

10/25/2012

Volente, Lake Travis, Texas Hill Country Gateway Center

Volente, Texas is located on the shores of Lake Travis, west of Austin at the gateway to the Texas Hill Country. Our rolling, scenic roads around the lake are a favorite of bicyclists and motorcyclists. Many international bicycle racers have used the hilly terrain to train for races. Ride Texas magazine recently named the roads in the area as "One of our all time favorite bike roads around Austin" (summer 2012 edition). Visitors from all over come to the area for the beautiful lakes and Texas Hill Country scenery.

The Volente area also has a rich and storied past. From the times of the Native Americans to the present, this scenic area has been an important part of western Travis County history. It was the center of commerce with the founding of the Anderson Mill in the mid 1800's. The mill, which is now a museum, was converted to producing gunpowder for the confederate army during the Civil War. The area was a hotbed of activity during the construction of the Mansfield Dam, and is now home to the largest Travis County preserve tract of the Balcones Canyonland Conservation Plan (BCCP), with over 8,000 acres set aside for endangered wildlife.

The Village of Volente seeks to convert an existing property on RM 2769 into a Volente, Lake Travis, Hill Country Tourist and Welcome Center. This will provide benefits to the transportation system in many ways:

Provide road safety information to bicyclists, motorcyclists and motorists

Provide information to visitors about Lake Travis and the Texas Hill Country, including maps and descriptions of parks, museums, marinas, scenic roads and Lake Travis amenities

Provide information to visitors about the Balcones Canyonland Conservation Plan (BCCP) preserve

Provide a safe and appealing starting point for visitors to the Hill Country roads, where they can get information to help ensure safe and secure travel through our scenic lake and hill country region

The proposed site consists of 3/4 acre of land, with a building of over 3,500 sq fr. The building has an open floor plan, with direct frontage on our main entry road FM 2769. It is currently under contract for \$250,000. Estimated costs to convert and upgrade the location are \$100,000 for a total project cost of \$350,000. The Center will include sections related to bicycle, motorcycle and auto safety on our hill country roads, which include narrow, winding, low visibility sections along with high speed, high traffic areas. The Center will also include an office area with locals guides and maps, a display area of local history including a library, a souvenir area and vending machines.

Construction and remodeling are planning to begin by the end of 2013, with opening prior to the summer season of 2014.

October 20, 2012

Volente Lake Travis Hill Country Gateway Requirements

8. Official Local Government Funding Resolution (Attachment B) *This documentation MUST include the following verbiage, "Nominating entity XX (city, County, etc.) supports funding this project as shown in the nomination budget (including the XX% local match) and commits to the project's development, implementation, construction, maintenance, management, and financing. The nominating entity is willing and able to enter into an agreement with TxDOT by resolution or ordinance should the project receive funding."*

Please note that a minimum 20% cash match is required.

Web link to see example Local Government Funding Resolution:

www.txdot.gov/government/programs/enhancement.html

** On the agenda to be approved for the November 13th council meeting

9. MPO Letter of Support (Attachment E)

Any project located within a metropolitan area must include a letter from the MPO stating that they support the project and should funding for the candidate project be made available, the MPO will include the candidate project in the TIP and is consistent with the long-range transportation plan for the area.

** Talking to CAMPO to determine ho and in what form to get that done

10. Evidence of Public Involvement and Support (Attachment C)

Include any documentation demonstrating public involvement. Additional evidence could include city council meeting minutes, newspaper articles, public petitions, advocacy meetings, etc. This evidence will help to determine the level of local support for the project. Projects with no evidence of the opportunity for public involvement will not be considered.

**Compiling list of evidence of public involvement

11. Property Ownership and Acquisition Information (Attachment D)

All proposals must provide documentation of the nominator's property rights by title of ownership, lease, or easement for all property within the project limits.

Is the property needed for the project already acquired?

no yes

If no – Describe how will the property be acquired? (Include commitment letter by current owner that the property's interest will be transferred upon approval)

If Yes – Describe how and when the property was acquired.

Was all property acquired in accordance with the Uniform Relocation Assistance and Real Property Acquisition act?

no yes

**Property is under contract. Compiling list of information

20. Project Commitment

In signing the nomination form, the local entity is committing to bring the project to a successful bid award within four years of selection.

** To be approved with commitment note at November 13th meeting

List of attachments: (The need for an attachment should be determined by the type of project and the category requirements under which the nomination has applied.)

Required attachments:

- A. Project Information
- B. Official Local Government Funding Resolution
- C. Evidence of Public Involvement and Support
- D. Property Ownership and Acquisition Information

Additional attachments (if applicable):

- E. MPO Letter of Support
- F. SHPO Certificate of Eligibility
- G. Scenic Easement/Historic Site Designation
- H. Evaluation of Work Involving Environmental Mitigation
- I. Railroad Right of Entry Letter/Agreement
- J. Local Bicycle Plan

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|--|--|--|---------------|------------------|--|--|
| | | | \$ 130,000.00 | cost | | |
| | | | \$ 155,000.00 | repairs | | |
| | | | \$ 0.01 | acq costs | | |
| | | | | | | |
| | | | \$ 1.00 | units | | |
| | | | \$ 3,000.00 | rents | | |
| | | | \$ - | vacancy | | |
| | | | \$ 0.02 | tax | | |
| | | | \$ - | mgmt | | |
| | | | \$ - | leasing | | |
| | | | \$ 0.06 | insuranc & maint | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

cost basis 286300

Annual revenue 36000

tax -5726

mgmt 0

leasing 0

insuranc & maint -17178

net cash 13096

cap rate 4.6%

Volente Community Center

Business Plan

Preliminary cost basis 130,000

Needed repairs:

| | |
|---|----------|
| 1) Replace or install septic to match intended use: | \$20,000 |
| 2) Install Plumbing and fixtures throughout | 10,000 |
| 3) Rewire electrical to commercial code | 15,000 |
| 4) Install air conditioning system | 15,000 |
| 5) Repair and connect well and water system | 10,000 |
| 6) Remove storage building | 5,000 |
| 7) Correct structural issues in inspection report | 25,000 |
| 8) Rebuild interior, clean and paint (wall removal etc) | 25,000 |
| 9) Driveway and parking | 15,000 |
| 10) Landscaping and yardwork | 5,000 |
| 11) Signage, interior fixtures, misc: | 10,000 |

Total: \$155,000 repairs plus 130,000 initial cost= \$285,000

- 1) Septic may be the biggest item. Ultimately, we will need an engineer signed plan to get LCRA approval, but we may be able to get a decent ballpark on cost before committing. Preliminary estimate : 20-25,000
- 2) All the old plumbing fixtures have already been removed. Will have to count outlets and get estimate
- 3) All sheetrock has been removed. There is wiring in place, but it needs to be inspected and tested.
- 4) There is existing ductwork, that needs to be inspected.
- 5) Get well company to estimate
- 6) Or repair?
- 7) Get estimate
- 8) Get estimate

Estimated Annual costs:

Maintainance: \$10,000

Utilities: 4,000