eagle Trail, Frontier Village, or Inspiration Valley satellite camp nodes
- Seasonal staff: main camp lodge
- Professional staff housing: main camp duplexes
- Main camp camper bunk housing

### MULTI-PURPOSE PROGRAMS AND ACTIVITIES CENTER

Proposed 16,000 – 18,000 SF new Programs and Activities Center. Provides space for new and relocated programs currently in original maintenance building.

### NEW AND EXISTING OUTDOOR ACTIVITIES IMPROVEMENTS

- Splash pad
- Sensory circle – main campus outdoor gathering space
- Provide shade structure for existing bleachers at baseball field
- Resurface and stripe existing tennis courts and provide shade structure
- New low ropes course
- New rock wall
- Expansion of accessible trail systems
- Revitalize Eagle Trail pond

### RENOVATIONS / ADDITIONS

- Petry Gym
  1. New AC
- Equestrian Center
  1. Restrooms
  2. Storage
  3. Repair stalls
- Themed luggage pavilion

### INFRASTRUCTURE IMPROVEMENTS

- Storage facility for affinity groups
- Campus wide accessibility improvements
- New remote restrooms facilities
- New water wells
- Second creek – erosion corrections
- Sanitary and domestic water utilities improvements
- Campus lighting
- Signage/wayfinding
- Telephone system improvements



**MASTER PLAN 2018: MAIN CAMP  
20 YEAR VISION  
HOUSING**

- VIP housing: Eagle Trail, Frontier Village, or Inspiration Valley satellite camp nodes
- Medical staff housing: Eagle Trail satellite camp node
- Support staff housing: repurposed original maintenance building
- Affinity group leader housing: Eagle Trail, Frontier Village, or Inspiration Valley satellite camp nodes
- Seasonal staff: main camp lodge
- Professional staff housing: main camp duplexes
- Main camp, camper bunk housing

**MULTI-PURPOSE PROGRAMS AND ACTIVITIES CENTER**

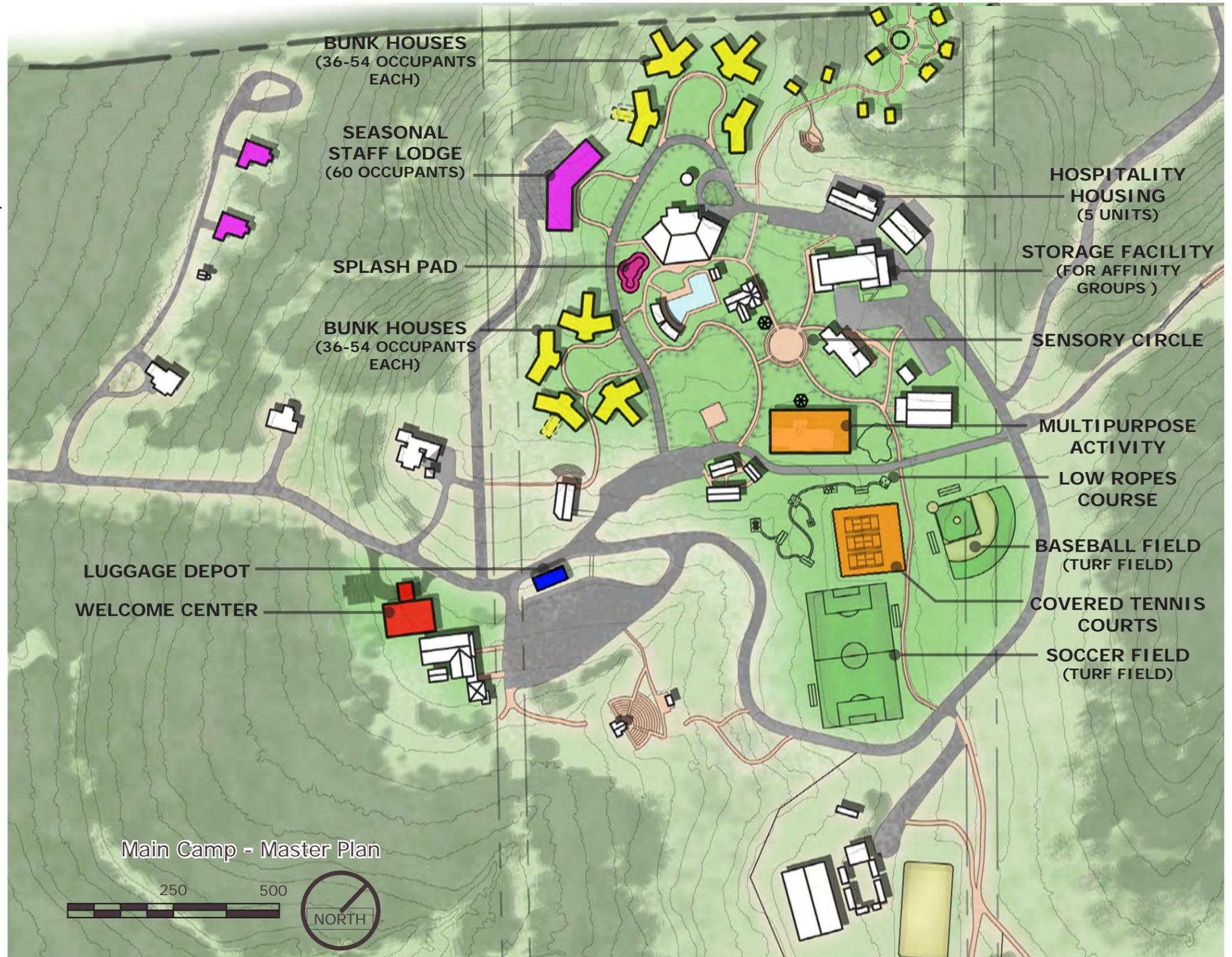
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- Provides space for new and relocated programs currently in original maintenance building

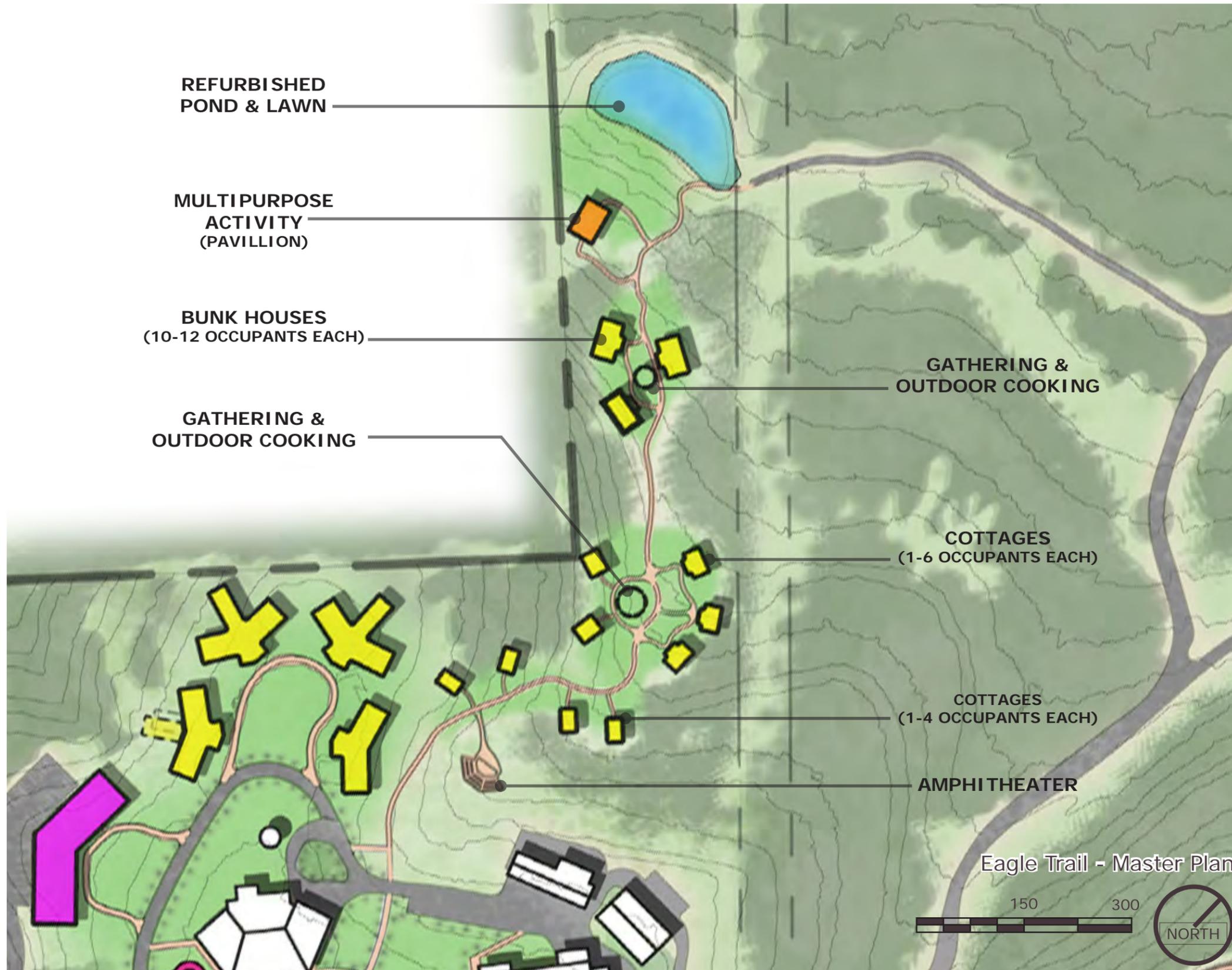
**NEW AND EXISTING OUTDOOR ACTIVITIES IMPROVEMENTS:**

- Splash pad
- Sensory circle – main campus outdoor gathering space
- Provide shade structure for existing bleachers at baseball field
- Resurface and stripe existing tennis courts and provide shade structure
- New low ropes course
- New rock wall
- Expansion of accessible trail systems
- Revitalize eagle trail pond

**RENOVATIONS / ADDITIONS:**

- Petry Gym
  - New AC
- Equestrian Center
  - Restrooms
  - Storage
  - Repair Stalls
- Themed luggage facility





### EAGLE TRAIL SATELLITE CAMP NODE

Drawing from the existing Eagle Trail as it is, an accessible, paved trail more than ½ mile in length, this new satellite camp node will provide Texas Lions Camp the flexibility to use the site for multiple programs.

The cottages and bunk houses of varying sizes allow the campsite to be used by small affinity groups, the main camp, or in combination. During summer camp, the Eagle Trail satellite camp node could serve to house affinity group leaders, medical staff, and/or long term interns/support staff. During the off-season, this area could be rented to user groups who want to enjoy the Texas Hill Country in a rustic setting. This site can be accessed off of Spur 100, reducing traffic through the main campus and allowing greater autonomy.

### ACCOMMODATIONS

- Satellite camp accommodates up to 70 occupants
  1. (4) Private 1 bedroom cottages (1 to 2 occupants) – 425 SF
  2. (2) Private 2 bedroom cottages (up to 4 occupants) – 510 SF
  3. (3) Semi-private 3 bedroom cottages (up to 6 occupants) – 670 SF
  4. (3) 12 Occupant bunk houses – 900 SF
- (2) Covered outdoor gathering/cooking areas (Gazebo) - 250 to 400 SF
- Multi-purpose activity pavilion – 1,700 SF
- Multi-purpose activity lawn - 18,000 SF
- Small amphitheater – accommodate up to 70 occupants
- Parking area (35 spaces) – 14,000 SF gravel structure
- Improvements to adjacent pond

**FRONTIER VILLAGE SATELLITE  
CAMP NODE**

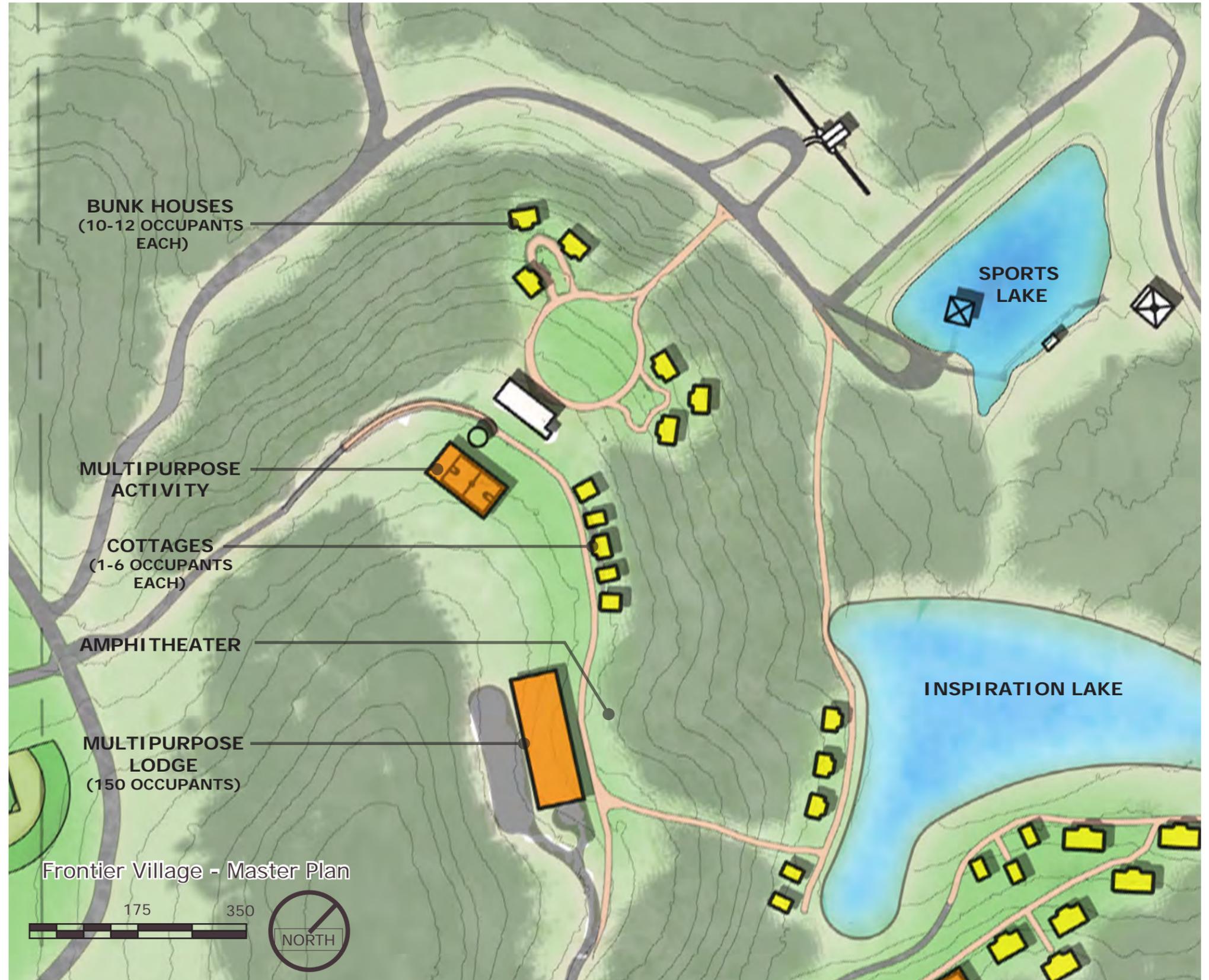
The existing Frontier Village camp site, with wonderful views of the surrounding hill country, offers a great opportunity to expand simultaneous camp operations, including additional staff and camper housing.

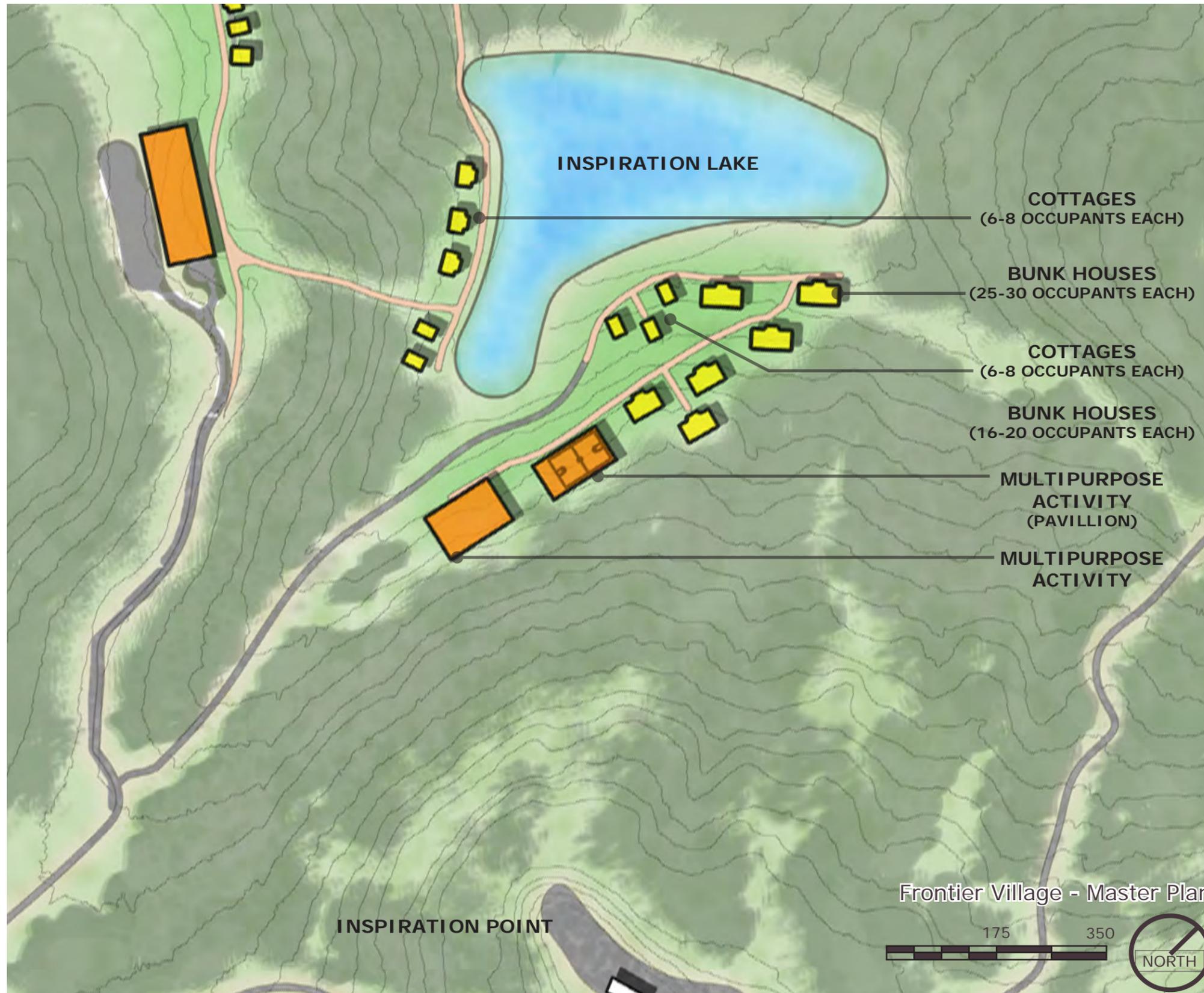
The immediately surrounding topography allows a great opportunity to further develop camp with a lodge, bunkhouse and cottage housing, along with supporting indoor / outdoor multi-purpose and dining facilities.

In addition to expansion and support for the main camp during summer camps, the proposed accommodations can allow this camp site to operate autonomously during the off-season.

**ACCOMMODATIONS**

- Satellite camp accommodates up to 250 occupants
  1. Lodge – 31,000 SF
    - Up to 156 beds with mixed sleeping accommodations from private room and semi-private rooms to bunk style rooms
    - Multi-purpose activity and meeting spaces
    - Kitchen and dining space – could serve as kitchen and dining support for proposed neighboring Inspiration Valley satellite camp node
  2. (2) Private 1 bedroom cottages (1 to 2 occupants) – 425 SF
  3. (2) Private 2 bedroom cottages (up to 4 occupants) – 510 SF
  4. (1) Semi-private 3 bedroom cottages (up to 6 occupants) – 670 SF
  5. (6) 10 - 12 Occupant bunk houses – 900 SF
- (2) Covered outdoor gathering/cooking areas (gazebo) - 250 to 400 SF
- Repurpose existing pavilion – 3,700 SF
- Gym/multi-purpose pavilion – 6,800 SF
- Multi-purpose activity lawn - 50,000 SF
- Amphitheater – accommodate up 150 occupants
- Parking area (75 spaces) – 30,000 SF gravel structure
- Trails to existing archery center, sports lake and proposed new lake





**INSPIRATION VALLEY SATELLITE CAMP NODE LAKE**

Inspiration Valley provides a unique opportunity to develop a lake in addition to the existing sport lake. The proposed lake would be larger than the existing lake, providing greater surface area for fishing, water sports, and atmosphere. A feasibility study will confirm if an earth bermed dam could be constructed across Inspiration Valley.

**CAMP SITE**

The development could include bunkhouse and cottage housing, along with supporting indoor/outdoor multi-purpose and dining facilities. As with Frontier Village, the proposed Inspiration Valley satellite camp node can operate autonomously or in support to the main camp during summer camp and completely autonomously during the off-season.

**ACCOMMODATIONS**

- Satellite camp accommodates up to 200 occupants
  1. (5) Private 1 bedroom cottages (1 to 2 occupants) – 425 SF
  2. (1) Private 2 bedroom cottages (up to 4 occupants) – 510 SF
  3. (2) Semi-private 3 bedroom cottages (up to 6 occupants) – 670 SF
  4. (3) 16 - 20 Occupant bunk houses – 1,400 SF
  5. (3) 25 - 30 Occupant bunk houses – 1,800 SF
- (3) Covered outdoor gathering/cooking areas (gazebo) - 250 to 400 SF
- Gym/multi-purpose pavilion – 6,800 SF
- Indoor multi-purpose building –8,000 SF
- Multi-purpose activity lawn - 30,000 SF
- New 5 acre lake with trails
- Trails to existing archery center, sports lake, and Frontier Village camp site
- Parking area (50 spaces) – 20,000 SF gravel structure

## MASTER PLAN PHASING

As described in the Master planning Objectives and Outcomes (Section 02), the outcome to resolve housing shortages for VIP guests, medical staff, professional staff, and replace aging camper and seasonal staff housing facilities, is a priority. Therefore, the Master Plan has developed Initial and Long Range Phases.

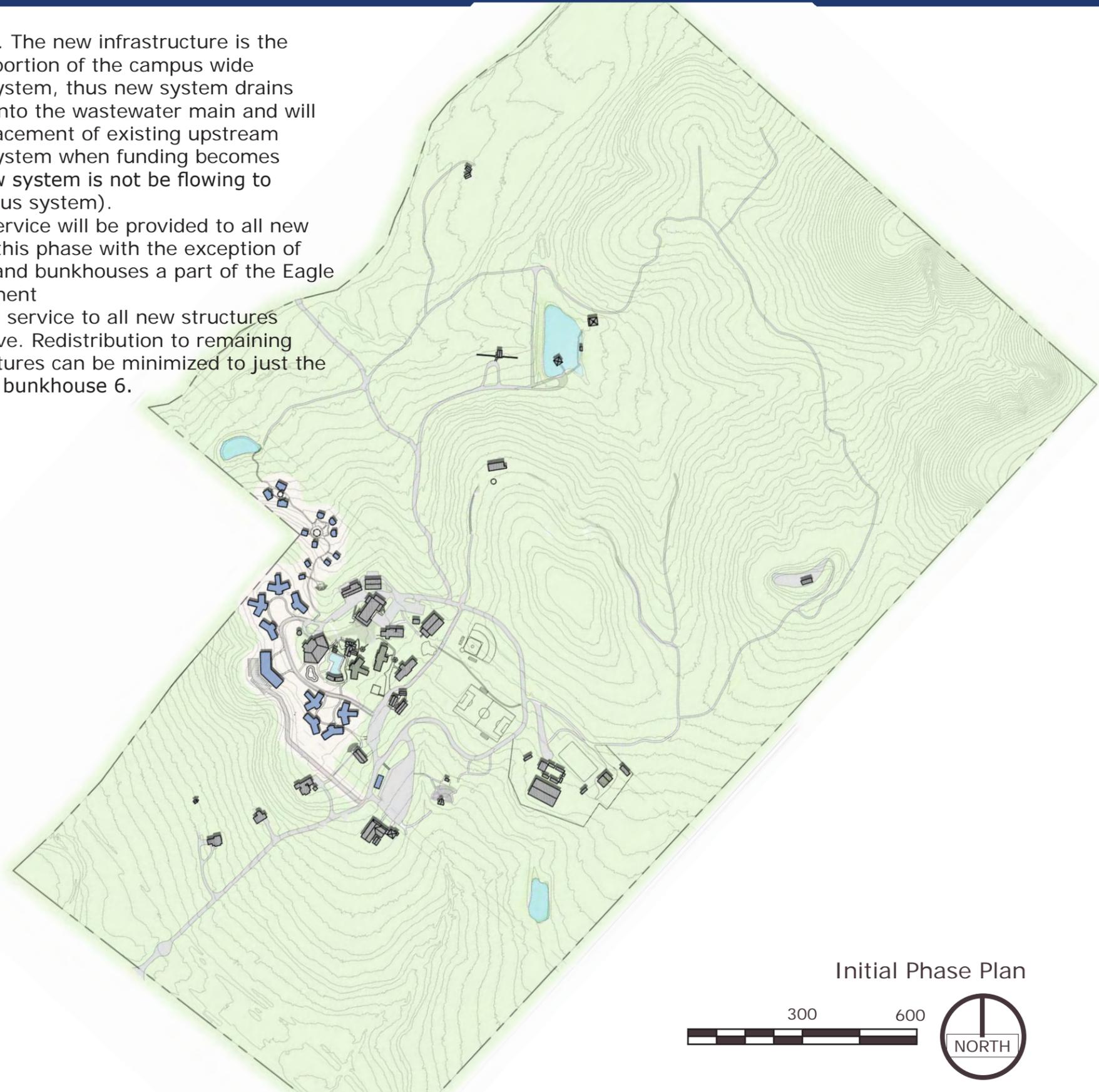
### INITIAL PHASE DEVELOPMENT

The Initial Phase involves construction within the main campus and Eagle Trail and includes the following scope:

1. The development of cottages and bunkhouses indicated along Eagle Trail.
2. The development of 8 new main campus bunkhouses to replace a portion of the aging existing bunkhouses. This will require the demolition of existing Real and Jackson Dorms and main campus bunkhouses 1, 3, 4, and 5. Existing bunkhouses 6, 7, and 8 can remain and be repurposed as desired, but are not necessary to maintain existing bed counts as the new bunkhouses will accommodate all beds currently provided by existing bunkhouses 1 through 8.
3. The development of the seasonal staff lodge and will require the demolition of existing bunkhouse 2 and Smith House. The existing programs building can remain, but demolition as a part of this phase to avoid disruption to adjacent amenities/structures.
4. Site work includes the development hardscape and landscape for the outdoor spaces and drive/fire lanes along the new bunkhouses and lodge, and access drive and parking to serve the new lodge. Hardscape and landscape of outdoor spaces serving new bunkhouses and lodge.
5. Utility services development includes:
  - a. New domestic water and fire service inner main campus loop to replace existing aging system serving main campus.
  - b. New wastewater system to replace existing system within the construction zone of the Initial Phase Development. This will provide new wastewater infrastructure to existing

infrastructure. The new infrastructure is the downstream portion of the campus wide wastewater system, thus new system drains immediately into the wastewater main and will allow for replacement of existing upstream wastewater system when funding becomes available (new system is not be flowing to existing campus system).

- c. Natural gas service will be provided to all new structures in this phase with the exception of the cottages and bunkhouses a part of the Eagle Trail development
- d. New electrical service to all new structures indicated above. Redistribution to remaining existing structures can be minimized to just the infirmary and bunkhouse 6.



## LONG RANGE PHASE DEVELOPMENT

The long range development would include all other projects / development not a part of the Initial Phase Development; and is not bound by any other timeframe. This phase has been further broken down into four long range development scopes:

- Long Range Main Campus Development
- Long Range Frontier Village Development
- Long Range Inspiration Valley Development
- Long Range Miscellaneous Development

Reference Opinion of Probable Cost Summaries for greater definition of scope associated with each phase of development.



**SPACE TABULATION SUMMARY:  
WELCOME CENTER**

	Net Space Area	Remarks
<i>Site &amp; Outdoor Components</i>		
Porte-Cochere	900	Not included in the building net s.f.
Parking (10 - 15 spaces)	6,000	
<b>Subtotal</b>	<b>6,900</b>	
<i>Public Space</i>		
Entrance Vestibule / Air-lock	120	
Lobby Display	1,200	
Family Lounge Area	800	
Reception / Information Desk	250	
<b>Subtotal</b>	<b>2,370</b>	
<i>Activity &amp; Support Spaces</i>		
Small Office	330	
Large Office	320	
Conf. / Multi-Purpose - Large	750	
Conf. / Multi-Purpose - Medium	400	
Conf. / Multi-Purpose - Small	250	
<b>Subtotal</b>	<b>2,050</b>	
<i>Museum</i>		
Museum Display	1,000	
Museum Storage	300	
<b>Subtotal</b>	<b>1,300</b>	
<i>Concessions</i>		
Concessions Queuing	100	
Concessions Sales & Display	250	
Concessions Storage	120	
Concessions Seating	500	
<b>Subtotal</b>	<b>970</b>	

	Net Space Area	Remarks
<b>Facility Support/Service Spaces</b>		
Women's Public Toilet Room	250	
Men's Public Toilet Room	200	
Assisted-Use Toilet Room	90	
General Storage	400	
Mechanical Room	TBD	
Electrical Panel Room	80	
AV - IT Closet	80	
Janitor's Closet	80	
<b>Subtotal</b>	<b>1,180</b>	
<b>Circulation</b>		
Horizontal Circulation	500	
<b>Subtotal</b>	<b>500</b>	
<b>Net Building S.F. Grand Total</b>		<b>8,370</b>

**SPACE TABULATION SUMMARY:  
MULTI-PURPOSE PROGRAMS & ACTIVITY CENTER**

	Net Space Area	Remarks
<b>Public Space</b>		
Entrance Vestibule / Air-lock - 'A'	120	
Entrance Vestibule / Air-lock - 'B'	120	
Lobby / Gathering Area	500	
Display	-	
<b>Subtotal</b>	<b>740</b>	

<b>Program Spaces</b>		
Arts & Crafts Center	1,000	
Ceramics Center	1,000	
Music Center	800	
Camp Scene Investigator (CSI)	800	
Nature Center	1,200	
Wood Shop	1,400	
Sensory Center	1,200	
Technology Skills Center	800	
Indoor Gaming Center	800	
Physical Fitness / Skills Center	1,400	
Life Skills Center	1,000	
Multi-Purpose Group Space 'A'	1,600	
Multi-Purpose Group Space 'B'	1,200	
<b>Subtotal</b>	<b>14,200</b>	

<b>Facility Support/Service Spaces</b>		
Women's Public Toilet Room	720	provide 2 or more accessible stalls
Men's Public Toilet Room	600	provide 2 or more accessible stalls
Janitor's Closet	50	
General Storage	800	
Mechanical Room	TBD	
Janitor's Closet	80	
AV-IT Room	100	
Electrical Panel Room	80	
Fire Riser Room	80	
<b>Subtotal</b>	<b>2,510</b>	

	Net Space Area	Remarks
<b>Circulation</b>		
Horizontal Circulation	1,200	
<b>Subtotal</b>	<b>1,200</b>	
<hr/>		
<b>Net Building S.F. Grand Total</b>	<b>18,650</b>	

**SPACE TABULATION SUMMARY:  
EAGLE TRAIL MULTI-PURPOSE PAVILION**

	Net Space Area	Remarks
<b>Covered Un-conditioned Space</b>		
Mutli-Purpose Flex Space	1,200	Accommodates 80 Occ. @ 15sf/Occupant
Dry Storage Room	120	
Cooking / Prep Area	100	
Bar-B-Que Pit / Area	80	
Cooking Storage - Dry & Cold	90	
Toilet Rooms - 2 Unisex	140	
<b>Subtotal</b>	<b>1,730</b>	
<hr/>		
<b>Net Building S.F. Grand Total</b>	<b>1,730</b>	

**SPACE TABULATION SUMMARY:  
INSPIRATION VALLEY MULTI-PURPOSE BLDG. W/ DINING/KITCHEN**

	Net Space Area	Remarks
<b>Interior Conditioned Space</b>		
Mutli-Purpose Flex Space 'A'	1,200	Accommodates 80 Occ. @ 15sf/Occupant
Mutli-Purpose Flex Space 'B'	750	Accommodates 50 Occ. @ 15sf/Occupant
Multi-Purpose Storage Room	200	
Dining / Flex Space	600	Accommodates 80 Occ. @ 7.5sf/Occupant
Cooking / Prep Area	250	
Cooking Storage - Dry & Cold	100	
Women's Toilet Room	120	2 lavs and 2 toilets
Men's Toilet Room	120	2 lavs and 2 toilets
Janitor's Closet	50	
Electrical Panel Room Closet	80	
Mechanical	TBD	
<b>Subtotal</b>	<b>3,470</b>	
<hr/>		
<b>Net Building S.F. Grand Total</b>	<b>3,470</b>	

**SPACE TABULATION SUMMARY:  
FRONTIER VILLAGE MULTI-PURPOSE BLDG**

	Net Space Area	Remarks
<b>Interior Conditioned Space</b>		
Mutli-Purpose / Flex Space 'A'	600	Accommodates 106 Occ. @ 15sf/Occupant
Mutli-Purpose / Flex Space 'B'	600	
Storage	200	
Women's Toilet Room	120	2 lavs and 2 toilets
Men's Toilet Room	120	2 lavs and 2 toilets
Janitor's Closet	50	
Electrical Panel Room Closet	80	
Mechanical	TBD	
<b>Subtotal</b>	<b>1,770</b>	
<hr/>		
<b>Net Building S.F. Grand Total</b>	<b>1,770</b>	

**SPACE TABULATION SUMMARY:  
FRONTIER VILLAGE & INSPIRATION VALLEY MULTI-PURPOSE  
PAVILION W/ GYM**

	Net Space Area	Remarks
<b>Covered Un-conditioned Space</b>		
Gym / Mutli-Purpose Flex Space	1,600	Accommodates 106 Occ.@ 15sf/Occupant
Dry Storage Room	250	
Cooking / Prep Area	100	
Bar-B-Que Pit / Area	80	
Cooking Storage - Dry & Cold	100	
Women's Toilet Room	120	2 lavs and 2 toilets
Men's Toilet Room	120	2 lavs and 2 toilets
Janitor's Closet	50	
Electrical Panel Room Closet	0	
Mechanical	0	
<b>Subtotal</b>	<b>2,420</b>	
<hr/>		
<b>Net Building S.F. Grand Total</b>	<b>2,420</b>	

**SPACE TABULATION SUMMARY:  
FRONTIER VILLAGE LODGE**

	Net Space Area	Remarks
<b>Public Space</b>		
Entrance Vestibule / Air-lock	120	
Lobby	200	
Staff Lounge / Commons Space	1,500	Seating/lounge space for 30 to 45 Occup.
<b>Subtotal</b>	<b>1,820</b>	

	Net Space Area	Remarks
<b>Meeting and Flex Spaces</b>		
Meeting / Flex Space - Large	1,500	100 to 200 Occupants
Meeting / Flex Space - Small	950	64 to 126 Occupants
Business Center	200	5 work stations and printer
Conference Room 'A'	250	16 Occupants at a Conference Table
Conference Room 'B'	250	16 Occupants at a Conference Table
<b>Subtotal</b>	<b>3,150</b>	

	Net Space Area	Remarks
<b>Private Living Suite -Large</b>		
Entry Vestibule	45	
Living / Sleeping Area	275	One King Size Bed
Bathroom	70	
Closet	10	
Per Suite Total	400	
x # of Suites	10	
<b>10 Subtotal</b>	<b>4,000</b>	Total of 10 Beds

	Net Space Area	Remarks
<b>Private Living Suite -Standard</b>		
Entry Vestibule	45	
Living / Sleeping Area	210	One King Size Bed
Bathroom	60	
Closet	10	
Per Suite Total	325	
x # of Suites	14	
<b>14 Subtotal</b>	<b>4,550</b>	Total of 14 Beds

	Net Space Area	Remarks
<b>Semi-Private Living Suite - 2 beds</b>		
Entry Vestibule	45	
Living / Sleeping Area	250	Two Queen Size Beds
Bathroom	70	Two Sinks
Closet 'A'	10	
Closet 'B'	10	
Per Suite Total	385	
x # of Suites	18	
<b>36 Subtotal</b>	<b>6,930</b>	Total of 36 Beds

	Net Space Area	Remarks
<b>Semi-Private Living Suite - 4 beds</b>		
Entry Vestibule	45	
Living / Sleeping Area	320	Four Twin Size Beds
Bathroom	70	Two Sinks
Closet 'A'	10	
Closet 'B'	10	
Per Suite Total	455	
x # of Suites	10	
<b>40 Subtotal</b>	<b>4,550</b>	Total of 40 Beds

	Net Space Area	Remarks
<b>Semi-Private Living Suite - 8 beds</b>		
Entry Vestibule	45	
Living / Sleeping Area	560	Eight Twin Size Beds
Bathroom	70	Two Sinks
Closet 'A'	15	
Closet 'B'	15	
Per Suite Total	705	
x # of Suites	6	
<b>48 Subtotal</b>	<b>4,230</b>	Total of 48 Beds

**SPACE TABULATION SUMMARY:  
FRONTIER VILLAGE LODGE CONT.**

	Net Space Area	Remarks
<i>Private Living Suite - ADA</i>		
Entry Vestibule	70	
Living / Sleeping Area	210	One King Size Bed
Bathroom	80	
Closet	10	
<i>Per Suite Total</i>	<i>370</i>	
<i>x # of Suites</i>	<i>8</i>	
<b>8 Subtotal</b>	<b>2,960</b>	Total of 8 Beds
<i>Staff Fitness Center</i>		
Fitness Training Room	700	
Fitness Storage	80	
<b>Subtotal</b>	<b>780</b>	
<b>Facility Support/Service Spaces</b>		
Women's Public Toilet Room	250	
Men's Public Toilet Room	250	
Assisted-Use Toilet Room	90	
Kitchen & Food Service	400	
Kitchen & Food Service Stor.	250	
Guest Small Kitchen & Dining 'A'	300	
Guest Small Kitchen & Dining 'B'	300	
General Storage	500	
House Keeping / Laundry	500	
Guest Laundry 'A'	100	
Guest Laundry 'B'	100	
Electrical Room	100	
AV-IT Closet	80	
Water Heater & Softener	100	
Janitor's Closet 'A'	60	
Janitor's Closet 'B'	60	
Mechanical Room	TBD	
<b>Subtotal</b>	<b>3,320</b>	

	Net Space Area	Remarks
<b>Circulation</b>		
Elevator	90	
Elevator Machine Room	0	Room not required anymore
Stair #1 - Primary	350	
Stair #2	220	
Stair #3	220	
Horizontal Circulation	1,500	
<b>Subtotal</b>	<b>2,380</b>	

**Net Building S.F. Grand Total 30,970**

	Net Space Area	Remarks
<b>Outdoor / Flex Space</b>		
Entry Patio and Courtyard	2,500	
Lounge and Patio Space	3,500	Outdoor Meeting Space - Optional
<b>Subtotal</b>	<b>6,000</b>	

**SPACE TABULATION SUMMARY:  
SEASONAL STAFF LODGE**

	Net Space Area	Remarks
<b>Public Space</b>		
Entrance Vestibule / Air-lock	120	
Lobby	200	
Staff Lounge / Commons Space	1,500	Seating/lounge space for 30 to 45 Occup.
<b>Subtotal</b>	<b>1,820</b>	

	Net Space Area	Remarks
<b>Meeting and Flex Spaces</b>		
Meeting / Flex Space - Large	1,500	100 to 200 Occupants
Meeting / Flex Space - Small	950	64 to 126 Occupants
Business Center	200	5 work stations and printer
Conference Room 'A'	250	16 Occupants at a Conference Table
Conference Room 'B'	250	16 Occupants at a Conference Table
<b>Subtotal</b>	<b>3,150</b>	

	Net Space Area	Remarks
<b>Private Living Suite -Large</b>		
Entry Vestibule	45	
Living / Sleeping Area	275	One King Size Bed
Bathroom	70	
Closet	10	
Per Suite Total	400	
x # of Suites	6	
<b>Subtotal</b>	<b>2,400</b>	Total of 6 Beds

	Net Space Area	Remarks
<b>Private Living Suite -Standard</b>		
Entry Vestibule	45	
Living / Sleeping Area	210	One Queen Size Bed
Bathroom	60	
Closet	10	
Per Suite Total	325	
x # of Suites	10	
<b>Subtotal</b>	<b>3,250</b>	Total of 10 Beds

	Net Space Area	Remarks
<b>Semi-Private Living Suite</b>		
Entry Vestibule	45	
Living / Sleeping Area	250	Two Twin Size Beds
Bathroom	70	Two Sinks
Closet 'A'	10	
Closet 'B'	10	
Per Suite Total	375	
x # of Suites	16	
<b>Subtotal</b>	<b>6,000</b>	Total of 32 Beds

	Net Space Area	Remarks
<b>Private Living Suite - ADA</b>		
Entry Vestibule	70	
Living / Sleeping Area	210	One Queen Size Bed
Bathroom	80	
Closet	10	
Per Suite Total	370	
x # of Suites	4	
<b>Subtotal</b>	<b>1,480</b>	Total of 4 Beds

	Net Space Area	Remarks
<b>Staff Fitness Center</b>		
Fitness Training Room	700	
Fitness Storage	80	
<b>Subtotal</b>	<b>780</b>	

**SPACE TABULATION SUMMARY:  
SEASONAL STAFF LODGE CONT.**

	Net Space Area	Remarks
<i>Facility Support/Service Spaces</i>		
Women's Public Toilet Room	250	
Men's Public Toilet Room	250	
Assisted-Use Toilet Room	90	
Kitchen & Food Service	400	
Kitchen & Food Service Story.	250	
Guest Small Kitchen & Dining 'A'	300	
Guest Small Kitchen & Dining 'B'	300	
General Storage	500	
House Keeping / Laundry	500	
Guest Laundry 'A'	100	
Guest Laundry 'B'	100	
Electrical Room	100	
AV-IT Closet	80	
Water Heater & Softener	100	
Janitor's Closet 'A'	60	
Janitor's Closet 'B'	60	
Mechanical Room	TBD	
<b>Subtotal</b>	<b>3,320</b>	

<b>Circulation</b>		
Elevator	90	
Elevator Machine Room	0	Room not required anymore
Stair #1 - Primary	350	
Stair #2	220	
Stair #3	220	
Horizontal Circulation	1,500	
<b>Subtotal</b>	<b>2,380</b>	

<b>Net Building S.F. Grand Total</b>	<b>24,580</b>
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<b>Outdoor / Flex Space</b>		
Entry Patio and Courtyard	2,500	Outdoor Meeting Space - Optional
Lounge and Patio Space	3,500	
<b>Subtotal</b>	<b>6,000</b>	

**SPACE TABULATION SUMMARY:  
PROFESSIONAL STAFF DUPLEX**

	Net Space Area	Remarks
<b>Interior Conditioned Space</b>		
Foyer	-	
Closet	8	
Living Room	144	
Dining Room	90	
Kitchen	90	
Walk-in Pantry / Storage	35	
Hall	40	
Master Bedroom	140	
Master Bath	60	
Master Bedroom Closet	40	
Bedroom #2	110	
Closet	20	
Full Bath	60	Could omit & provide secondary access to Master Bath for 2nd Bedroom and guest
Washer / Dryer & Waterheater	30	
Central A/C & Heater Closet	25	
<b>Subtotal</b>	<b>892</b>	
<b>Exterior Space</b>		
Carport - two car	400	Could be 1 car
Storage	20	Located in Carport
Front Porch	45	Covered
Back Porch	100	Covered
<b>Subtotal</b>	<b>565</b>	
<b>Net Unit S.F. Grand Total</b>	<b>1,457</b>	
x	2	
<b>Net Duplex S.F. Grand Total</b>	<b>2,914</b>	

**SPACE TABULATION SUMMARY:  
HOSPITALITY STAFF 5-PLEX HOUSING  
(REPURPOSED EXISTING MAINTENANCE BLDG.)**

	Net Space Area	Remarks
<b>Interior Conditioned Space</b>		
Foyer	0	
Closet	0	
Living Room	120	
Dining	0	
Kitchen	100	
Walk-In Pantry / Storage	35	
Bedroom	110	
Closet	20	
Full Bath	60	
Washer / Dryer & Water Heater	30	
Center Air & Heating Closet	25	
<b>Subtotal</b>	<b>500</b>	
<b>Exterior Space</b>		
Carport - 2 car	0	
Storage	0	
Front Porch	0	
Back Porch	0	
<b>Subtotal</b>	<b>0</b>	
<b>Net Unit S.F. Grand Total</b>	<b>500</b>	
x	6	
<b>Net Duplex S.F. Grand Total</b>	<b>3,000</b>	

**SPACE TABULATION SUMMARY:  
COTTAGE - PRIVATE 1 BEDROOM**

	Net Space Area	Remarks
<b>Interior Conditioned Space</b>		
Foyer	0	
Closet	0	
Living Area	144	
Kitchenette	60	
Private Bedroom	140	Queen Size Bed; Includes Closet
Bathroom	60	
Central Heat & Air Closet	20	
Electrical Panel Room Closet	0	
<b>Subtotal</b>	<b>424</b>	
<b>Outdoor Space</b>		
Covered Porch	100	Optional
<b>Subtotal</b>	<b>100</b>	s.f. not in Net Building S.F. Grand Total
<hr/>		
<b>Net Building S.F. Grand Total</b>	<b>524</b>	

**SPACE TABULATION SUMMARY:  
COTTAGE - PRIVATE 2 BEDROOMS**

	Net Space Area	Remarks
<b>Interior Conditioned Space</b>		
Foyer	0	
Closet	0	
Living Area	120	
Kitchenette	60	
Private Bedroom No. 1	125	Queen Size Bed; Includes Closet
Private Bedroom No. 2	125	Queen Size Bed; Includes Closet
Bathroom	60	
Central Air & Heat	20	
Electrical Panel Room Closet	0	
<b>Subtotal</b>	<b>510</b>	
<b>Outdoor Space</b>		
Covered Porch	100	Optional
<b>Subtotal</b>	<b>100</b>	s.f. not in Net Building S.F. Grand Total
<hr/>		
<b>Net Building S.F. Grand Total</b>	<b>610</b>	

**SPACE TABULATION SUMMARY:  
COTTAGE SEMI-PRIVATE 3 BEDROOM**

	Net Space Area	Remarks
<b>Interior Conditioned Space</b>		
Foyer	0	
Closet / Storage	20	
Living Area	120	
Kitchenette	60	
Semi-Private Bedroom No. 1	120	Two Twin Size Beds
Semi-Private Bedroom No. 2	120	Two Twin Size Beds
Semi-Private Bedroom No. 3	120	Two Twin Size Beds
Bathroom	90	2 Lavs, 2 Showers, 2 Toilets
Central Air & Heat	20	
Electrical Panel Room Closet	0	
<b>Subtotal</b>	<b>670</b>	
<b>Outdoor Space</b>		
Covered Porch	100	Optional
<b>Subtotal</b>	<b>100</b>	s.f. not in Net Building S.F. Grand Total
<b>Net Building S.F. Grand Total</b>		<b>770</b>

**SPACE TABULATION SUMMARY:  
BUNKHOUSE 2 WING**

	Net Space Area	Remarks
<b>Entry &amp; Commons Space</b>		
Entry / Commons Space	300	
Closet / Storage	50	
<b>Subtotal</b>	<b>350</b>	
<b>Counselor's Room</b>		
Counselor's Room	250	3 beds, 3 desk spaces & overhead storage
Toilet Room	30	Single toilet & lav.
Shower Room	30	Consider combining w/ Toilet Room
<b>Subtotal</b>	<b>310</b>	
<b>Camper Bunkrooms (2 wings) &amp; Support Spaces</b>		
Bunkroom - Wing 'A'	950	18 - 20 beds
Toilet & Shower Room - Wing 'A'	350	4 lavs, 4 toilets & 4 ADA showers
Bunkroom - Wing 'B'	950	18 - 20 beds
Toilet & Shower Room - Wing 'B'	350	4 lavs, 4 toilets & 4 ADA showers
<b>Subtotal</b>	<b>2,600</b>	
<b>Support Spaces</b>		
Water Heater Closet	12	
Electrical Panel Room Closet	20	Not Required
<b>Subtotal</b>	<b>32</b>	
<b>Outdoor Space</b>		
Covered Entry Porch	500	Optional
Covered Sitting / Activity Porch	900	Optional
<b>Subtotal</b>	<b>1,400</b>	s.f. not in Net Building S.F. Grand Total
<b>Net Building S.F. Grand Total</b>		<b>3,292</b>

**SPACE TABULATION SUMMARY:  
BUNKHOUSE 3 WING**

	Net Space Area	Remarks
<b>Entry &amp; Commons Space</b>		
Entry / Commons Space	300	
Closet / Storage	50	
<b>Subtotal</b>	<b>350</b>	
<b>Counselor's Room</b>		
Counselor's Room	350	4beds, 4 desk spaces & overhead storage
Toilet Room	30	Single toilet & lav.
Shower Room	30	Consider combining w/ Toilet Room
<b>Subtotal</b>	<b>410</b>	
<b>Camper Bunkrooms (3 wings) &amp; Support Spaces</b>		
Bunkroom - Wing 'A'	950	18-20 beds
Toilet & Shower Room - Wing 'A'	350	4 lavs, 4 toilets & 4 ADA showers
Bunkroom - Wing 'B'	950	18-20 beds
Toilet & Shower Room - Wing 'B'	350	4 lavs, 4 toilets & 4 ADA showers
Bunkroom - Wing 'C'	950	18-20 beds
Toilet & Shower Room - Wing 'C'	350	4 lavs, 4 toilets & 4 ADA showers
<b>Subtotal</b>	<b>3,900</b>	
<b>Support Spaces</b>		
Water Heater Closet	12	
Electrical Panel Room Closet	20	Not Required
<b>Subtotal</b>	<b>32</b>	
<b>Outdoor Space</b>		
Covered Entry Porch	400	Optional
Covered Sitting / Activity Porch	1,200	Optional
<b>Subtotal</b>	<b>1,600</b>	s.f. not in Net Building S.F. Grand Total
<b>Net Building S.F. Grand Total</b>		<b>4,692</b>

**SPACE TABULATION SUMMARY:  
BUNKHOUSE 6-8 OCCUPANT**

	Net Space Area	Remarks
<b>Interior Conditioned Space</b>		
Foyer	0	
Closet	30	
Living Area	120	
Kitchenette	50	
Bunk Space	304	
Bathroom	120	2 Lavs, 2 Showers, 2 Toilets
Central Air & Heat	20	
Water Heater Closet	12	
Electrical Panel Room Closet	0	
<b>Subtotal</b>	<b>656</b>	
<b>Outdoor Space</b>		
Covered Porch	100	Optional
<b>Subtotal</b>	<b>100</b>	s.f. not in Net Building S.F. Grand Total
<b>Net Building S.F. Grand Total</b>		<b>756</b>

**SPACE TABULATION SUMMARY:  
BUNKHOUSE 10-12 OCCUPANT**

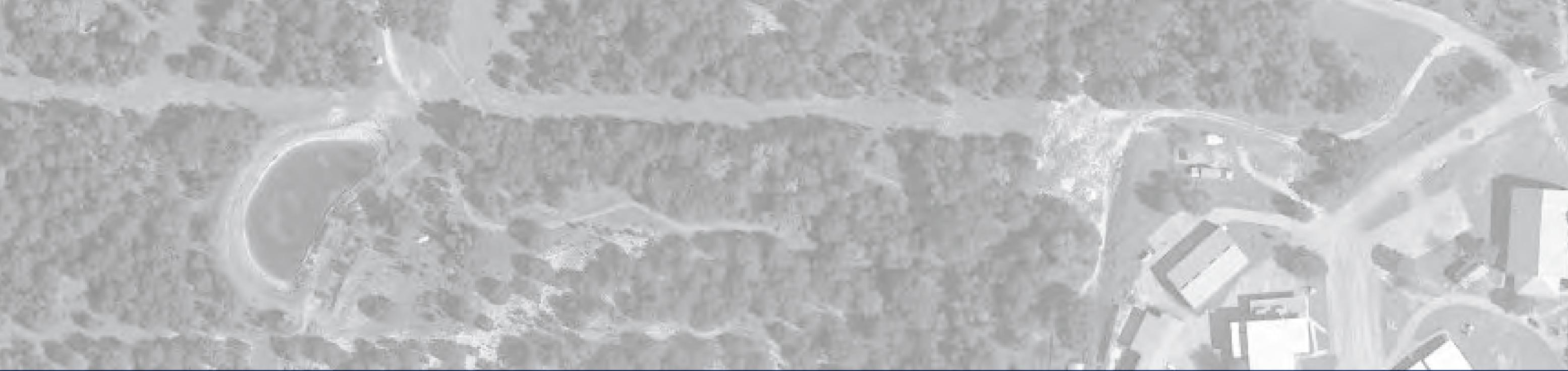
	Net Space Area	Remarks
<b>Interior Conditioned Space</b>		
Foyer	0	
Closet / Storage	50	
Living Area	135	
Kitchenett	75	
Bunk Space	480	
Bathroom	120	2 Lavs, 2 Showers, 2 Toilets
Central Air & Heat	20	
Water Heater Closet	12	
Eletrical Panel Room Closet	0	
<b>Subtotal</b>	<b>892</b>	
<b>Outdoor Space</b>		
Covered Porch	100	Optional
<b>Subtotal</b>	<b>100</b>	s.f. not in Net Building S.F. Grand Total
<b>Net Building S.F. Grand Total</b>		<b>992</b>

**SPACE TABULATION SUMMARY:  
BUNKHOUSE 16-20 OCCUPANT**

	Net Space Area	Remarks
<b>Interior Conditioned Space</b>		
Foyer	0	
Closet / Storage	60	
Living Area	200	
Kitchenette	100	
Bunk Space	800	
Bathroom	200	3 Lavs, 3 Showers, 3 Toilets
Central Air & Heat	20	
Water Heater Closet	12	
Electrical Panel Room Closet	0	
<b>Subtotal</b>	<b>1,392</b>	
<b>Outdoor Space</b>		
Covered Porch	100	Optional
<b>Subtotal</b>	<b>100</b>	s.f. not in Net Building S.F. Grand Total
<b>Net Building S.F. Grand Total</b>		<b>1,492</b>

**SPACE TABULATION SUMMARY:  
BUNKHOUSE 25-30 OCCUPANT**

	<i>Net Space Area</i>	<i>Remarks</i>
<b><i>Interior Conditioned Space</i></b>		
<i>Foyer</i>	0	
<i>Closet / Storage</i>	100	
<i>Living Area</i>	300	
<i>Kitchenette</i>	120	
<i>Bunk Space</i>	1,000	
<i>Bathroom</i>	300	<i>3 Lavs, 4 Showers, 3 Toilets</i>
<i>Central Air &amp; Heat</i>	30	
<i>Water Heater Closet</i>	12	
<i>Electrical Panel Room Closet</i>	0	
<b><i>Subtotal</i></b>	<b>1,862</b>	
<b><i>Outdoor Space</i></b>		
<i>Covered Porch</i>	200	<i>Optional</i>
<b><i>Subtotal</i></b>	<b>200</b>	<i>s.f. not in Net Building S.F. Grand Total</i>
<hr/>		
<b><i>Net Building S.F. Grand Total</i></b>	<b>2,062</b>	



# ARCHITECTURAL DESIGN AND INFLUENCES 05



## DESIGN AND INFLUENCE

The design of the main campus and satellite camps will reinforce the idea that the site is one campus with four camps. There will be common elements consistent at each satellite site, but each site will express its own individual character. Each satellite location is selected to capitalize on unique terrain features to provide a variety of experiences.

### MAIN CAMPUS

The Main Campus is the activity hub. Situated on a hill top with 360 degree views of pristine Texas Hill country. The new buildings in the main campus will blend with the existing character and emphasize the hill country charm.

### EAGLE TRAIL

Designed at a more intimate scale, the Eagle Trail site will branch off the existing Eagle Nature Trail. Developments will be simple and unobtrusive to preserve the natural beauty, flora, and fauna along the trail. Smaller, quiet cabins nestled into groves of trees will contrast modern city life. A rustic retreat for summer staff, small affinity groups, or other camp guests.

### FRONTIER VILLAGE

An extension of the western elements already present at the site, Frontier Village will represent the Texas vernacular. Campers will enjoy looking back in time at the adventure posed by living on the range surrounded by wilderness.

### INSPIRATION LAKE

With the addition of the 5-7 acres lake

### ONE CAMPUS, FOUR CAMPS



#### 1. WELCOME CENTER

Texas Lions Camp needs a landmark to denote you have arrived at camp. The new welcome center will include the camp store, additional administration spaces, and lounge spaces for early campers and their families.



#### 2. STAFF LODGE

Camp staff are vital to providing a quality experience to campers. By providing quality staff housing, a respite created for the staff. The lodge will have a variety multipurpose rooms that can be rented for retreats or conferences in the off season.



#### 3. MULTIPURPOSE ACTIVITY BUILDING

Envisioned as a centralized node for camp activities, the multipurpose building will provide a variety of flexible spaces for arts and crafts, sciences, and active play. As the camp grows, the expanded activity space will offer a variety of new activities for campers.



#### 4. SPLASH PAD

Splash pads are whimsical, interactive areas for children of all abilities to cool off in the hot Texas summers. Splash pads can be designed to conserve water.



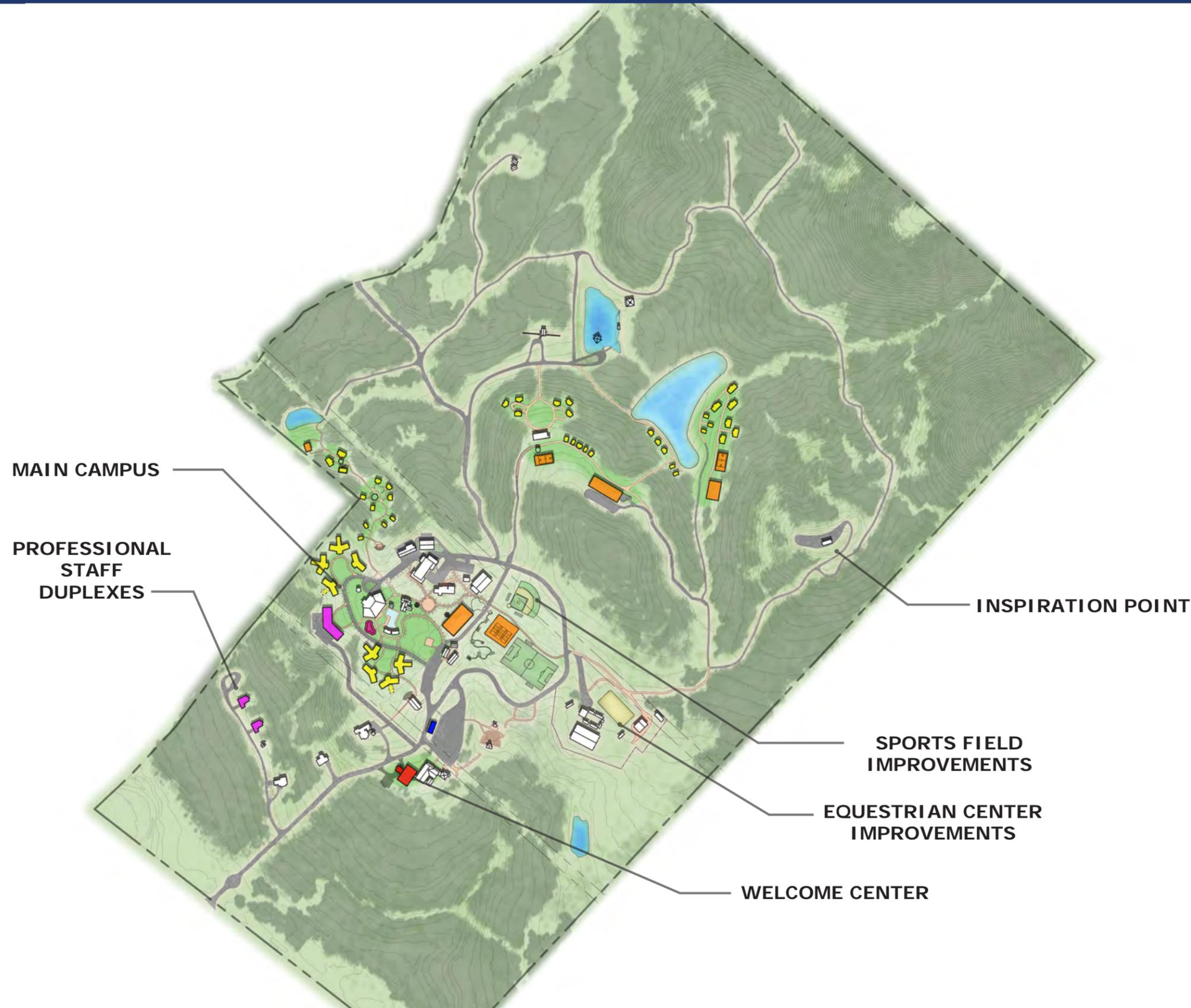
#### 5. SENSORY CIRCLE

Sensory circle is a gathering place for all of camp to come together for flag ceremonies, announcements, and silly songs. Inspired by a fountain at Texas Tech, sensory circle should be harmoniously optimized to create a unique experience defined by the fountain.



#### 6. MAIN CAMPUS BUNK HOUSES

The existing bunkhouses are worn and should be replaced. New bunkhouses are recommended to take their place. New bunkhouses will include accessibility upgrades and provide intriguing spaces for campers to reside while attending camp.



**7. INSPIRATION POINT**

Enhance the Inspiration Point experience by creating a lookout structure from which campers can immerse themselves in the Texas Hill Country. Envisioned as a destination for storytelling and star gazing, this “floating” pier will inspire awe and wonder.



**8. SPORTS FIELD IMPROVEMENTS**

Improving the accessibility at the sports fields is an important component in the master plan. By grading and replacing the fields with turf, it will allow greater ease of movement, reduce maintenance, and allow the fields to be used in rain or shine.



**10. LUGGAGE DEPOT**

Check in and check out times at camp are some of the most complex logistical challenges throughout the week. By adding a covered luggage depot, it creates an organizational space that also encourages wonder in the campers.

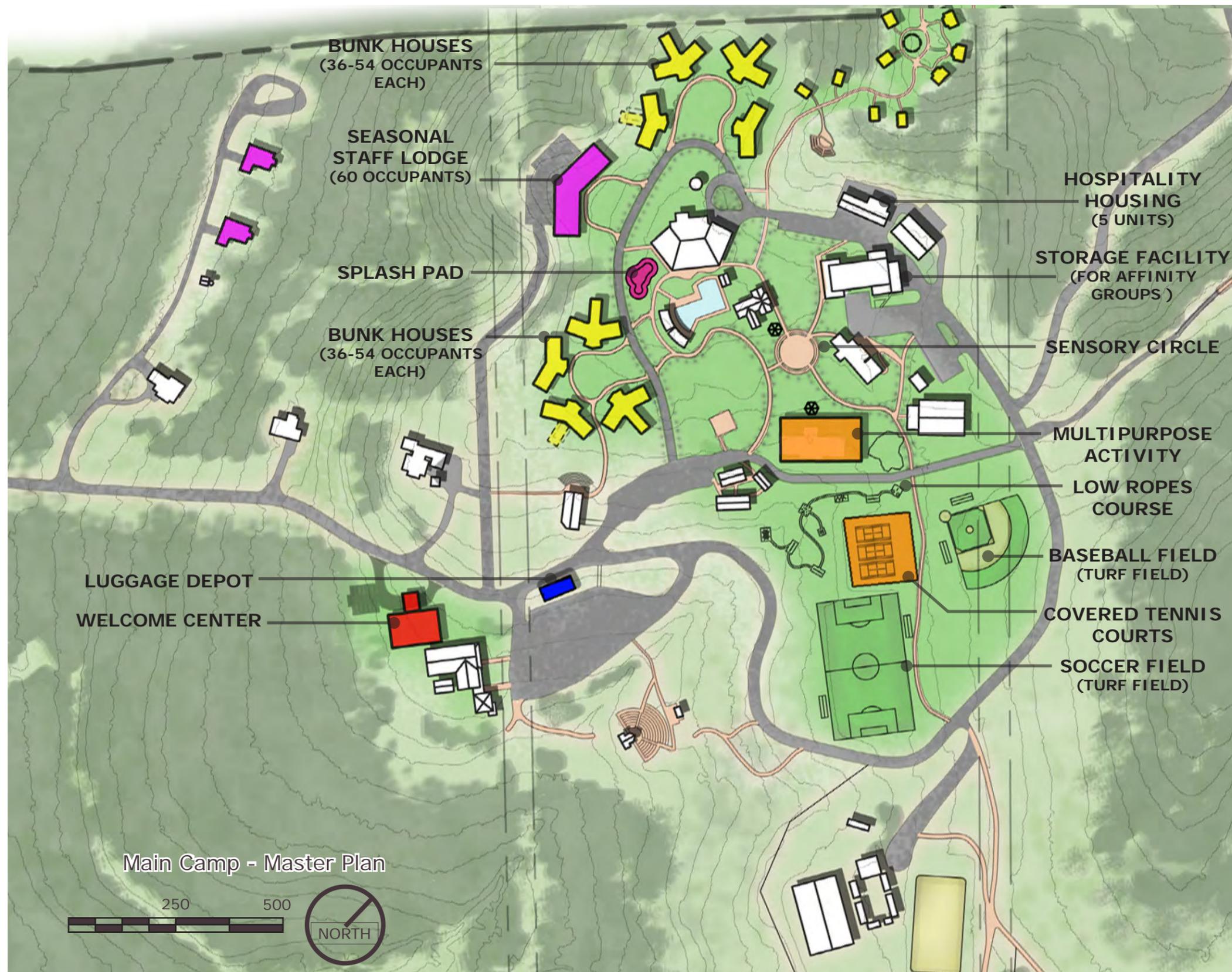
## MAIN CAMPUS CHARACTER

The main campus will represent a combination of existing and new structures which must maintain harmony between the new and old. A material continuity is recommended. Standing seam metal roofs and limestone masonry are both already present, weather well, and are contextual to the region. Other textures, materials, and colors should be integrated into the scheme to provide depth and character to the site.

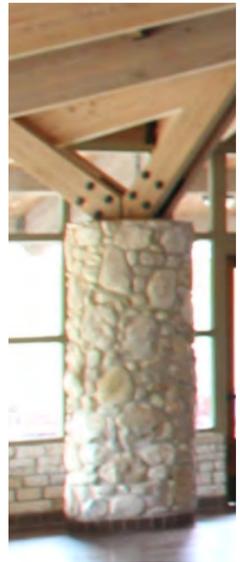
As a camp, the indoor/outdoor relationship of spaces is fundamental to the out-of-doors identity. Passive cooling and lighting schemes, such as daylight harvesting and natural ventilation, should be emphasized. Shaded porches and arcades are ideal for these passive strategies and delineate an architectural language. Operative windows and overhead/ folding doors can enhance the indoor/ outdoor qualities.

Recognizing its 70 year history, the new building materials should be selected based on long life span and durability. The seasonal quality of the camp must also be considered in the overall design and material selection.

The interstitial outdoor spaces are equally important as the physical camp buildings. Outdoor rooms and gathering spaces should emphasize accessibility and require low maintenance. Outdoor pavilions, amphitheaters, and gathering spaces should have access to natural shading elements or built shade structures. Gathering spaces of a variety of sizes should be provided for groups with formal and informal characteristics. Plantings should consist of drought tolerant and deer resistant plants.



# MAIN CAMPUS ARCHITECTURAL CHARACTER



EXISTING CAMP CHARACTER



INDOOR OUTDOOR QUALITY



STANDING SEAM METAL ROOF



METAL & WOOD ACCENTS



INTEGRATE COLOR & BRANDING



REGIONAL TEXTURES



WINDOWS FOR NATURAL LIGHT



SHADED PORCHES



SUSTAINABLE PRACTICES



MODERN AESTHETIC



CAMP COMMUNITY & PRIDE

# MAIN CAMPUS OUTDOOR CHARACTER:



PLAYFUL NATURAL ELEMENTS



ACTIVE PATHWAYS



OUTDOOR ACTIVITY AREAS



GROUP GATHERING AREAS



ACCESSIBLE WALKWAYS



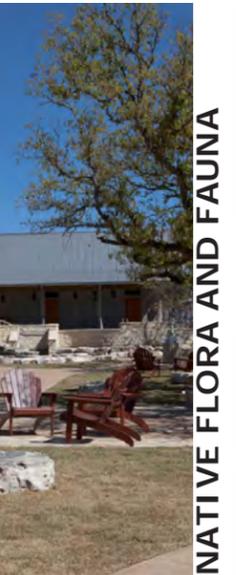
WAYFINDING & SIGNAGE



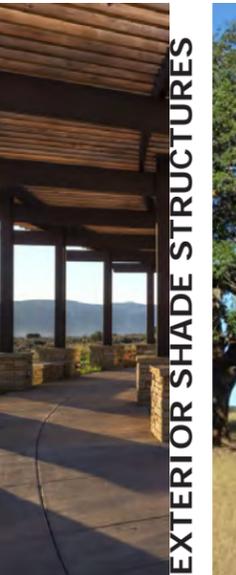
WATER FEATURES



EMPHASIZE EXISTING VIEWS



NATIVE FLORA AND FAUNA



EXTERIOR SHADE STRUCTURES



REPLENISH SHADE TREES

## SATELLITE CAMP CHARACTER

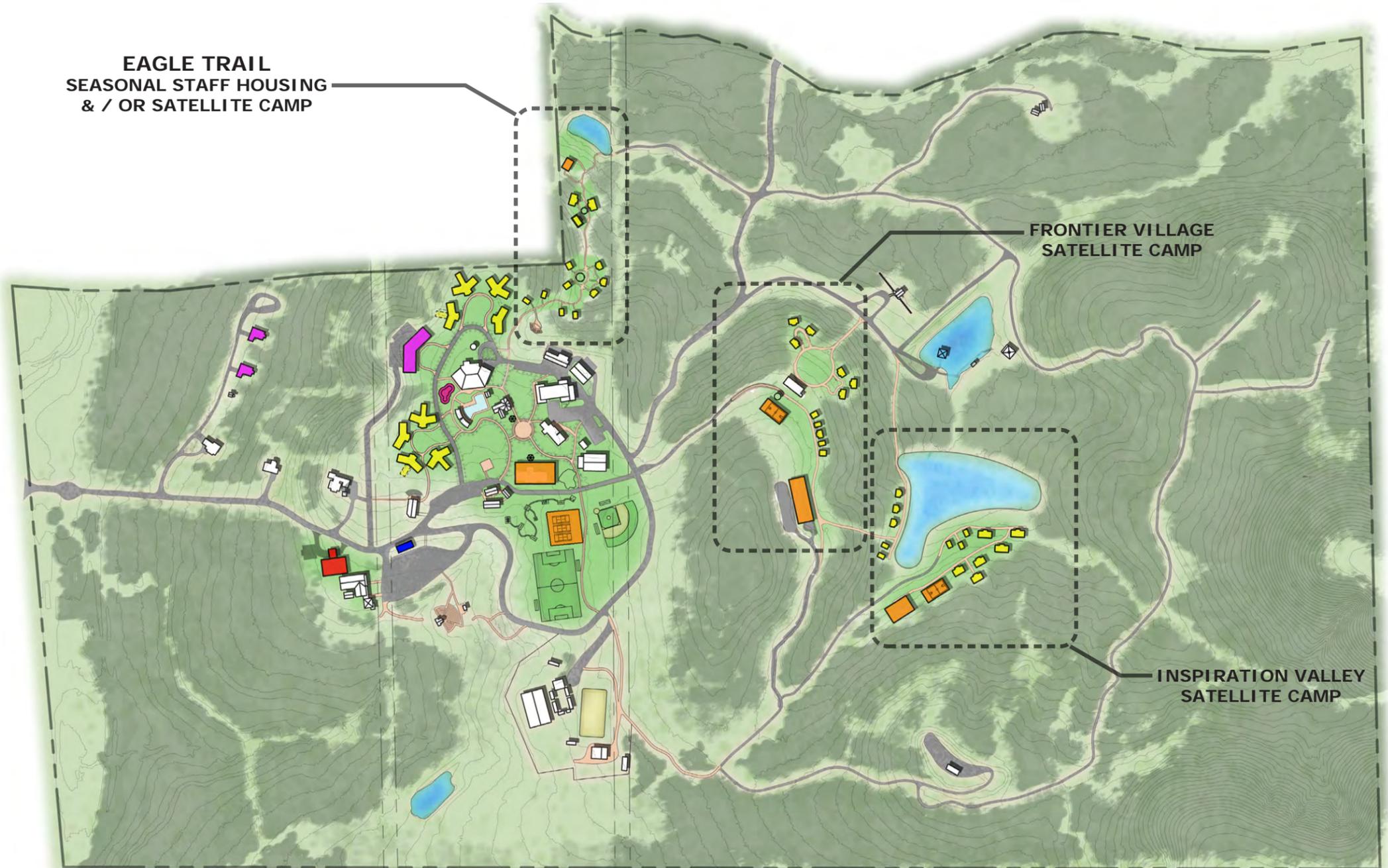
The satellite camps are more rural and primitive in nature. Structures are designed to be smaller and more intimate to nestle into the natural topography and foliage.

Eagle Trail will continue to feel like a nature trail with smaller game trails leading off towards small minimalist cabins isolated in the woods. Small clearings in the forest will have group gathering and seating areas with opportunities for outdoor cooking and fire pits. The existing fishing pond will be renovated to create an appealing waterfront with a grassy area adjacent to an outdoor activity pavilion.

The character of Frontier Village will reflect an early Texas Town with a saloon, jail, and general store. Isolated cabins will reflect classic Texan forms like the dog trot. A large lodge at this site will house many of the campers and will continue the rustic character. The lodge and amphitheater will be oriented towards Inspiration Lake to highlight views and cultivate ambiance.

At Inspiration Lake, particular attention needs to be given to the water's edge. Activating the waters edge with vegetation, circulation, and activity areas is critical to elevate the area from a stock pond to an actual lake. The character of the structures at this site will focus on views of the lake and then across the picturesque valley looking towards Kerrville. As the lake fills in the flat areas in the valley, structures will need to respect and integrate into the steeper hill faces. This creates a unique opportunity for cabins to hover above the ground connected by bridges and path ways.

Each site will encourage campers to wonder and imagine how their stay at camp will unfold. Site variety will keep campers coming back summer after summer excited for their next adventure at main campus or one of the satellite sites.



SATELLITE CAMP ARCHITECTURAL CHARACTER:



SITE SPECIFIC CABINS



EMPHASIZE NATURAL LIGHT



SPORTS PAVILION



OUTDOOR COOKING



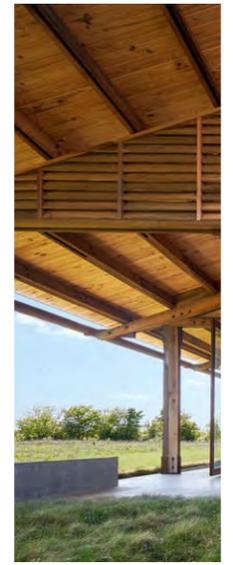
INDOOR OUTDOOR QUALITY



MULTIPURPOSE & FLEXIBLE



MINIMAL IMPACT



ACTIVITY PAVILIONS



RUGGED QUALITY



SHADED GATHERING



EMPHASIZE EXISTING VIEWS

SATELLITE CAMP OUTDOOR CHARACTER:



ACCESSIBLE TRAILS



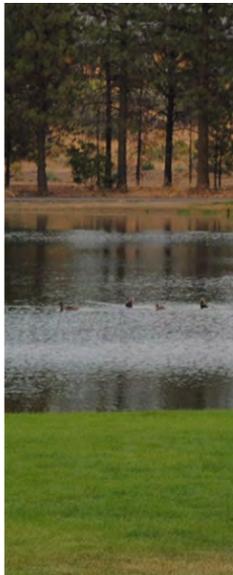
INFORMATIVE SIGNAGE



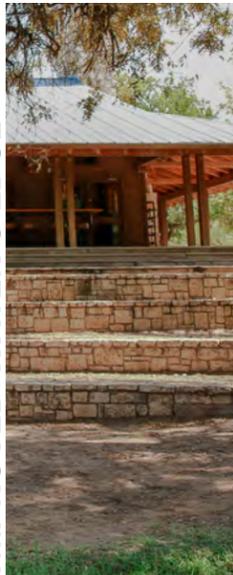
NATURAL GATHERING AREAS



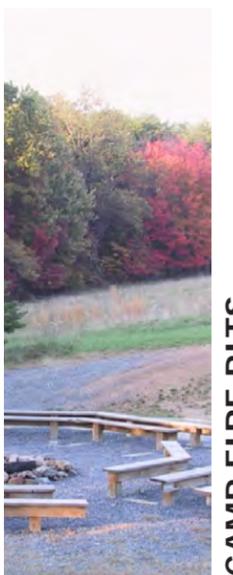
INTEGRATED INTO NATURE



IMPROVED WATER'S EDGE



AMPHITHEATER



CAMP FIRE PITS



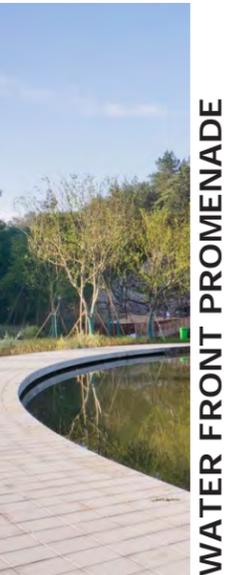
HILL COUNTRY VISTAS



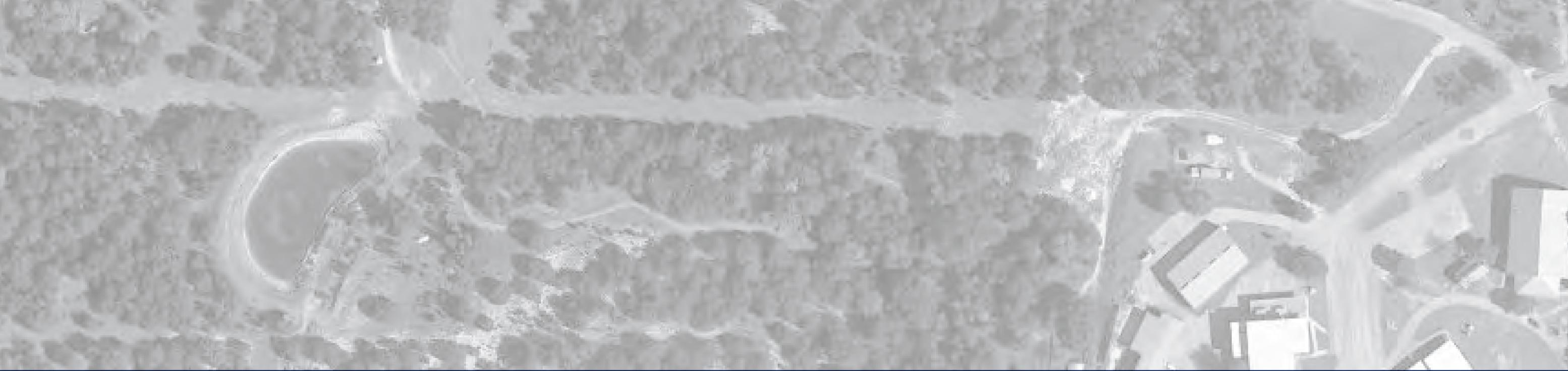
EXPANDED WATER ACTIVITIES



NATURAL PLAY ELEMENTS



WATER FRONT PROMENADE





# 06 INFRASTRUCTURE



### EXISTING UTILITIES SERVICES

Existing utility services are present throughout the entire main campus, but documentation of exact locations and conditions will need to be verified.

Existing services to remote parts of the property consist mainly of water, electrical, and septic service (wastewater). Many of these services will be inadequate for future development and will require upgrades and/or replacement.

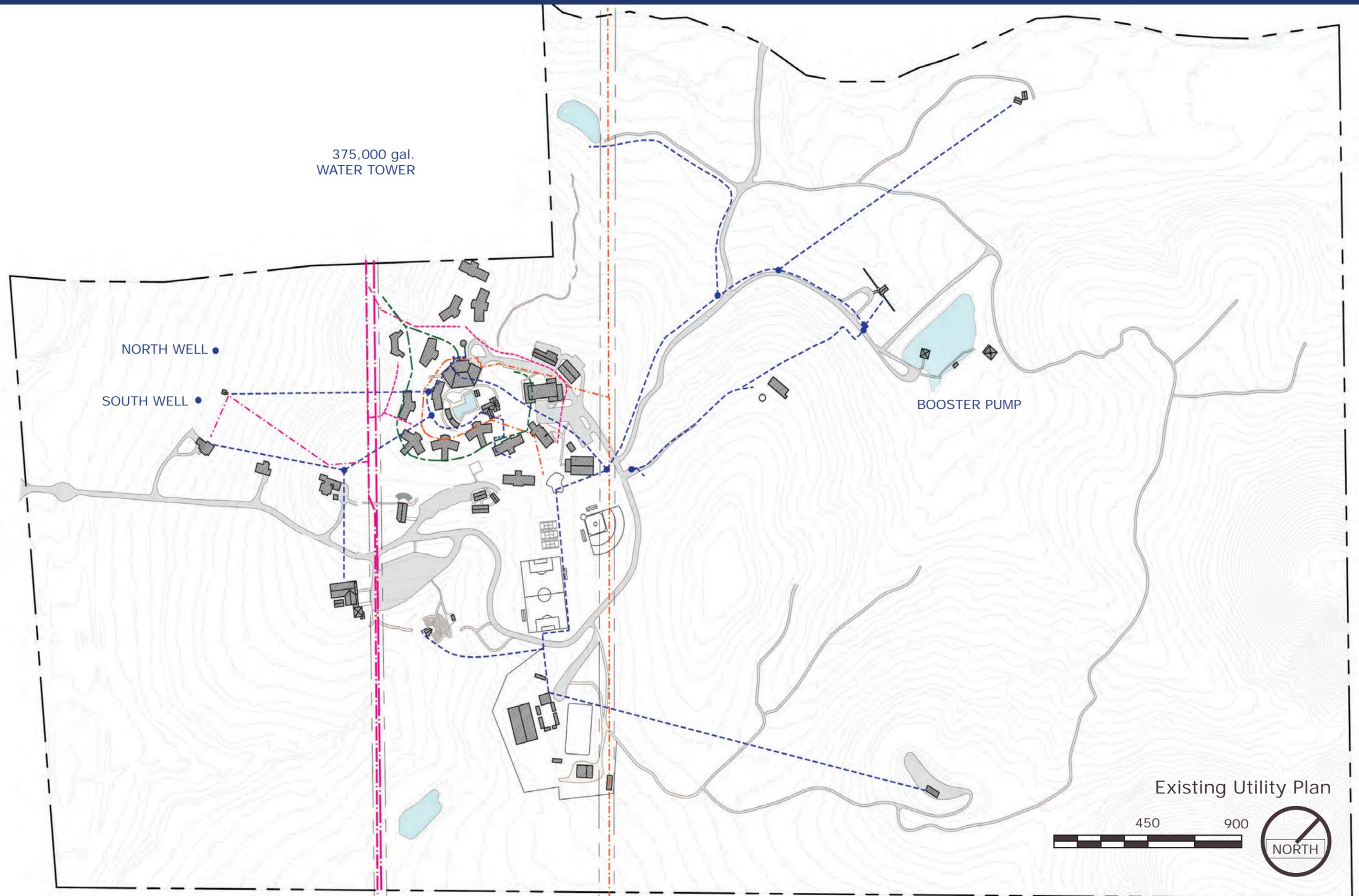
Topography does present a challenge throughout the site for services such as wastewater, which rely on gravity flow. Lift stations would be the preferred solution over the maintenance costs of septic systems, but system costs will need to be considered/analyzed as to the best long term solution for the camp.

It is recommended that Texas Lions Camp commission professional services from a Civil Engineer to provide a detailed survey locating all above and below ground utility, and develop a detailed report of each utility's existing condition, status of existing capacity, and its ability to provide expanded service. This survey and report will assist all future developments indicated in the Master Plan. Utilities that should be included in this report are:

- Electrical service
- Domestic water and fire service
- Wastewater service
- Natural gas service

### LEGEND

-  Existing Natural Gas Services
-  Existing Electric Services
-  Existing Waste Water Services
-  Existing Water Services
-  New Buildings
-  Existing Buildings



### ELECTRICAL SERVICE

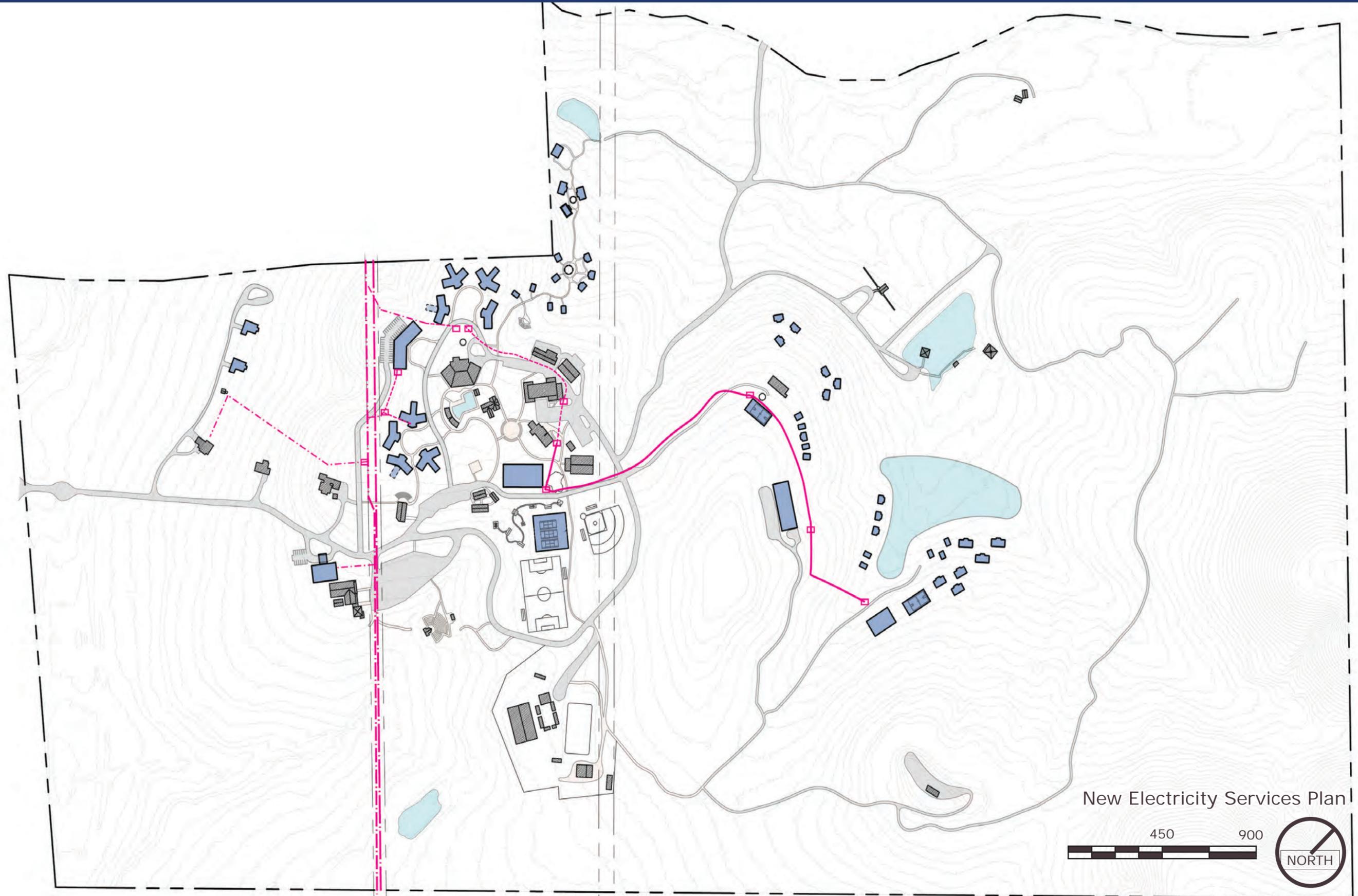
The Texas Lions Camp has primary electrical service present throughout the site provided by the Kerrville Public Utility Board (KPUB). This service is provided from overhead electrical service located in a high power transmission line easement that runs through the west – southwest part of the site, running parallel to HWY 27. In and around the main campus, the primary electrical service is routed underground to approximately 9 transformers ranging from 37.5KVA to 112.5KVA. Several Transformers have as many as three meters. Primary electrical service is also distributed overhead to the existing administration building and the three professional staff residences along the main campus entry road. A majority of the electrical service distribution can and will remain untouched.

The Initial Phase of campus development involves the development of the main campus eight bunkhouse, seasonal staff lodge, and Eagle Trail development. The existing transformers currently providing service to all existing structures to be demolished will be removed and new transformers provided by KPUB will be installed as required. Only the infirmary and bunkhouse #6 scheduled to remain will be affected by this replacement of transformers; the two existing buildings will require the secondary service to be served by one of the new transformers required for the initial phase scope.

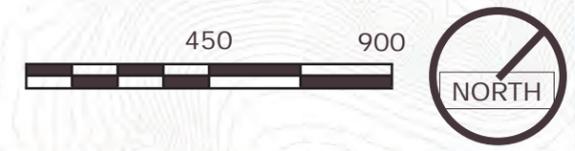
Long range development for the main campus, such as the welcome center, multi-purpose activities/ programs building, and splash pad will require further study to determine if each facility can be served by existing nearby transformers or will require new transformers. Development of Frontier Village and Inspiration Valley remote camp site will require new service.

### LEGEND

-  Existing Overhead Electricity
-  Existing Underground Electricity
-  New Electricity Services
-  New Buildings
-  Existing Buildings



New Electricity Services Plan



**DOMESTIC AND FIRE SERVICE**

The Texas Lions Camp has several existing domestic and fire service facilities present onsite: three (3) existing water wells (only one (1) in use), 375,000 gallon storage tank, pressure tank, fire hydrants, and distribution piping. The existing water facilities, like the sewer main, are aging and require repair and replacement. There is also a concern from the Texas Lions Camp regarding redundancy of their system. With only one (1) operating water well, there is significant risk of having to close campus for any emergency repairs. Due to these factors, a new infrastructure should be installed as a major component of the campus expansion.

**WATER WELLS**

As mentioned above, there are three (3) wells on the property. Two (2) of these wells are not in accordance with TCEQ water quality standards, therefore cannot be used to provide drinking water to the campus. We recommend Texas Lions Camp reach out to a specialist regarding these wells to see if any repairs or modifications can be made to get them into working order and meet water quality standards. If this can be accomplished, these two wells can be used if the primary well is out of service. This provides a level of redundancy without having to drill a completely new well.

However, if these wells cannot be fixed, then drilling a new well may be required. The water well location should be spaced to meet TCEQ requirements or positioned on a different part of campus altogether. We also recommend constructing a small storage tank to accompany the new well construction as another way to improve redundancy. If the main storage ever required maintenance, this storage tank/well combination could be used to supplement campus water demand.

**DISTRIBUTION SYSTEM**

Regardless of how the water well/storage tank situation is solved, new waterline infrastructure is needed. In order to improve campus-wide water pressure and fire flow for the main campus, we recommend installing a new 8" PVC C900 water main loop around the main campus. This loop will greatly improve water pressure throughout the campus and provide new infrastructure which will require little to no maintenance.

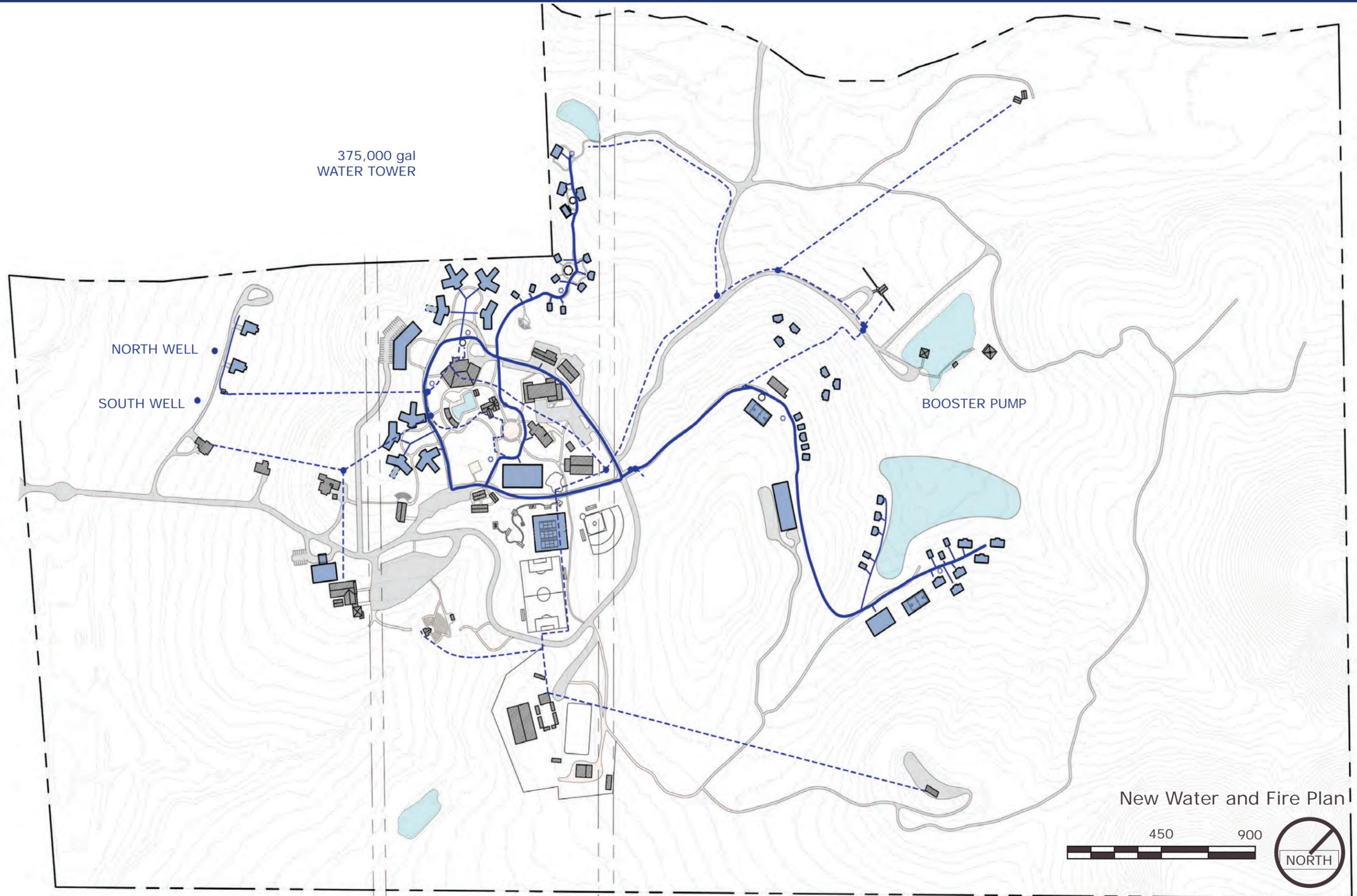
The loop will be designed similar to the sanitary sewer, in that it can be constructed independently around existing facilities and not impact existing water service. This will avoid any campus closures due to water service. All new buildings will connect directly into the new loop. Existing buildings can be connected as needed. We recommend the fire hydrants are immediately connected to the new loop to ensure adequate fire flow. Once all existing buildings, hydrants, etc. are connected to the new loop, we recommend the existing infrastructure is either abandoned or removed.

For the remote areas of campus, water lines will branch off the main loop, but not to provide fire flow, only domestic demand. These lines will range from 8" to 4" in size for pressure related reasons.

Water valves will also be installed on the new loop line and branch lines to ensure any maintenance required does not shut down the entire system, but only the area needing service.

**LEGEND**

-  Existing Water & Fire Services
-  New Water & Fire Services
-  Fire Hydrant
-  New Buildings
-  Existing Buildings



**WASTE WATER SERVICE**

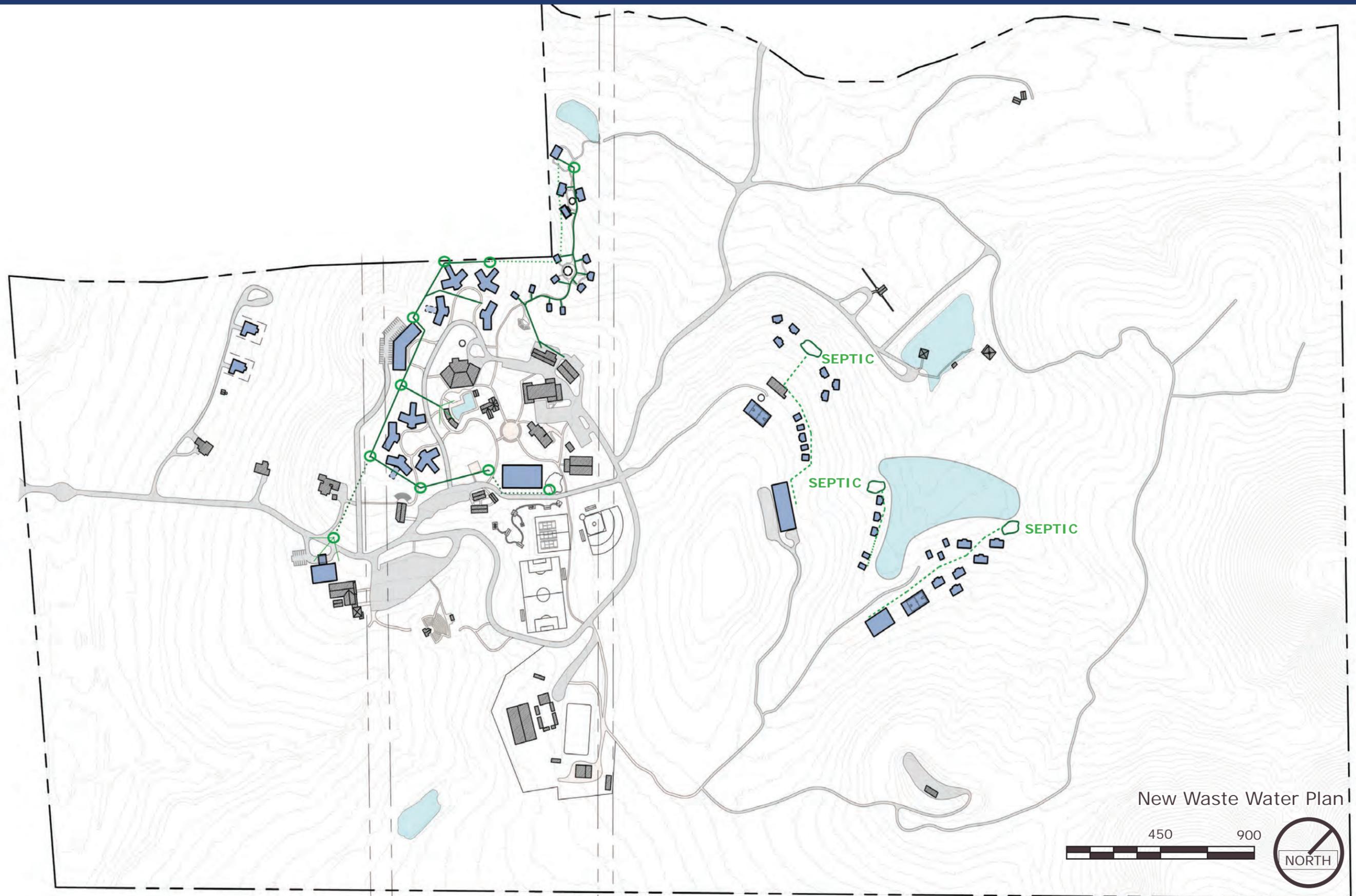
The Texas Lions Camp has several sanitary sewer facilities present onsite: an existing sanitary sewer main, lift station, and individual septic systems. These system components, in combination, serve the entire existing campus; however, many of the existing sanitary sewer lines and septic systems need repair and replacement. In addition, the future campus expansion will put more stress on this aging system. It is strongly recommended that the existing facilities be replaced as a major component of the Master Plan.

The proposed solution features a new waste water main which “loops” around the existing main campus area. It is designed not to interfere with future planned buildings. This will allow maximum flexibility for Texas Lions Camp to phase and install services as needed to existing buildings. All proposed buildings will immediately connect to the new sewer line. We recommend the entire main be constructed at the earliest phase possible. Service lines to buildings can be replaced/connected as needed or desired. Once all buildings are connected to the new system, we recommend the existing sanitary sewer lines be removed or abandoned.

The waste water main is assumed to be either a 6” or 8” PVC, SDR 26 line. It will feature manholes and cleanouts for easy connection and maintenance points. In addition, the more remote areas of the campus will require individual septic systems or lift stations to bring the waste water back up to the main line.

**LEGEND**

-  Existing Waste Water City System
-  New Waste Water City System
-  New Septic Services
-  New Lift Station Service
-  New Buildings
-  Existing Buildings

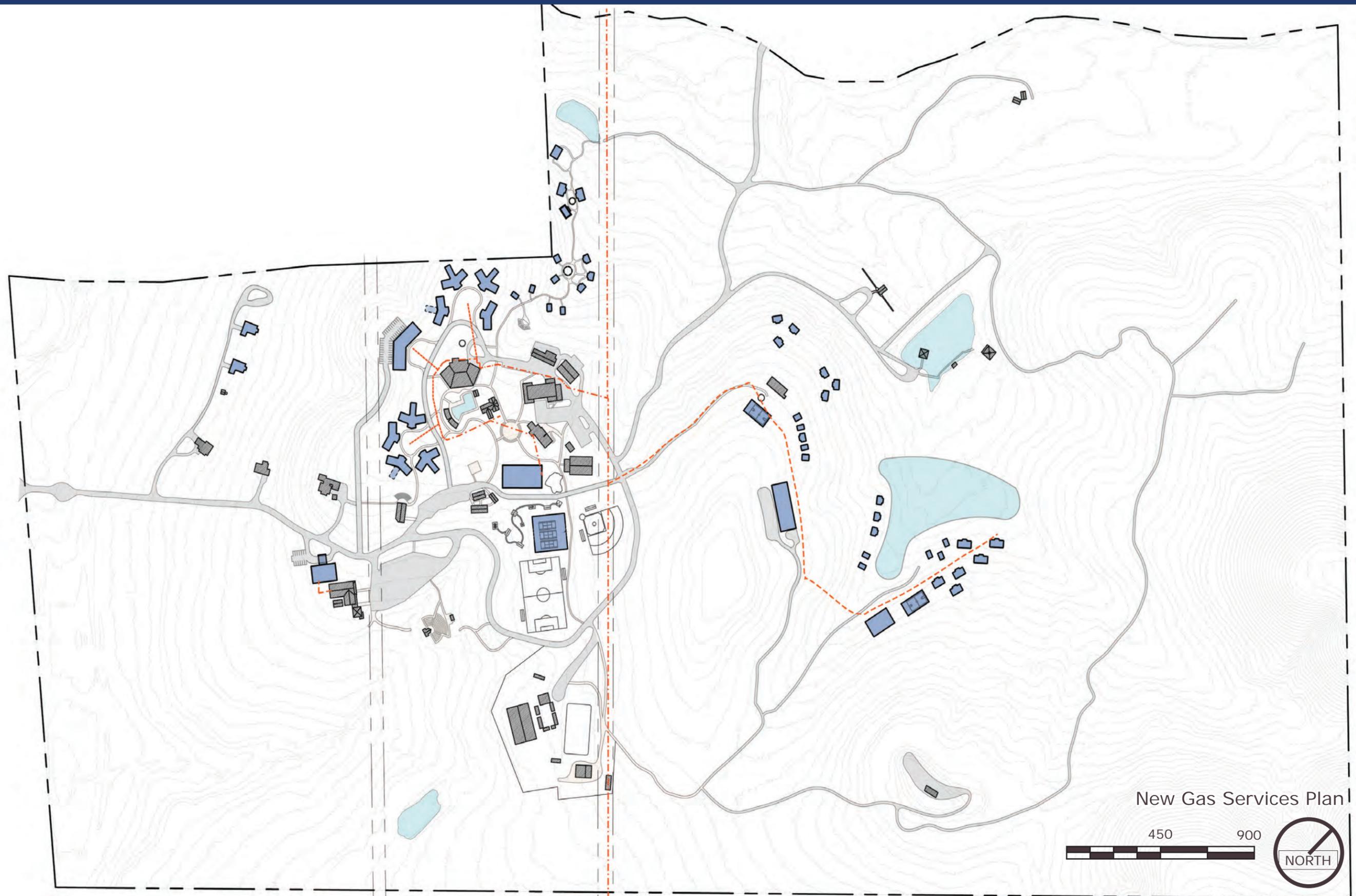


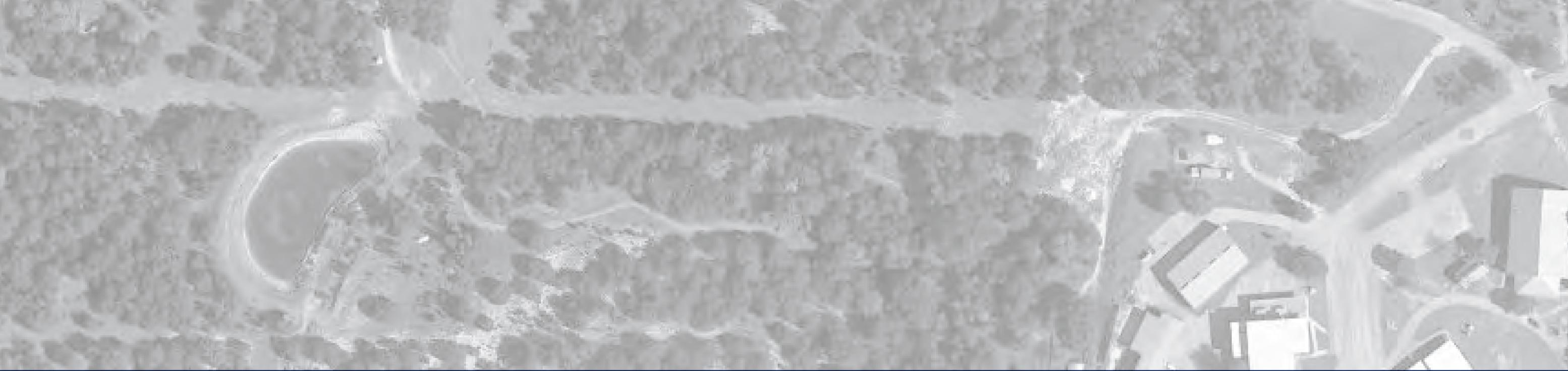
**NATURAL GAS SERVICE**

The Texas Lions Camps has a good distribution network of natural gas service throughout the main campus that is supplied by a natural gas main and easement. Similar to the high power transmission line easement, the natural gas easement run parallel to HWY 27, but is located along the east-northeast part of the main campus. The existing service will require some rerouting of the existing lines. Due to existing good distribution of natural gas throughout the main campus, service to new structures at the main campus area should be easily provided - service to all new buildings at the main campus and remote campsites is planned, with the exception of small structures such as cottages and small bunkhouses.

**LEGEND**

-  Existing Natural Gas Services
-  New Natural Gas Services
-  New Buildings
-  Existing Buildings







# OPINION OF PROBABLE COSTS

# 07



**OPINION OF PROBABLE COSTS  
CONSTRUCTION COSTS**

Marmon Mok developed the Opinion of Probable Costs (OPC) based on historical data and/or current market rates for construction based on assumed construction types and local demographics. A simple detailed breakdown of construction was developed. This greater level of detail allows for a more accurate opinion of costs, rather than simply assigning a cost per square foot.

To develop this level of detail in the OPC requires some assumptions be made without the aid of early design schematics. Therefore, the following assumptions were developed:

1. Welcome Center, seasonal staff and Frontier Village lodges, professional staff duplexes, and large bunkhouse type structures were considered as wood frame structures with a combination of stone/wood veneer exterior, and standing seam metal roofs. Note: the lodges will include fire alarm and fire suppression system, as required by code.
2. Multi-purpose buildings and multi-purpose pavilions were assumed to be pre-engineered metal buildings, with a combination of stone and wood exterior.
3. Cottages and small bunkhouses were assumed to be constructed of wood stick framed structures and pre-engineered trusses, mostly wood siding with some stone and standing seam metal roofs.
4. All new utilities to be underground.

The development of the OPC included data provided by a local general contractor familiar with the region.

**OWNER'S SOFT COSTS**

The development of the OPC includes not only the construction costs, but all 'soft' costs associated with the overall costs of a project. Soft costs include, but are not limited to such items as - land survey, geotechnical survey and report, commissioning of equipment, regulatory review fees, utility impact fees, material testing, owner contingency allowances, AE design services fees, AE additional services fees, engineering studies, and furniture / equipment costs.

**ESCALATION**

Escalation has not been applied to the following summaries, but historical and forecast data indicates a 6% escalation should be applied to construction each year of the next two years, and 5% thereafter up to 5 years, and 3% every year thereafter.

- Escalation for the Initial Phase Development Projects over the next three years is as follows:

1st Year Escalation:  
 $\$11,859,108 \times 6\% = \$711,546$ , bringing the Grand Total Cost of the Project to  $\$12,570,654$

2nd Year Escalation:  
 $\$12,570,654 \times 6\% = \$754,238$ , bringing the Grand Total Cost of the Project to  $\$13,324,894$

3rd Year Escalation:  
 $\$13,324,894 \times 5\% = \$666,244$ , bringing the Grand Total Cost of the Project to  $\$13,991,138$

- Escalation for the Long Range Main Campus Development Projects at 5, 10 and 15 year construction start dates are as follows:

5th Year Escalation: Grand Total Cost of the Project to  $\$14,275,132$

10th Year Escalation: Grand Total Cost of the Project to  $\$16,548,790$

15th Year Escalation: Grand Total Cost of the Project to  $\$19,184,583$

- Escalation for the Long Range Frontier Village Development Projects at 5, 10 and 15 year construction start dates are as follows:

5th Year Escalation: Grand Total Cost of the Project to  $\$10,727,632$

10th Year Escalation: Grand Total Cost of the Project to  $\$12,436,265$

15th Year Escalation: Grand Total Cost of the Project to  $\$14,417,040$

- Escalation for the Long Range Inspiration Valley Development Projects at 5, 10 and 15 year construction start dates are as follows:

5th Year Escalation: Grand Total Cost of the Project to  $\$5,455,203$

10th Year Escalation: Grand Total Cost of the Project to  $\$6,324,076$

15th Year Escalation: Grand Total Cost of the Project to  $\$7,331,337$

- Escalation for the Long Range Miscellaneous Development Projects at 5, 10 and 15 year construction start dates are as follows:

5th Year Escalation: Grand Total Cost of the Project to  $\$2,556,724$

10th Year Escalation: Grand Total Cost of the Project to  $\$2,963,944$

15th Year Escalation: Grand Total Cost of the Project to  $\$3,436,023$

**DISCLAIMER**

Any opinions of probable construction costs and owner's 'soft' costs prepared by Marmon Mok represents Marmon Mok's best judgement as a design professional familiar with the Construction industry, and those costs typically encountered and associated with overall project costs. Opinions are based upon recent historical data and/or current market rates for construction. The client should acknowledge that Marmon Mok has no control over the costs of construction, construction contractor's methods of determining bid prices, competitive bidding environments, unidentified field conditions, market conditions, inflationary or deflationary fluctuations, or any other factors that may affect the opinion of probable costs prepared by Marmon Mok.

<b>INITIAL PHASE</b> <b>Seasonal Staff Lodge, Bunkhouses &amp; Eagle Trail Development</b>	Seasonal Staff Lodge 24,580	Bunkhouse 40 Occupant 3,032	Bunkhouse 60 Occupant 4,302	Cottage 1 Bedroom 524	Cottage 2 Bedroom 610	Cottage 3 Bedroom 770	Bunkhouse 12 Occupant 992	General Site Work	Parking / Drives	Landscape / Hardscape	Site Utilities
Site Development								\$ 162,525	\$ 352,000	\$ 309,100	\$ 591,125
Substructure	\$ 202,785	\$ 50,028	\$ 70,983	\$ 8,646	\$ 10,065	\$ 12,705	\$ 16,368				
Superstructure	\$ 571,485	\$ 69,736	\$ 98,946	\$ 12,052	\$ 14,030	\$ 17,710	\$ 22,816				
Exterior Closure	\$ 205,767	\$ 51,355	\$ 61,396	\$ 20,803	\$ 22,095	\$ 25,108	\$ 29,122				
Roofing	\$ 188,191	\$ 46,428	\$ 65,874	\$ 8,024	\$ 9,341	\$ 11,791	\$ 15,190				
Interior Construction	\$ 233,510	\$ 28,804	\$ 40,869	\$ 4,978	\$ 5,795	\$ 7,315	\$ 9,424				
Conveying	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Mechanical	\$ 393,280	\$ 36,384	\$ 51,624	\$ 5,000	\$ 8,000	\$ 8,000	\$ 5,000				
Plumbing	\$ 380,990	\$ 30,320	\$ 43,020	\$ 10,000	\$ 10,000	\$ 10,000	\$ 9,920				
Electrical	\$ 559,195	\$ 45,480	\$ 64,530	\$ 8,000	\$ 8,000	\$ 8,000	\$ 14,880				
Equipment	\$ 197,900	\$ 2,500	\$ 3,750	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500				
Specialty Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>Subtotal Construction</b>	<b>\$ 2,978,103</b>	<b>\$ 361,035</b>	<b>\$ 500,992</b>	<b>\$ 81,003</b>	<b>\$ 90,825</b>	<b>\$ 104,129</b>	<b>\$ 126,220</b>	<b>\$ 162,525</b>	<b>\$ 352,000</b>	<b>\$ 309,100</b>	<b>\$ 591,125</b>
	\$ 121	\$ 119	\$ 116	\$ 155	\$ 149	\$ 135	\$ 127				
Number of Buildings Proposed in Master Plan	1	4	4	4	2	3	3	n/a	n/a	n/a	n/a
<b>Subtotal</b>	<b>\$ 2,978,103</b>	<b>\$1,444,138</b>	<b>\$2,003,968</b>	<b>\$ 324,011</b>	<b>\$ 181,650</b>	<b>\$ 312,386</b>	<b>\$ 378,659</b>	<b>\$ 162,525</b>	<b>\$ 352,000</b>	<b>\$ 309,100</b>	<b>\$ 591,125</b>
General Conditions and Bond	6% \$ 178,686	\$ 86,648	\$ 120,238	\$ 19,441	\$ 10,899	\$ 18,743	\$ 22,720	\$ 9,752	\$ 21,120	\$ 18,546	\$ 35,468
<b>Subtotal</b>	<b>\$ 3,156,789</b>	<b>\$1,530,786</b>	<b>\$2,124,206</b>	<b>\$ 343,452</b>	<b>\$ 192,549</b>	<b>\$ 331,129</b>	<b>\$ 401,378</b>	<b>\$ 172,277</b>	<b>\$ 373,120</b>	<b>\$ 327,646</b>	<b>\$ 626,593</b>
General Contractor Fee/Bond	3% \$ 94,704	\$ 45,924	\$ 63,726	\$ 10,304	\$ 5,776	\$ 9,934	\$ 12,041	\$ 5,168	\$ 11,194	\$ 9,829	\$ 18,798
<b>Subtotal</b>	<b>\$ 3,251,492</b>	<b>\$1,576,710</b>	<b>\$2,187,932</b>	<b>\$ 353,755</b>	<b>\$ 198,326</b>	<b>\$ 341,063</b>	<b>\$ 413,419</b>	<b>\$ 177,445</b>	<b>\$ 384,314</b>	<b>\$ 337,475</b>	<b>\$ 645,390</b>
Contingency	10% \$ 297,810	\$ 157,671	\$ 218,793	\$ 35,376	\$ 19,833	\$ 34,106	\$ 41,342	\$ 17,744	\$ 38,431	\$ 33,748	\$ 64,539
<b>Subtotal</b>	<b>\$ 3,549,303</b>	<b>\$1,734,381</b>	<b>\$2,406,725</b>	<b>\$ 389,131</b>	<b>\$ 218,158</b>	<b>\$ 375,169</b>	<b>\$ 454,761</b>	<b>\$ 195,189</b>	<b>\$ 422,745</b>	<b>\$ 371,223</b>	<b>\$ 709,929</b>
<b>Total Construction Cost</b>	<b>\$ 3,549,303</b>	<b>\$1,734,381</b>	<b>\$2,406,725</b>	<b>\$ 389,131</b>	<b>\$ 218,158</b>	<b>\$ 375,169</b>	<b>\$ 454,761</b>	<b>\$ 195,189</b>	<b>\$ 422,745</b>	<b>\$ 371,223</b>	<b>\$ 709,929</b>
\$/SF	\$144	\$143	\$140	\$186	\$179	\$162	\$153				
Subtotal Construction Cost	\$ 10,826,714										
FFE	\$ 260,000	\$ 40,000	\$ 57,000	\$ 16,000	\$ 12,000	\$ 22,200	\$ 10,500	\$ -	\$ -	\$ -	\$ -
<b>Total Project Cost</b>	<b>\$ 3,809,303</b>	<b>\$1,774,381</b>	<b>\$2,463,725</b>	<b>\$ 405,131</b>	<b>\$ 230,158</b>	<b>\$ 397,369</b>	<b>\$ 465,261</b>	<b>\$ 195,189</b>	<b>\$ 422,745</b>	<b>\$ 371,223</b>	<b>\$ 709,929</b>
	\$ 3,809,303	\$ 443,595	\$ 615,931	\$ 101,283	\$ 115,079	\$ 132,456	\$ 155,087				
<b>SUBTOTAL</b>	<b>\$ 11,244,414</b>										
Owners Soft Costs	5.5% \$ 614,694										
<b>GRAND TOTAL</b>	<b>\$ 11,859,108</b>										

**07 - OPINION OF PROBABLE COSTS**

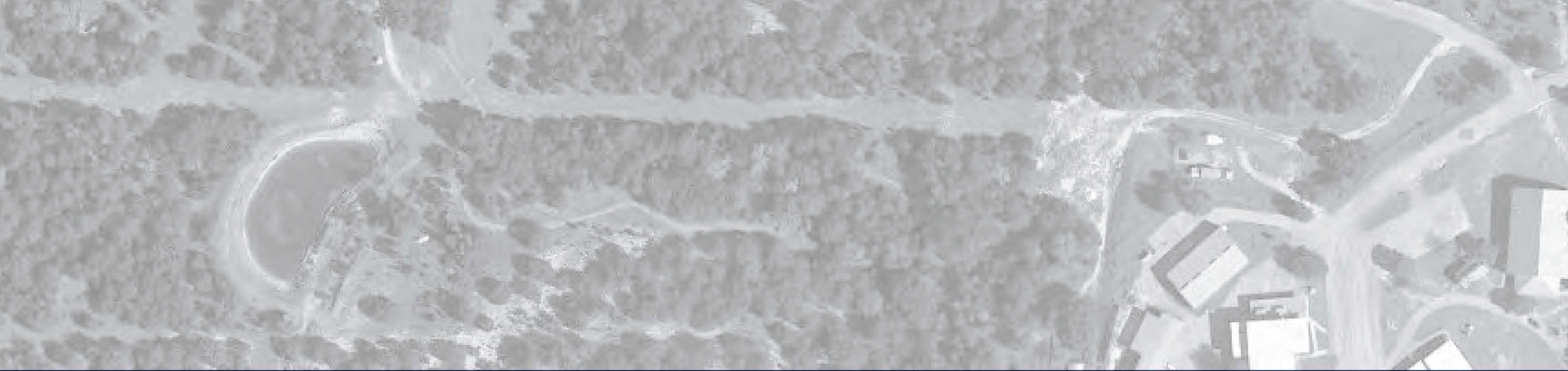
<b>LONG RANGE Main Campus Development</b>	Welcome Center 8,370	Multi-Purpose Programs Bldg 18,650	Hospitality Housing 4,000	Pro-Staff Duplexes 1,457	Splash Pad	Sports Fields Improvements	Tennis Court Improvements	Equestrian Cntr. Improvements	Sensory Circle	Storage for Infinity Groups	Outer Loop Water Service
Demolition & Site Work	\$ 2,700	\$ 58,340	\$ 2,500	\$ 1,125							
Parking & Drives	\$ 42,000	\$ 46,720	\$ -	\$ 7,200							
Landscape / Hardscape	\$ 17,000	\$ 22,500	\$ 5,000	\$ 9,300							
Site Utilities	\$ 108,500	\$ 55,875	\$ 5,875	\$ 52,250							\$ 75,000
Substructure	\$ 146,475	\$ 326,375	\$ 6,825	\$ 24,041							
Superstructure	\$ 209,250	\$ 783,300	\$ -	\$ 33,511							
Exterior Closure	\$ 198,092	\$ 353,337	\$ 59,243	\$ 34,718							
Roofing	\$ 121,365	\$ 270,425	\$ -	\$ 22,310							
Interior Construction	\$ 125,550	\$ 279,750	\$ 38,000	\$ 13,842							
Conveying	\$ -	\$ -	\$ -	\$ -							
Mechanical	\$ 133,920	\$ 298,400	\$ 48,000	\$ 15,000							
Plumbing	\$ 62,775	\$ 139,875	\$ 40,000	\$ 10,000							
Electrical	\$ 182,048	\$ 405,638	\$ 52,000	\$ 18,000							
Equipment	\$ 41,850	\$ 93,250	\$ 17,500	\$ 3,500							
Specialty Construction	\$ 54,000	\$ 75,000	\$ -	\$ -	\$ 405,000	\$1,180,000	\$ 382,000	\$ 85,000	\$ 350,000	\$ 250,000	
<b>Subtotal Construction</b>	<b>\$ 1,445,524</b>	<b>\$3,208,784</b>	<b>\$ 274,943</b>	<b>\$ 244,796</b>	<b>\$ 405,000</b>	<b>\$1,180,000</b>	<b>\$ 382,000</b>	<b>\$ 85,000</b>	<b>\$ 350,000</b>	<b>\$ 250,000</b>	<b>\$ 75,000</b>
	\$ 173	\$ 172	\$ 69	\$ 168							
Number of Buildings Proposed in Master Plan	1	1	1	2	1	1	1	n/a	n/a	n/a	n/a
<b>Subtotal</b>	<b>\$ 1,445,524</b>	<b>\$3,208,784</b>	<b>\$ 274,943</b>	<b>\$ 489,593</b>	<b>\$ 405,000</b>	<b>\$1,180,000</b>	<b>\$ 382,000</b>	<b>\$ 85,000</b>	<b>\$ 350,000</b>	<b>\$ 250,000</b>	<b>\$ 75,000</b>
General Conditions and Bond	6% \$ 86,731	\$ 192,527	\$ 16,497	\$ 29,376	\$ 24,300	\$ 70,800	\$ 22,920	\$ 5,100	\$ 21,000	\$ 15,000	\$ 4,500
<b>Subtotal</b>	<b>\$ 1,532,255</b>	<b>\$3,401,311</b>	<b>\$ 291,440</b>	<b>\$ 518,968</b>	<b>\$ 429,300</b>	<b>\$1,250,800</b>	<b>\$ 404,920</b>	<b>\$ 90,100</b>	<b>\$ 371,000</b>	<b>\$ 265,000</b>	<b>\$ 79,500</b>
General Contractor Fee/Bond	3% \$ 45,968	\$ 102,039	\$ 8,743	\$ 15,569	\$ 12,879	\$ 37,524	\$ 12,148	\$ 2,703	\$ 11,130	\$ 7,950	\$ 2,385
<b>Subtotal</b>	<b>\$ 1,578,223</b>	<b>\$3,503,350</b>	<b>\$ 300,183</b>	<b>\$ 534,537</b>	<b>\$ 442,179</b>	<b>\$1,288,324</b>	<b>\$ 417,068</b>	<b>\$ 92,803</b>	<b>\$ 382,130</b>	<b>\$ 272,950</b>	<b>\$ 81,885</b>
Contingency	10% \$ 144,552	\$ 350,335	\$ 30,018	\$ 53,454	\$ 44,218	\$ 128,832	\$ 41,707	\$ 9,280	\$ 38,213	\$ 27,295	\$ 8,188.50
<b>Subtotal</b>	<b>\$ 1,722,776</b>	<b>\$3,853,686</b>	<b>\$ 330,201</b>	<b>\$ 587,991</b>	<b>\$ 486,397</b>	<b>\$1,417,156</b>	<b>\$ 458,774</b>	<b>\$ 102,083</b>	<b>\$ 420,343</b>	<b>\$ 300,245</b>	<b>\$ 90,074</b>
<b>Total Construction Cost</b>	<b>\$ 1,722,776</b>	<b>\$3,853,686</b>	<b>\$ 330,201</b>	<b>\$ 587,991</b>	<b>\$ 486,397</b>	<b>\$1,417,156</b>	<b>\$ 458,774</b>	<b>\$ 102,083</b>	<b>\$ 420,343</b>	<b>\$ 300,245</b>	<b>\$ 90,074</b>
\$/SF	\$206	\$207	\$83	\$202							
<b>Subtotal Construction Cost</b>	<b>\$ 9,769,725</b>										
FF&E	\$ 75,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project Cost</b>	<b>\$ 1,797,776</b>	<b>\$4,103,686</b>	<b>\$ 330,201</b>	<b>\$ 587,991</b>	<b>\$ 486,397</b>	<b>\$1,417,156</b>	<b>\$ 458,774</b>	<b>\$ 102,083</b>	<b>\$ 420,343</b>	<b>\$ 300,245</b>	<b>\$ 90,074</b>
	\$ 1,797,776	\$ 4,103,686	\$ 330,201	\$ 293,995	\$ 486,397	\$ 1,417,156	\$ 458,774				
<b>SUBTOTAL</b>	<b>\$ 10,094,725</b>										
<b>Owners Soft Costs 8.7%</b>	<b>\$ 880,173</b>										
<b>GRAND TOTAL</b>	<b>\$ 10,974,898</b>										

LONGE RANGE Frontier Village Development	Lodge 24,580	Cottage 1 Bedroom 524	Cottage 2 Bedroom 610	Cottage 3 Bedroom 770	Bunkhouse 12 Occupant 992	MP Pavilion w/ Gym 2,420	Repurpose Frontier Village 3,700	Demo. & Gen. Site Work	Parking / Drives	Landscape / Hardscape	Site Utilities
Site Development								\$ 20,700	\$ 253,000	\$ 113,500	\$ 471,750
Substructure	\$ 255,503	\$ 8,646	\$ 10,065	\$ 12,705	\$ 16,368	\$ 38,720	\$ -				
Superstructure	\$ 720,053	\$ 12,052	\$ 14,030	\$ 17,710	\$ 22,816	\$ 54,244	\$ -				
Exterior Closure	\$ 211,997	\$ 20,803	\$ 22,095	\$ 25,108	\$ 29,122	\$ 23,303	\$ 45,955				
Roofing	\$ 237,114	\$ 8,024	\$ 9,341	\$ 11,791	\$ 15,190	\$ -	\$ -				
Interior Construction	\$ 294,215	\$ 4,978	\$ 5,795	\$ 7,315	\$ 9,424	\$ 6,080	\$ 35,150				
Conveying	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Mechanical	\$ 495,520	\$ 5,000	\$ 8,000	\$ 8,000	\$ 5,000	\$ 12,100	\$ 48,100				
Plumbing	\$ 480,035	\$ 10,000	\$ 10,000	\$ 10,000	\$ 9,920	\$ 8,320	\$ 37,000				
Electrical	\$ 704,568	\$ 8,000	\$ 8,000	\$ 8,000	\$ 14,880	\$ 36,300	\$ 55,500				
Equipment	\$ 136,940	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,200	\$ 3,500				
Specialty Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Subtotal Construction	\$ 3,580,943	\$ 81,003	\$ 90,825	\$ 104,129	\$ 126,220	\$ 182,267	\$ 225,205	\$ 20,700	\$ 253,000	\$ 113,500	\$ 471,750
	\$ 146	\$ 155	\$ 149	\$ 135	\$ 127	\$ 75	\$ 61				
Number of Buildings Proposed in Master Plan	1	2	2	1	6	1	1	n/a	n/a	n/a	n/a
Subtotal	\$ 3,580,943	\$ 162,006	\$ 181,650	\$ 104,129	\$ 757,317	\$ 182,267	\$ 225,205	\$ 20,700	\$ 253,000	\$ 113,500	\$ 471,750
General Conditions and Bond	6% \$ 214,857	\$ 9,720	\$ 10,899	\$ 6,248	\$ 45,439	\$ 10,936	\$ 13,512	\$ 1,242	\$ 15,180	\$ 6,810	\$ 28,305
Subtotal	\$ 3,795,800	\$ 171,726	\$ 192,549	\$ 110,376	\$ 802,756	\$ 193,203	\$ 238,717	\$ 21,942	\$ 268,180	\$ 120,310	\$ 500,055
General Contractor Fee/Bond	3% \$ 113,874	\$ 5,152	\$ 5,776	\$ 3,311	\$ 24,083	\$ 5,796	\$ 7,162	\$ 658	\$ 8,045	\$ 3,609	\$ 15,002
Subtotal	\$ 3,909,674	\$ 176,878	\$ 198,326	\$ 113,688	\$ 826,839	\$ 198,999	\$ 245,879	\$ 22,600	\$ 276,225	\$ 123,919	\$ 515,057
Contingency	10% \$ 358,094	\$ 17,688	\$ 19,833	\$ 11,369	\$ 82,684	\$ 19,900	\$ 24,588	\$ 2,260	\$ 27,623	\$ 12,392	\$ 51,506
Subtotal	\$ 4,267,768	\$ 194,565	\$ 218,158	\$ 125,056	\$ 909,523	\$ 218,899	\$ 270,467	\$ 24,860	\$ 303,848	\$ 136,311	\$ 566,562
<b>Total Construction Cost</b>	<b>\$ 4,267,768</b>	<b>\$ 194,565</b>	<b>\$ 218,158</b>	<b>\$ 125,056</b>	<b>\$ 909,523</b>	<b>\$ 218,899</b>	<b>\$ 270,467</b>	<b>\$ 24,860</b>	<b>\$ 303,848</b>	<b>\$ 136,311</b>	<b>\$ 566,562</b>
\$/SF	\$174	\$186	\$179	\$162	\$153	\$90	\$73				
Subtotal Construction Cost	\$ 7,236,019										
FFE	\$ 260,000	\$ 8,000	\$ 12,000	\$ 7,400	\$ 21,000	\$ 6,500	\$ 10,000	\$ -	\$ -	\$ -	\$ -
<b>Total Project Cost</b>	<b>\$ 4,527,768</b>	<b>\$ 202,565</b>	<b>\$ 230,158</b>	<b>\$ 132,456</b>	<b>\$ 930,523</b>	<b>\$ 225,399</b>	<b>\$ 280,467</b>	<b>\$ 24,860</b>	<b>\$ 303,848</b>	<b>\$ 136,311</b>	<b>\$ 566,562</b>
	\$ 4,527,768	\$ 101,283	\$ 115,079	\$ 132,456	\$ 155,087	\$ 225,399	\$ 280,467				
<b>SUBTOTAL</b>	<b>\$ 7,560,919</b>										
<b>Owners Soft Costs</b> 9.1%	<b>\$ 686,618</b>										
<b>GRAND TOTAL</b>	<b>\$ 8,247,536</b>										

**07 - OPINION OF PROBABLE COSTS**

<b>LONGE RANGE Inspiration Valley</b>	Cottage 1 Bedroom 524	Cottage 2 Bedroom 610	Cottage 3 Bedroom 770	Bunkhouse 20 Occupant 1,392	Bunkhouse 30 Occupant 1,862	MP Pavilion w/ Gym 2,420	MP Bldg. w/ Dining/Kitchen 3,470	General Site Work	Parking / Drives	Landscape / Hardscape	Site Utilities
Site Development								\$ 28,350	\$ 183,400	\$ 113,500	\$ 256,750
Substructure	\$ 8,646	\$ 10,065	\$ 12,705	\$ 22,968	\$ 30,723	\$ 38,720	\$ 57,255				
Superstructure	\$ 12,052	\$ 14,030	\$ 17,710	\$ 32,016	\$ 42,826	\$ 54,244	\$ 137,759				
Exterior Closure	\$ 20,803	\$ 22,095	\$ 25,108	\$ 33,857	\$ 39,023	\$ 23,303	\$ 115,073				
Roofing	\$ 8,024	\$ 9,341	\$ 11,791	\$ 21,315	\$ 28,512	\$ -	\$ -				
Interior Construction	\$ 4,978	\$ 5,795	\$ 7,315	\$ 13,224	\$ 17,689	\$ 6,080	\$ 32,965				
Conveying	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Mechanical	\$ 5,000	\$ 8,000	\$ 8,000	\$ 5,000	\$ 10,000	\$ 12,100	\$ 55,520				
Plumbing	\$ 10,000	\$ 10,000	\$ 10,000	\$ 13,920	\$ 18,620	\$ 8,320	\$ 26,025				
Electrical	\$ 8,000	\$ 8,000	\$ 8,000	\$ 20,880	\$ 27,930	\$ 36,300	\$ 52,050				
Equipment	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,200	\$ 62,350				
Specialty Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Subtotal Construction	\$ 81,003	\$ 90,825	\$ 104,129	\$ 166,680	\$ 218,823	\$ 182,267	\$ 538,997	\$ 28,350	\$ 183,400	\$ 113,500	\$ 256,750
	\$ 155	\$ 149	\$ 135	\$ 120	\$ 118	\$ 75	\$ 155				
Number of Buildings Proposed in Master Plan	5	1	2	3	3	1	1	n/a	n/a	n/a	n/a
Subtotal	\$ 405,014	\$ 90,825	\$ 208,257	\$ 500,040	\$ 656,469	\$ 182,267	\$ 538,997	\$ 28,350	\$ 183,400	\$ 113,500	\$ 256,750
General Conditions and Bond	6% \$ 24,301	\$ 5,450	\$ 12,495	\$ 30,002	\$ 39,388	\$ 10,936	\$ 32,340	\$ 1,701	\$ 11,004	\$ 6,810	\$ 15,405
Subtotal	\$ 429,315	\$ 96,275	\$ 220,753	\$ 530,042	\$ 695,857	\$ 193,203	\$ 571,337	\$ 30,051	\$ 194,404	\$ 120,310	\$ 272,155
General Contractor Fee/Bond	3% \$ 12,879	\$ 2,888	\$ 6,623	\$ 15,901	\$ 20,876	\$ 5,796	\$ 17,140	\$ 902	\$ 5,832	\$ 3,609	\$ 8,165
Subtotal	\$ 442,194	\$ 99,163	\$ 227,375	\$ 545,944	\$ 716,732	\$ 198,999	\$ 588,477	\$ 30,953	\$ 200,236	\$ 123,919	\$ 280,320
Contingency	10% \$ 8,100	\$ 9,916	\$ 22,738	\$ 54,594	\$ 71,673	\$ 19,900	\$ 58,848	\$ 3,095	\$ 20,024	\$ 12,392	\$ 28,032
Subtotal	\$ 450,294	\$ 109,079	\$ 250,113	\$ 600,538	\$ 788,406	\$ 218,899	\$ 647,325	\$ 34,048	\$ 220,260	\$ 136,311	\$ 308,352
<b>Total Construction Cost</b>	<b>\$ 450,294</b>	<b>\$ 109,079</b>	<b>\$ 250,113</b>	<b>\$ 600,538</b>	<b>\$ 788,406</b>	<b>\$ 218,899</b>	<b>\$ 647,325</b>	<b>\$ 34,048</b>	<b>\$ 220,260</b>	<b>\$ 136,311</b>	<b>\$ 308,352</b>
\$/SF	\$172	\$179	\$162	\$144	\$141	\$90	\$187				
Subtotal Construction Cost	\$ 3,763,624										
FFE	\$ 20,000	\$ 6,000	\$ 14,800	\$ 10,500	\$ 12,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project Cost</b>	<b>\$ 470,294</b>	<b>\$ 115,079</b>	<b>\$ 264,913</b>	<b>\$ 611,038</b>	<b>\$ 801,156</b>	<b>\$ 218,899</b>	<b>\$ 647,325</b>	<b>\$ 34,048</b>	<b>\$ 220,260</b>	<b>\$ 136,311</b>	<b>\$ 308,352</b>
	\$ 94,059	\$ 115,079	\$ 132,456	\$ 203,679	\$ 267,052	\$ 218,899	\$ 647,325				
<b>SUBTOTAL</b>	<b>\$ 3,827,674</b>										
<b>Owners Soft Costs</b> 9.6%	<b>\$ 366,354</b>										
<b>GRAND TOTAL</b>	<b>\$ 4,194,028</b>										

LONGE RANGE Miscellaneous	Inspiration Val. Lake	Eagle Trail Pavilion 1,730	Eagle Trail Amphitheater	Eagle Trail MP Lawn	Eagle Trail Rehabilitate Pond	Eagle Trail Parking / Drive					
Demolition & Site Work		\$ 2,250		\$ 25,000	\$ 50,000	\$ 85,000					
Parking & Drives		\$ -									
Landscape / Hardscape		\$ 14,400									
General Site Work / Demolition		\$ 11,000									
Substructure		\$ 27,680									
Superstructure		\$ 35,726									
Exterior Closure		\$ 17,524									
Roofing		\$ -									
Interior Construction		\$ 3,325									
Conveying		\$ -									
Mechanical		\$ 8,650									
Plumbing		\$ 4,550									
Electrical		\$ 25,950									
Equipment		\$ 1,750									
Specialty Construction	\$ 1,100,000	\$ -	\$ 75,000								
Subtotal Construction	\$ 1,100,000	\$ 152,805	\$ 75,000	\$ 25,000	\$ 50,000	\$ 85,000					
		\$ 88									
Number of Buildings Proposed in Master Plan	1	1	1	n/a	n/a	n/a					
Subtotal	\$ 1,100,000	\$ 152,805	\$ 75,000	\$ 25,000	\$ 50,000	\$ 85,000					
General Conditions and Bond	6%	\$ 66,000	\$ 9,168	\$ 4,500	\$ 1,500	\$ 3,000	\$ 5,100				
Subtotal	\$ 1,166,000	\$ 161,974	\$ 79,500	\$ 26,500	\$ 53,000	\$ 90,100					
General Contractor Fee/Bond	3%	\$ 34,980	\$ 4,859	\$ 2,385	\$ 795	\$ 1,590	\$ 2,703				
Subtotal	\$ 1,200,980	\$ 166,833	\$ 81,885	\$ 27,295	\$ 54,590	\$ 92,803					
Contingency	10%	\$ 110,000	\$ 16,683	\$ 8,189	\$ 2,730	\$ 5,459	\$ 9,280				
Subtotal	\$ 1,310,980	\$ 183,516	\$ 90,074	\$ 30,025	\$ 60,049	\$ 102,083					
<b>Total Construction Cost</b>	<b>\$ 1,310,980</b>	<b>\$ 183,516</b>	<b>\$ 90,074</b>	<b>\$ 30,025</b>	<b>\$ 60,049</b>	<b>\$ 102,083</b>					
\$/SF		\$106									
Subtotal Construction Cost	\$ 1,776,726										
FFE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
<b>Total Project Cost</b>	<b>\$ 1,310,980</b>	<b>\$ 183,516</b>	<b>\$ 90,074</b>	<b>\$ 30,025</b>	<b>\$ 60,049</b>	<b>\$ 102,083</b>					
	\$ 1,310,980.00	\$ 183,515.99									
<b>SUBTOTAL</b>	<b>\$ 1,776,726</b>										
<b>Owners Soft Costs</b> 10.6%	<b>\$ 188,915</b>										
<b>GRAND TOTAL</b>	<b>\$ 1,965,641</b>										



# APPENDIX A: MASTER PLAN PROJECTS

# 08



### LIST OF MASTER PLAN PROJECTS

- Seasonal Staff Lodge
- Frontier Village
- Inspiration Valley Development
- Eagle Trail Development
- Inspiration Lake
- Multipurpose Activities and Program Building
- Welcome Center/Administration Building Renovation
- Bunk House Replacement
- Splash Pad
- Sports Fields / Outdoor Activities Improvements
  - Low Ropes
  - Turf Fields
  - Covered Tennis Courts
- Professional Staff Duplex(es)
- Hospitality Housing (Renovation of Existing Program Spaces-Old Maintenance Building)
- Sensory Circle
- Relocate / Expand Playground
- Luggage Depot
- Inspiration Point Overlook
- Campus Entrance Monumental Signage
- Remote Toilet Room Facilities
- Storage for Affinity Groups and Miscellaneous Seasonal User Groups
- Equestrian Center Improvements
- Infrastructure Improvements (Suggest Existing Infrastructure Evaluation/Recommendation Study)
  - Domestic Water-Scope to be Determined
  - Sanitary Sewer-Scope to be Determined
  - Power-Scope to be Determined
  - Circulation-Vehicular/Pedestrian
- Creek Drainage/Erosion Improvements-Scope to be Determined

## RECORD OF MEETING

### Annual Camp Improvements Meeting

August 5, 2017 - Texas Lions Camp, Kerrville, Texas

Participants: Texas Lions Camp Development Committee & Marmon Mok Team

### Texas Lions Camp Site Visit and Visioning Session

September 25, 2017 - Texas Lions Camp, Kerrville, Texas

Participants: Texas Lions Camp Staff & Marmon Mok Team

### Texas Lions - Visioning Session

October 7, 2017 - Hyatt Regency, Dallas Texas

Participants: Texas Lions, Texas Lions Camp Staff, Texas Lions Camp Board Members, Marmon Mok Team

### Texas Lions Camp - Site Documentation

October 20, 2017 - Texas Lions Camp, Kerrville, Texas

Participants: Texas Lions Camp Staff & Marmon Mok Team

### Texas Lions Camp - Site Documentation

October 26, 2017 - Texas Lions Camp, Kerrville, Texas

Participants: Texas Lions Camp Staff & Marmon Mok Team

### Texas Lions Camp - Camp for All Facility Tour

December 20, 2017 - Camp for All, Burton, Texas

Participants: Stephen Maybry, Wes Carr, Camp for All Staff & Marmon Mok Team

### Texas Lions Camp - Semi Annual Camp Improvements Committee Meeting

February 3, 2018 - Texas Lions Camp, Kerrville, Texas

Participants: Improvements Committee and Shawn Bacon

### Texas Lions Camp - Quarterly Meeting of the Executive Committee - Master Plan Options Presentation

May 26, 2018 - Omni Hotel, Corpus Chirsti, Texas

Participants: Texas Lions Camp Executive Committee & Marmon Mok Team

### Annual Camp Improvements Meeting

August 4, 2018 - Texas Lions Camp, Kerrville, Texas

Participants: Improvements Committee and Shawn Bacon