



Challenge:

Immediate construction of our shovel ready Village Main Building, on previously donated property, in San Marcos-Hays County, Texas, to provide for 17,000 children and adults who currently receive services from four independent agencies. The following long established agencies will be co-located in the Village Main Building;

The San Marcos-Hays County Family Justice Center (FJC) will co-locate more than a dozen organizations within Village Main Building, including San Marcos Police Department, Hays County District Attorney's Office, Hays County Sheriff's Office, Hays County Public Health Department, Seton and Central Texas Medical Center Hospitals, Kyle Police Department, Texas State University, all Hays County Crime Victim Service Units and local civil legal aid. Additional services will be available through numerous off site partnerships with the Hays-Caldwell Women's Center/Shelter, San Marcos Ministerial Alliance, and many other social service and governmental agencies and local businesses.

The main focus of the **City of San Marcos Women, Infants and Children Program (WIC)** is to educate parents on proper nutrition for babies and young children. WIC clients receive pregnancy and breastfeeding support, nutrition education, supplemental foods and referrals to other health and social service agencies.

Community Action, Inc. of Central Texas (CAI) operates 13 Head Start and Early Head Start Centers, two health clinics, primary health care services, prescription assistance program, senior citizen centers, adult literacy and GED prep, and 20 education programs for educationally disadvantaged adults. CAI will consolidate and relocate its main administrative office and adult training labs from other locations.

Early Childhood Intervention- Homespun of Hays County (ECI) serves children with developmental disabilities- birth to age 3- or with qualifying medical conditions through intervention in the child's natural environment to support the family goals for child self sufficiency. These services include team based evaluations, case management, family education, speech-occupational-physical therapies, specialized skills training, counseling, nutrition, nursing and services for vision and auditory impaired. Transition services help the family choose the best program options upon the child's third birthday.

The need for facility space is urgent. Each of these programs has a long, successful history and is currently in unacceptable rental properties throughout San Marcos & Hays County. By co-locating in one facility there will be a stable and professional environment in the midst of the 29 acre Village Campus that is both cost effective and easily accessible. Co-location will free up more funds for client services, allow for faster access to those services and avoid duplication of service delivery.

We are a community with a very low per capita median income, about \$27,000.00, and the vast majority of the client base consists of children, undereducated adults, the working poor, victims of violent and domestic crimes and disabled individuals. In an effort to meet the growing needs of an expanding population it is necessary to create a space within the Village Campus that will compliment and support our neighbors.

Why the community should care?

We continue to be faced with meeting the needs of the working poor, children, aged and young families, victims of violent and domestic crimes, our relatives, neighbors and friends. These services are not always free to everyone and many are sliding fee scale based. Their provision and delivery will be streamlined to allow clients in need to receive exactly what will benefit their wellbeing. We, as a community, have a responsibility to make our world a better place and the Village Main Building co-location concept will positively impact the lives of some 20,000 citizens. These four programs have operated successfully for decades and the need for a safe harbor, Village Main Building, is urgent.

How will you choose to HELP?

The Village Campus, 215 Reimer Avenue, P.O. BOX 748, San Marcos, TX 78667, www.villagecampus.org, 512.618.3166



Village Main Construction Budget

Project Expenses	Phase 1 Village Campus	Phase 2 Village Main	Total Project Budget
Land acquisition	\$819,800.00		\$819,800.00
Planning and engineering costs	\$389,595.00		\$389,595.00
Site improvements, sports complex, park road/area	\$1,856,784.00		\$1,856,784.00
Building construction (21,990 square feet) and parking area		\$4,011,188.00	\$4,011,188.00
Architect and engineers cost		\$217,615.00	\$217,615.00
Fundraising costs @ 3%		\$100,545.00	\$100,545.00
Total Project Expenses	\$3,066,179.00	\$4,329,348.00	\$7,395,527.00

Project Income	Phases 1 & 2 Funds Committed	Phase 2 Funds to be Raised	Total Project Budget
City of San Marcos - CDBG	\$917,059.00		\$917,059.00
Hays County Park Bond Funding	\$1,618,417.00		\$1,618,417.00
In-Kind Property - Randall and Kathy Morris	\$555,000.00		\$555,000.00
City of San Marcos Human Services Grant	\$50,193.00		\$50,193.00
Texas Department of Housing & Community Affairs	\$30,000.00		\$30,000.00
City of San Marcos Donation	\$500,000.00		\$500,000.00
In-Kind Labor and Materials	\$22,292.93	\$17,818.95	\$40,111.88
Cash Donations/Pledges and Major Gifts	\$587,661.66	\$1,794,287.46	\$2,381,949.12
Federal, State & Local Grants		\$300,000.00	\$300,000.00
Foundation Grants	\$562,500.00	\$440,297.00	\$1,002,797.00
Total Project Income	\$4,843,123.59	\$2,552,403.41	\$7,395,527.00

Proposed Budget subject to inflation – October 2015



Village Main Building Naming Opportunities

Village Main Building	\$1,500,000
Lobby - Anonymous Donor	\$ 500,000
Main Entry Courtyard	\$ 500,000
<ul style="list-style-type: none">• Emmett and Miriam McCoy Foundation	
Community Meeting Room	\$ 250,000
Education Training Room/Computer Lab	\$ 100,000
Outside Courtyard	\$ 75,000
Clinic (WIC)	\$ 50,000
Conference Room (2)	\$ 50,000
<ul style="list-style-type: none">• Family Justice Center (FJC)• Women, Infants & Children (WIC)	
Break Room	\$ 35,000
Peace Love & Happiness Forensic Exam Room (FJC)	\$ 30,000
Waiting Area (3)	\$ 25,000
<ul style="list-style-type: none">• Community Action, Inc.(CAI)• Family Justice Center (FJC) San Marcos Lions Club• Women, Infants & Children(WIC)	
Outside Playground - Equipment	\$ 25,000
<ul style="list-style-type: none">• Walton Group	
Outside Playground - Infrastructure	\$ 25,000
Children's Activity Center	\$ 20,000
Chaplain Office – Family Justice Center (FJC)	\$ 15,000
Courtyard Porch	\$ 15,000



Village Main Building Naming Opportunities

Executive Director Office (4)	\$ 10,000
<ul style="list-style-type: none">• Community Action, Inc. (CAI)• Early Childhood Intervention – Homespun (ECI)• Family Justice Center (FJC) – Nora Linares-Moeller & Michael Moeller• Women, Infants & Children (WIC)	
Offices	\$ 5,000
<ul style="list-style-type: none">• Community Action, Inc. (CAI) (22 offices)• Childhood Intervention – Homespun (ECI) (2 offices)• Family Justice Center (FJC) (8 offices) - Kathy & Steve Carriker – (7) <i>remaining</i>• Women, Infants & Children (WIC) (8 offices)	
Rear Porch	\$ 5,000
Picnic Tables (3)	\$ 2,500
Benches (15)	\$ 2,500 (8 <i>remaining</i>)
<ul style="list-style-type: none">• Grande Communications (1)• John & Cynthia Fowler (3)• Randall & Kathy Morris (1)• Centerpoint Plaza (1)• Melissa & Aart Millecam (1)	
Flag Poles (2)	\$ 2,500
<ul style="list-style-type: none">• Amy Parham – Texas Flag• John & Cynthia Fowler – US Flag	
Donor Wall (unlimited)	\$ 2,500
Donor Wall (unlimited)	\$ 1,000+
<ul style="list-style-type: none">• Gini & Gary Aalen• Dr. Rex & Suzanne Cole• Barbara & Darrell Piersol• Patty Sullivan	



Village Main Building – Capital Campaign

PLEDGE FORM

I (WE) INTEND TO PLEDGE \$ _____ OVER THE NEXT _____ YEAR(S)

THE FINAL PAYMENT WILL BE PAID ON OR BEFORE _____ (DATE)

PAYMENT SCHEDULE

\$ _____ on _____ (date)

\$ _____ on _____ (date)

\$ _____ on _____ (date)

SPECIAL INSTRUCTIONS:

Names: _____ Phone: _____

Preferred Mailing Address: _____

City/State/Zip: _____ Email Address: _____

Signed: _____ Date: _____

I/We grant permission for my/our name to be listed in various campaign reports and acknowledgment publications and wish to be listed officially as:

_____ please treat this as an anonymous pledge/gift.

*Gifts may be pledged over a 1 - 3 year period and made in the form of:

Cash Securities Appreciated Assets

For additional information you may reach us at **512.618.3166**

Please make checks payable to:

The Village of San Marcos

MAIL FORM TO:

Village of San Marcos

PO Box 748

San Marcos, TX 78667

EMAIL FORM TO: DEVELOPMENT@VILLAGECAMPUS.ORG

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