

## Texas Gun Range

### 1. Background

Texas Gun Range operates a shooting range Monday thru Sunday, 362 days per year located less than 4 miles from West Texas City Hall. This project will expand Indoor Regional Rifle Lane Capacity by more than 25%. The next closest indoor range is 20 and 30 miles away.

Texas Gun Range (TGR) opened in April 23, 2014, and is the first local target range facility compliant to NRA or National Shooting Sports Foundation safety design guidelines in the region. There are 1.6 million residents within the Big County metro area who can be served by this range. TGR opened to provide NRA compliant range facilities with emphasis on new women shooters, handgun and rifle safety handling and skills building, youth marksmanship knowledge and disabled access. Since opening, TGR long gun clients make up 40% of shooting customers, therefore, additional facilities are greatly needed. The 2010 NSSF Modern Sports Rifle report indicates 9 out of 10 MSR owners owned a handgun prior to owning an MSR. Constructing a public six lane 50 yard NRA compliant indoor long gun range allows TGR to offer new shooters long gun hunting skills building and a safe indoor opportunity to practice their skills.

Texas Gun Range employs 1 full time and 15 part time employees. Texas Gun Range currently provides ten 25 yard static firing lanes. Nearly 40% of our clients shoot carbines and rifles and 70% of our customers continue to be first time Texas Gun Range guests. The current Range utilization rate exceeds planning projections. This required to expansion to include a six lane 50 Yard range unit, building #3. The Current Texas Gun Range Building Foot print is comprised of Building #1 and Building #2, Retail and 25 Yard Range respectively.

### 2. Need

The purpose of the project is to accommodate expanded public demand for long gun capacity at Texas Gun Range:

- a. Increase capacity at Texas Gun Range for the public's use.
- b. Provide six ADA compliant 50 Yard lanes to enable rifle sighting prior to hunting seasons, Improve Hunter Education class participation in the Big County/Central Texas area.
- c. Increase Big County's Public Indoor Rifle Range Capacity by more than 25%.

Texas Gun Range will serve the expanded customer base to encompass more women new to recreational target shooting and hunting, youth and disabled shooters as these groups will have greater opportunity to learn safe gun handling skills and responsible hunting knowledge and skills within a 50 yard NRA and ADA compliant range. The regional and local economy will experience an increase in Hunting License issues, hunting equipment sales as more women, youth and disabled begin to take part in safe hunting activities. Texas Parks and Wildlife and the citizens serviced will experience greater hunter diversity with an increase in new participants.

Texas Gun Range provides the safest possible shooting range experience Monday thru Sunday, 362 days per year located less than 4 miles from West Texas City Hall. Many shooting enthusiast currently travel 20 and 30 miles to the closest indoor gun range and then must often wait in queue up to 2 hours. Texas Gun Range provides an indoor alternative to tens of thousands of gun owners throughout the surrounding 23 ZIP codes that make up the target market group.

### **3. The Approach**

The Proposed 6 Lane 50 Yard Range (bldg. 3) key design will be as follows:

- Building Design: Identical to Bldg#2's 10 lane 25 yard range in design and construction, except twice the length and half the width.
- HVAC and HEPA Filtration: Identical in Bldg #2 design, but reduced to 75% of current Bldg#2 Unit
- Range Ready Room (Airlock) Room Expanded to include additional Beginners Training Room and Range Storage
- Safety Improvements and Noise Abatement:
  - Walls and Partitions: Range walls and partitions are capable of stopping all projectiles fired on the range by containing or redirecting bullets to the backstop.
  - Shooting Booths: Bullets fired from any firearm used on the range cannot penetrate booth panels. The booth panel will withstand the impact of a bullet fired at any angle to the surface and at point-blank range.
  - Acoustical materials ensure that booth panels reduce muzzle blast effects on all shooters and range personnel with a minimum height of six feet. Panels are at ceiling height. Texas Gun Range is far below city sound requirements and NRA Indoor Gun Range requirements.
  - Ceiling: Ceiling material reduce sound, protect lighting devices, reflect light and be impenetrable. Ceilings include 0.25inch & 0.375 steel baffles, 2- by 4-foot white acoustic panels, and clear-light panels.
  - Target Transport System: The range target transport system enables efficiently and safely by eliminating the need to walk downrange to replace targets. A range target transport system is a vital component to our Range Safety.
  - Environmental Controls: Four Condenser Roof Top HVAC Unit include HEPA Filtration (3 micron particle removal) ensure hazardous compounds at firing line are minimized.
  - Lighting: Range lighting exceeds NRA 100 Lumens at 48" above floor at each target position due to exemplary LED dedicated lane lighting.

The Proposed 6 Lane 50 Yard Range (bldg. 3) Key Facts

- Texas Gun Range will work in concert with Texas Parks and Wildlife to ensure the completed project creates Hunting and Archery education opportunities with focus on introducing women, youth and disabled individuals to safe firearms handling and hunting skills.
- Design: Identical to Bldg#2's 10 lane 25 yard range in design and construction, except twice the length and half the width
- HVAC and HEPA Filtration: Identical in design, but reduced to 75% of current Bldg#2 Unit cost

#### **4. Benefits Expected**

Texas Gun Range currently provides ten 25 yard static firing lanes (Bldg#1). Nearly 40% of our clients shooting carbines and rifles (mixed traditional hunting rifles and MSR's) and 70% of our customers continue to first time Texas Gun Range guest. Our current Range utilization rate exceeds our planning projections. We find it required us to expand our offering to include a six lane 50 yard range unit, building #3. The Current Texas Gun Range Building Foot print is comprised of Building #1 and Building #2, Retail and 25 Yard Range respectively.

#### **5. Program Income**

None anticipated. Range fees will only apply to the existing target range facility.

#### **6. Multipurpose Projects**

This project is for the use and benefit of the public. No other project(s) interfere with this purpose.

#### **7. Timeline**

Project Completion goal is the Calendar Year 2016 Holiday Season. The dedicated hunter education, class facility along with dedicated storage will be delivered in phase 1. In addition to site work and class room, the uncovered range floor will provide a 50 yard outdoor archery training platform.

To meet the calendar Year 2016 Holiday season opening goal, certain pre-work activities have been initiated, completed or are at 90% complete. These activities are expenses for the following:

- 50 yard Build Design
- Build Site Survey
- Foundation Design
- Site Engineering, Range Equipment, HVAC Equipment and Sound Abatement Material quotes
- Environmental Impact Assessment

#### **8. Useful Life**

25 years expected useful life for the new archery range.

Equipment useful life: Action Target Inc. (Bullet Trap, Lane Dividers, and Target Retrieval System) 10 year useful life, Range Ventilation Design Inc.) 20 year useful life, and Troy Acoustics Corporation (Troy Board, Troy Wool, Steel Channels, and Fasteners) 20 year useful life.

#### **9. Preaward costs**

We are requesting pre-award costs on the architectural and structural design costs.

Ash & Associates Civil Engineering – Design development \$3,000, retainer for proposal \$1,800. M&S Engineering – Construction documents, initial site survey and site visits \$8,983.75. M&S Engineering – Civil engineering and structural engineering services \$2,561.25. Stone Point Services, LLC. – Cultural Resource Survey \$1,980. Titanium EA Services, LLC. – Environmental Assessment \$3,345.95

Total pre-award cost request is \$21,670.95

We are seeking FWS's approval for the above mentioned costs as they are necessary costs incurred under the project's development. Attached are invoices for validation and review.

**10. Location**

24814 Woody Dr. West Texas, TX 75080

**11. Funding**

There are no other Federal, State or Local government assistance related to this project.

**12. Agreement**

Texas Gun Range will operate and maintain the project. There are no agreements with other agencies, individuals or organizations for participating on this project including its later operation and maintenance. Texas Gun Range opened to the public on April 23, 2014.

Texas Gun Range will work in concert with Texas Parks and Wildlife through a two party contract agreement to ensure the completed project creates hunting and archery education opportunities with focus on introducing the public especially; women, youth and disabled individuals to safe, ethical and responsible firearm skills.

**13. Utilities**

The utility lines are provided by West Texas Coop, a new 440V transformers may be required and an additional above ground pole installed

The indoor 50 Yard range will require no water or sewer. Only a new fire Hydrant will be required. An 8 in. water line was completed and stubbed with the 25 Yard range construction. Restroom and public water access are also covered with the current retail building #1.

**14. Budget**

<b>Budget Table</b>	
<b>1. Administrative and legal expenses</b>	\$0.00
<b>2. Land, structures, rights-of-way, appraisals, etc.</b>	\$0.00
<b>3. Relocation expenses and payments</b>	\$0.00
<b>4. Architectural and engineering fees</b>	\$59,580.00
<b>5. Other architectural and engineering fees</b>	\$0.00
<b>6. Project inspection fees</b>	\$17,750.00
<b>7. Site work</b>	\$0.00
<b>8. Demolition and removal</b>	\$0.00
<b>9. Construction</b>	\$461,754.00
<b>10. Equipment</b>	\$105,387.00
<b>11. Miscellaneous</b>	\$24,175.00
<b>12. Subtotal</b>	\$668,646.00
<b>13. Contingencies</b>	\$0.00
<b>14. Subtotal</b>	\$668,646.00
<b>15. Program income</b>	\$0.00
<b>16. Total project costs</b>	<b>\$668,646.00</b>
<b>17. Federal assistance requested (75.00%)</b>	\$501,484.50
<b>Match (25.00%)</b>	\$167,161.50

**Budget Narrative**

**4. Architectural and engineering fees:**

Pre-award (Conceptual Planning and Design)

04/04/2016 Task Order for Construction and Design (design development, coordination and construction documents for permit)

Retainer for proposal	\$1,800.00
Design development	\$3,000.00
Construction documents through permitting, initial site survey and site visits	\$8,983.75
03/10/2016 Task Order for Civil Engineering Services (civil engineering and structural engineering services)	\$2,561.25
08/18/16 Stone Point Services, LLC. - Cultural Resource Survey	\$1,980.00
08/08/16 Titanium EA Services, LLC. - Environmental Assessment (description of proposed action, draft Section 102 NEPA coordination)	\$3,345.95
	\$21,670.95

Engineering and Professional services (construction drawings and specifications, floor plans, wall & building sections, electrical & mechanical plan details, and specifications)

Site Survey	\$29,016.25
Site Plan & Final Surveying	\$2,892.80
Professional Construction Services Month 1 through 5	\$6,000.00
	\$37,909.05
	<b>\$59,580.00</b>

**6. Project inspection fees**

City Of Allen building permit, fire code compliance, industrial pretreat and review fees	\$750.00
Impact Fees, Water Tap Fees, Sewer Tap Fees	\$5,000.00
PEC Electric Service	\$12,000.00
	<u>\$17,750.00</u>

**9. Construction**

Professional Range - 50 Yard Construction Phase 1 Payment 1	\$97,473.00
Professional Range - 50 Yard Construction Phase 1 Payment 2	\$153,203.00
Professional Range - 50 Yard Construction Phase 1 Payment 3	\$89,000.00
Professional Construction Electrical Services & Wiring Phase 1	\$82,078.00
Bldg. #3 Fire Hydrant \$102,000*40% (no under street Bore), Trench with 1 Hydrant	\$40,000.00
	<u>\$461,754.00</u>

**10. Equipment**

Action Target Inc. (Bullet Trap, Lane Dividers, and Target Retrieval System) (10 year useful life)	\$66,575.00
Range Ventilation Design Inc.) (20 year useful life)	\$18,910.00
Troy Acoustics Corporation (Troy Board, Troy Wool, Steel Channels, and Fasteners) (20 year useful life)	\$19,902.00
	<u>\$105,387.00</u>

**11. Miscellaneous:**

Environmental Assessment Engineering & Cultural Site Survey	\$24,175.00
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**Current Texas Gun Range Pictures**



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