



# ST. EDWARD'S UNIVERSITY

## SPONSORED PROGRAMS

March 4, 2016

Mr. Steve Genovesi, Sr. Vice President  
Austin Convention & Visitors Bureau  
111 Congress Avenue, Suite 700  
Austin, TX 78701

Dear Mr. Genovesi:

On behalf of St. Edward's University, I am pleased to provide you with our application for the Spring 2016 cycle of the Heritage Grants Competition.

As you may know, our historic and iconic Main Building was built in 1888. Its four stories of limestone walls and red roof provide a distinctive silhouette visible from downtown Austin and many other vantage points. After the past three decades without any major renovations, Main Building is now in need of major exterior and interior repairs and restoration. This proposed project involves the restoration of our beloved Main Building, and we genuinely want the ACVB to be a part of this overall effort. Specifically, our repairs and restoration will focus on all of the windows for purposes of this proposal. We will ensure that restoration of the windows is historically accurate, maintain the structural integrity of the building, and improve energy efficiency.

We are grateful to the ACVB for your efforts to preserve Austin's historic buildings and for your support in prior years. We thank you for this opportunity to submit our proposal for your consideration. Finally, we look forward to continuing to help promote tourism through preservation of our historic campus.

Sincerely yours,

Dr. Gloria A. White  
Director, Office of Sponsored Programs



## GRANT APPLICATION

Austin Convention and Visitors Bureau  
Attn: Steve Genovesi, Senior Vice President, Sales  
111 Congress Avenue, Suite 700  
Austin, Texas 78701  
Phone: 512-583-7259 Email: sgenovesi@austintexas.org

DATE: February 24, 2016

HISTORIC PROPERTY AND ADDRESS: Main Building, St. Edward's University

3001 South Congress Avenue, Austin, Texas 78704-6489

APPLICANT'S NAME: St. Edward's University

APPLICANT'S ADDRESS: 3001 South Congress Avenue, Austin, Texas 78704-6489

NAME AND ADDRESS OF OWNER, IF DIFFERENT FROM APPLICANT: —

TAX I.D. NUMBER/TAX STATUS: 74-1109641 / 501(C) (3)

PERSON PRESENTING REQUEST/CONTACT PERSON: Dr. Gloria White

ADDRESS: 3001 South Congress Avenue, Austin, Texas 78704-6489 TELEPHONE NO. 512.492.3149

E-MAIL: gloriaw@stedwards.edu

FAX NUMBER: 512.233.1682

PROJECT NAME: St. Edward's University Main Building — Historic Windows Preservation and Repair Project

DESCRIPTION OF PROJECT — PLEASE SUMMARIZE THE PROPOSED PROJECT. (IF DESIRED, APPLICANT MAY ALSO ATTACH AN ADDITIONAL SHEET MORE FULLY EXPLAINING THE PROJECT AND THE REASON FOR THE GRANT REQUEST.)  
St. Edward's University Main Building was built in 1888 and designed by architect Nicholas J. Clayton. It is a

registered Texas Historic Landmark and National Historic Site. Without notable renovation in three decades, Main

Building is in need of major repairs. The university has met with preservation specialists and consultants to determine

Phase One repairs. The Main Building has more than 300 wooden framed windows with diverse shapes and sizes

including a large rose window. All need to be inspected and repaired with guidance from preservation consultants.

PLEASE LIST HISTORIC DESIGNATIONS OF THE PROPERTY, AND IF LOCATED WITHIN A NATIONAL REGISTER OR LOCAL HISTORIC DISTRICT (PLEASE SPECIFY WHICH DISTRICT), AND IF THE PROPERTY IS CONTRIBUTING:

National Register listing, reference number 73001980

AMOUNT OF FUNDING REQUESTED: \$30,000

AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: \$30,000

DO LIENS EXIST AGAINST THE HISTORIC PROPERTY? ( ) YES (x) NO

IF YES, DESCRIBE THE LIENS AND AMOUNTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(OWNER OR AUTHORIZED AGENT, AND TENANT IF APPLICABLE)

**REQUIRED ATTACHMENTS:**

- 1) **TOURISM JUSTIFICATION:** Include substantiation of contribution to the tourism industry in Austin (i.e., annual summary of out of town visitation, copies of promotional material, list of promotional activities, hours of operations, tours provided, etc.).
- 2) **HISTORIC DOCUMENTATION:** Historic photograph(s) or other documentation (especially those showing the elevation(s) of the historic property where restoration, alterations, changes, and/or improvements are planned).
- 3) **CERTIFICATE OF APPROPRIATENESS FOR CITY DESIGNATED LANDMARKS AND LETTER OF APPROVAL FOR STATE DESIGNATED LANDMARKS:** Proof of approval for historic property alterations, if required. *NOTE: If an approval is required, the Preservation Agreement with ACVB will not be executed until such documentation has been issued and provided to ACVB.*
- 4) **PROJECT BUDGET:** Applicant must include a budget, specifying the major components of the restoration/preservation project with associated costs. Also include evidence of other sources of funding, i.e. your own or others' match, and the corresponding work to be performed with these funds.
- 5) **THREE COMPETITIVE BIDS** for the proposed work (in excess of \$5,000) must accompany the application.
- 6) **PROJECT SCHEDULE:** Phasing schedule and amount of funding required for each phase, if applicable.
- 7) **PROOF OF OWNERSHIP/LEASE/AUTHORIZATION:** Copy of the Deed or Will (if applicant is the owner) or documentation showing authorization from owner and any existing lease between owner and applicant.
- 8) **INSURANCE:** Proof of casualty, fire and federal flood insurance, if applicable.
- 9) **PLANS AND SPECIFICATIONS OF PROPOSED WORK.**
- 10) **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

### Tourism Justification

St. Edward's University, a non-profit Institution of Higher Education, is located on South Congress Avenue in Austin, Texas. The university, which faces north and oversees downtown, is located on the highest elevation point in south Austin. A prominent feature in the Austin skyline, the site once served as a principal lookout point of the Espinoza Olivares Aguirre Expedition of 1709, which was sent from the Presidio of Rio Grande del Norte to reestablish Spanish contacts with friendly Indians.

Since 1973, St. Edward's University's Main and Holy Cross buildings, which were designed by Nicholas J. Clayton of Galveston, have been listed on the National Register of Historic Places. Since then, hundreds of thousands of people have visited the university campus.

A prominent historical site in Austin, St. Edward's University plays an important role in enhancing and promoting tourism and the hotel industry. Located within 3.5 miles of the Austin Convention Center, St. Edward's University is **frequently visited by tourists**. Each day, approximately 11,000 students, faculty, staff, and in-town and out-of-town guests visit campus. According to the St. Edward's University Police Department, there may be up to 7,500 people on the university campus at any given time. Estimates indicate that upwards of **100,000 visitors** (not including students, faculty, and staff) came to campus between July 1, 2014 and June 30, 2015. Of those, an estimated 33,116 were out-of-town visitors and 54,133 were in-town visitors.

Since the university is **open to the public** and is widely accessible (7am – 10pm or later each day of the week), there is no one office that documents how many visitors come to the campus. However, many offices on campus do maintain records of the number of visitors that have participated in campus meetings/events. The numbers below are based on these records. While only partial, the list below provides a summary of **visitation data** as reported by the 41 offices surveyed.

Category/Activity Type	Estimated Out-of-Town Visitors	Estimated In-Town Visitors
Academic Schools-Presenters, Scholar Visits, Lucian Symposium, Film Series, Art Exhibits, etc.	2,129	5,083
Athletics- Sporting Events, Sports Camps	19,000	26,522
Student Services - Meetings with Parents, Presenters, Instructional Technology Presenters, Vendors, Residence Life	1,894	2,354
Auxiliary Services – Emergency Drills, Job Applicants, Meetings with	1,875	2,266

Parents, Presenters, Vendors, Contractors		
Special Programs – Texas Hispanic Serving Institutions Conference and Meetings, Kozmetsky Presenters, College Assistance Migrant Program Orientation, French Embassy Visitors	2,500	6,928
Academic Affairs – Graduation Ceremonies and Events (December, May, and August)	2,500	5,250
Advancement – Reunion, Homecoming, Alumni Visits, Funder Visitors	1,056	1,961
Campus Ministry/Religious Programming - Holy Cross Institute, Presenters	240	996
Admissions – Tours, Prospective Student Meetings	1,922	2,773
<b>Total Visitor Count</b>	<b>33,116</b>	<b>54,133</b>

Over the past decade, St. Edward's University has experienced substantial growth not just in its student body, but in its size. The student body has grown by nearly 70% (3,669 in 1999 to 5,593 in 2015). The university has expanded the size of its usable square footage from 500,000 sq. ft. to more than 1,300,000 sq. ft. Also, in addition to its Main South Congress campus, the university has grown to encompass three satellite campuses. The university's Professional Education Center is housed in Northwest Austin. The Wild Basin Nature Preserve, which is located in Northwest Austin, now falls under the auspices of St. Edward's University. Additionally, a portal campus has been launched in Angers, France and a memorandum of understanding has been signed with Queen Margaret University in Edinburgh, Scotland, as well as fourteen other universities in nine countries. These expansion projects will only continue to extend the university's reach, which will result in greater visibility and promote tourism in Austin, especially by those from around the world.

In the **unique architectural tradition** of the Main Building and Holy Cross Hall, new campus buildings have been recognized and honored. Designed by architect Arthur Andersson of the Austin firm Andersson•Wise, the university's Trustee Hall has garnered significant attention since opening its doors in July 2002, including:

- A Merit Award at the 2003 Design Excellence Awards sponsored by the Austin chapters of the American Institute of Architects and the American Society of Interior Designers

- A feature story in the July 2003 issue of *Architectural Record*, the nation's leading architectural journal

A new residential village opened in January 2009, adding three new residence halls to the hilltop. The 119,000 square foot complex was created by world-renowned Chilean architect Alejandro Aravena, a winner of multiple international awards, including the prestigious Silver Lion Award for promising young architects and the Pritzker Architecture Prize 2016 Laureate ([www.pritzkerprize.com/laureates/2016](http://www.pritzkerprize.com/laureates/2016)).

Aravena's masterful addition to the St. Edward's campus gained worldwide recognition in publications such as *Architectural Review* in London, *The Plan* in Italy and *Texas Architect*. Its innovative design provides spacious living for 300 students — and was selected by *Polis* blog as one of the “Best Architecture Projects of 2009.” Its innovative design provides spacious living for 300 students.

In 2014 St. Edward's University remodeled the Our Lady Queen of Peace Chapel, originally built in 1897. The chapel remodel was by Pollen Architecture & Design, complete with an All-Faiths Meditation Garden.

In addition to coming to the university to admire its architecture, visitors come to participate in a number of **programs and activities**. While the university offers both baccalaureate and masters degree programs, it also offers professional certification programs. The Professional Education Center is one of only a few Microsoft Gold Certified Providers, which trains groups from companies such as Dell and IBM, the entire Texas A&M University System (15 schools), and serves as one of the largest providers of technical training to employees of the State of Texas.

Last year (2015), St. Edward's University celebrated its 130<sup>th</sup> Anniversary. As the university celebrated this and other special occasions, visitors from around the world continue to visit and participate in a number of **campus activities**. As part of our hosting of visitors to campus, the university has published marketing materials showcasing the institution as a historical landmark. A copy of the Historical Walking Tour brochure, which has been and will continued to be widely distributed, is attached.

Visitors also regularly participate in events and activities such as:

- Mary Moody Northen Theatre Productions (4 or more per year)
- Festival of Lights in December
- Fireworks Display – Fourth of July
- Sporting Events – Multiple throughout the Fall and Spring annually
- Summer Camps in June, July, and August
- Fine Arts Exhibits
- Orchestra and Musical Events
- Visiting Writers Series
- McCarthy Lecture
- Lucian Symposium Lectures

The university **encourages tourists** to visit its historic Main Building and Holy Cross Hall in a number of ways. St. Edward's publishes information about its campus and the historical Main Building and Holy Cross Hall on its website and in print materials. Information regarding the university's historic Main Building and Holy Cross Hall is also disseminated to visitors who take part in **university tours**. Tours are offered at 10 a.m., noon, and 2 p.m. on Monday and Friday, and twice a day on other weekdays when classes are in session. Plentiful free parking is also made available to campus visitors.

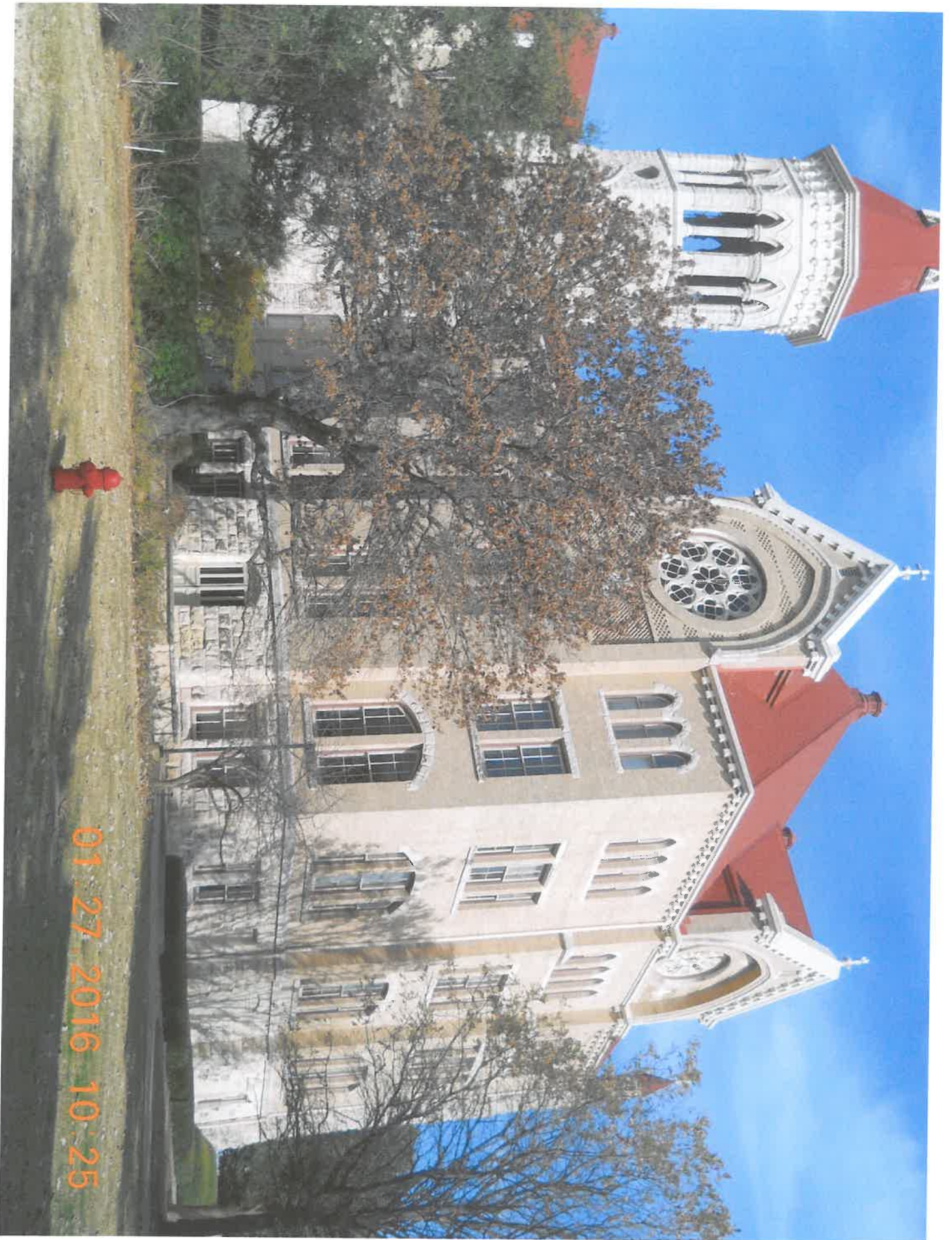
Tourists may also learn of the university a number of other ways. First, the university is listed as a historic landmark on the National Register of Historic Places. Second, the university is identified as a tourist attraction on multiple local and state websites (Austin-Travel.org, The Texas State Historical Association's tshaonline.org, and tripadvisor.com). One visitor left a review of the university on the tripadvisor.com website. The reviewer stated, "Take some time to walk around the beautiful campus with many trees and great places to sit and think. The main building was built in 1888 and is listed on the National Historic Register. From the steps of the main building you have great views of downtown Austin. The campus is a great stop for a picnic while touring around South Austin!" Third, the university is featured in the Texas Historical Commission's Historic Sites Atlas.

As part of the proposed project, St. Edward's University will increase its efforts to attract visitors to its campus. Historical Walking Tour brochures, such as the one attached, which specifically identify the Main Building as a historic place, will be distributed around the city to select hotels, the Bob Bullock State History Museum, the French Legation, the Austin Convention Center, and other sites frequented by tourists. Furthermore, additional information about the university's heritage and its historic designation will be publicized on the institution's website ([www.stedwards.edu](http://www.stedwards.edu)). The public will continue to be invited to take part in a variety of activities such as: Anniversary and Homecoming events, multiple speaker and film series, art exhibits, special programs, conferences, sports events, and the like.









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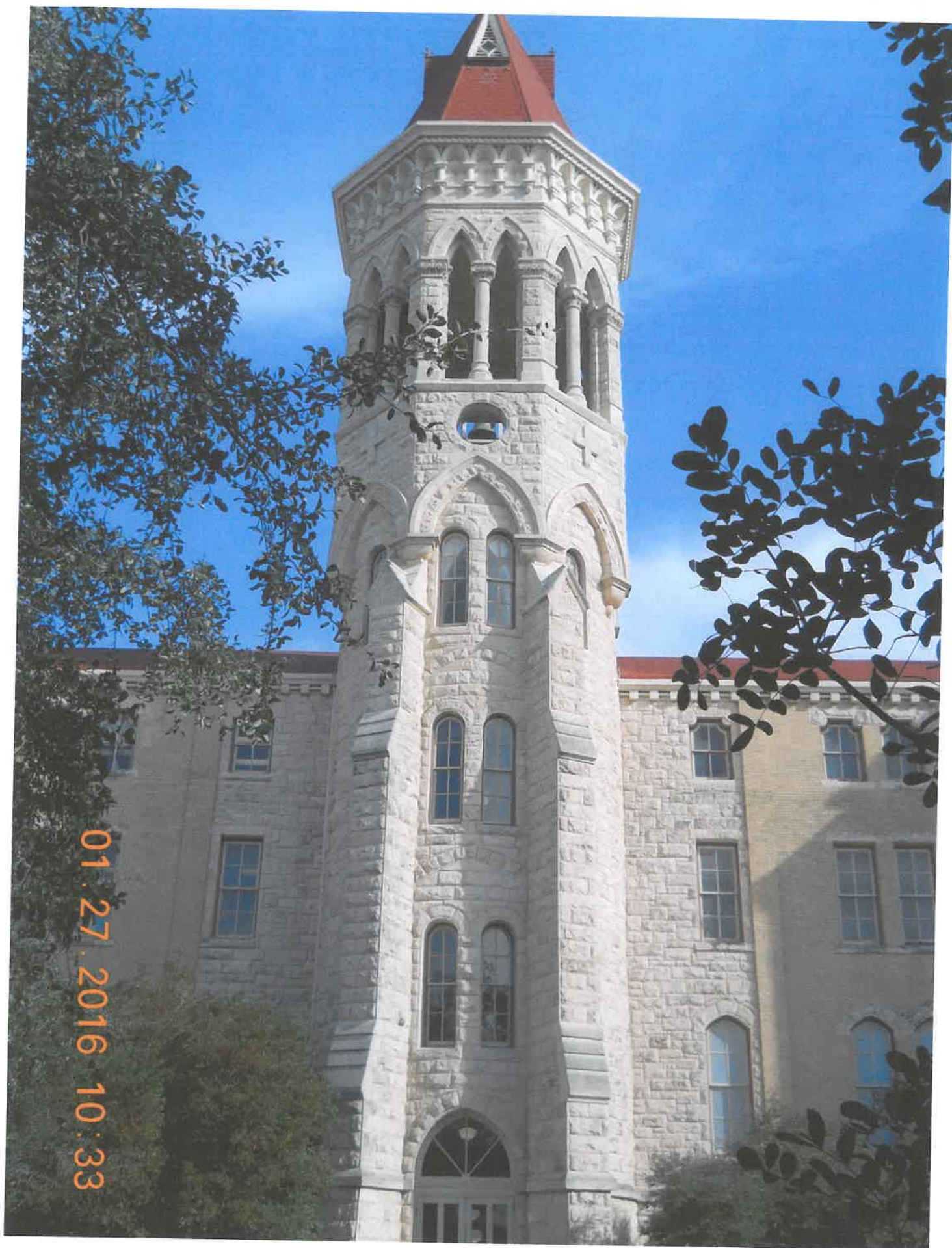


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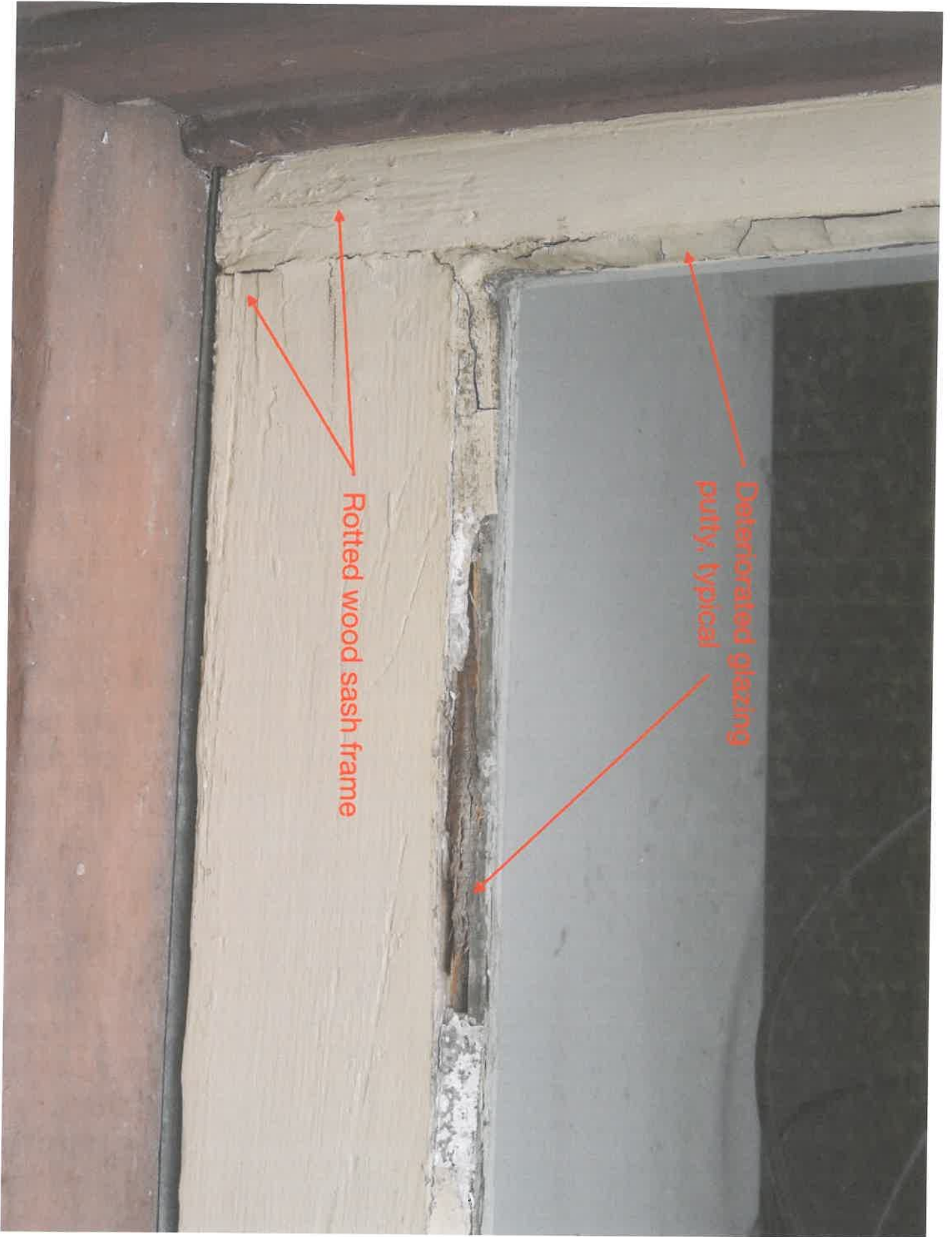


Deteriorated wood  
perimeter sealants,  
typical

Deteriorated glazing  
putty, typical

Deteriorated  
paint coating,  
typical

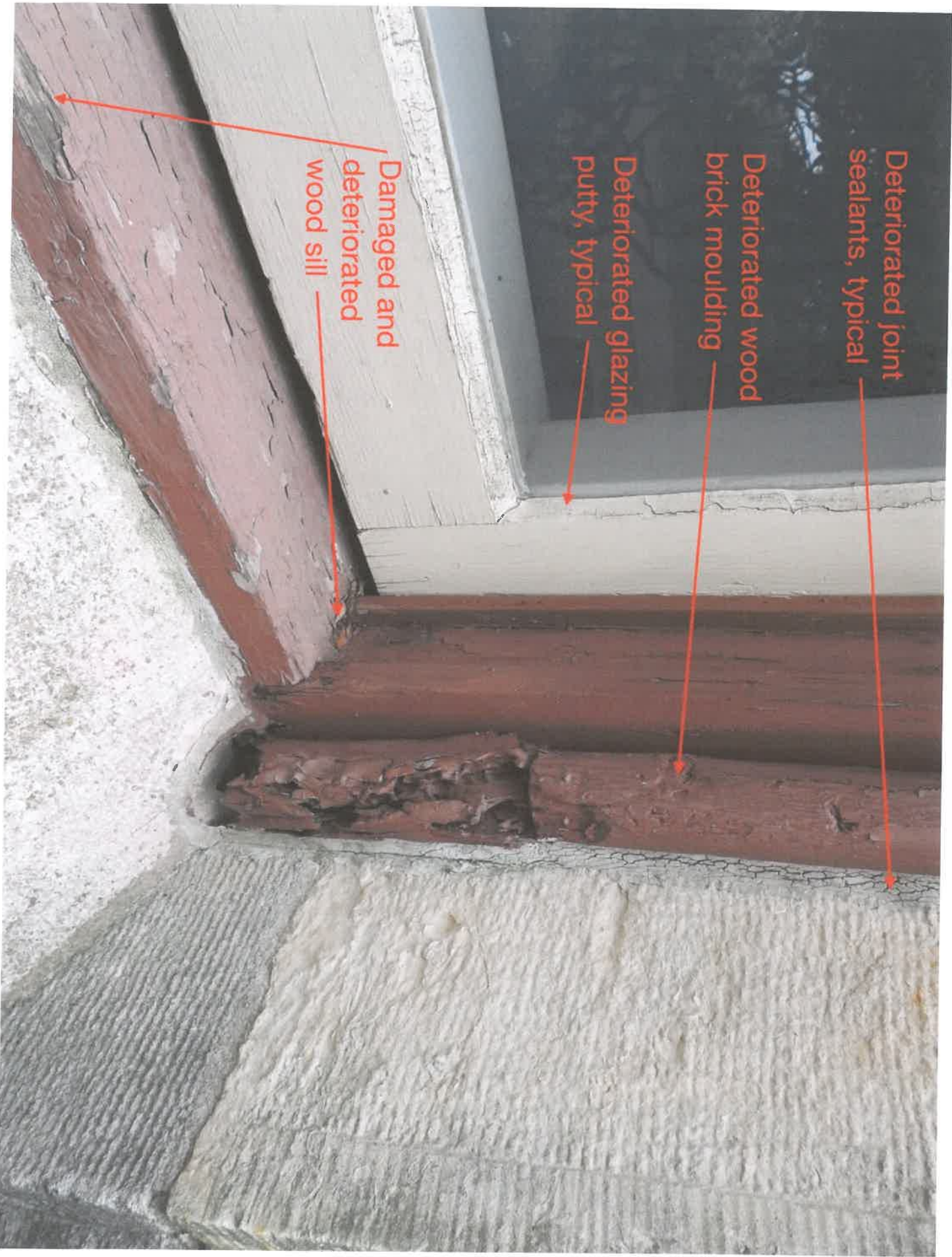
Rotted wood  
moulding



Rotted wood sash frame

Deteriorated glazing  
putty, typical



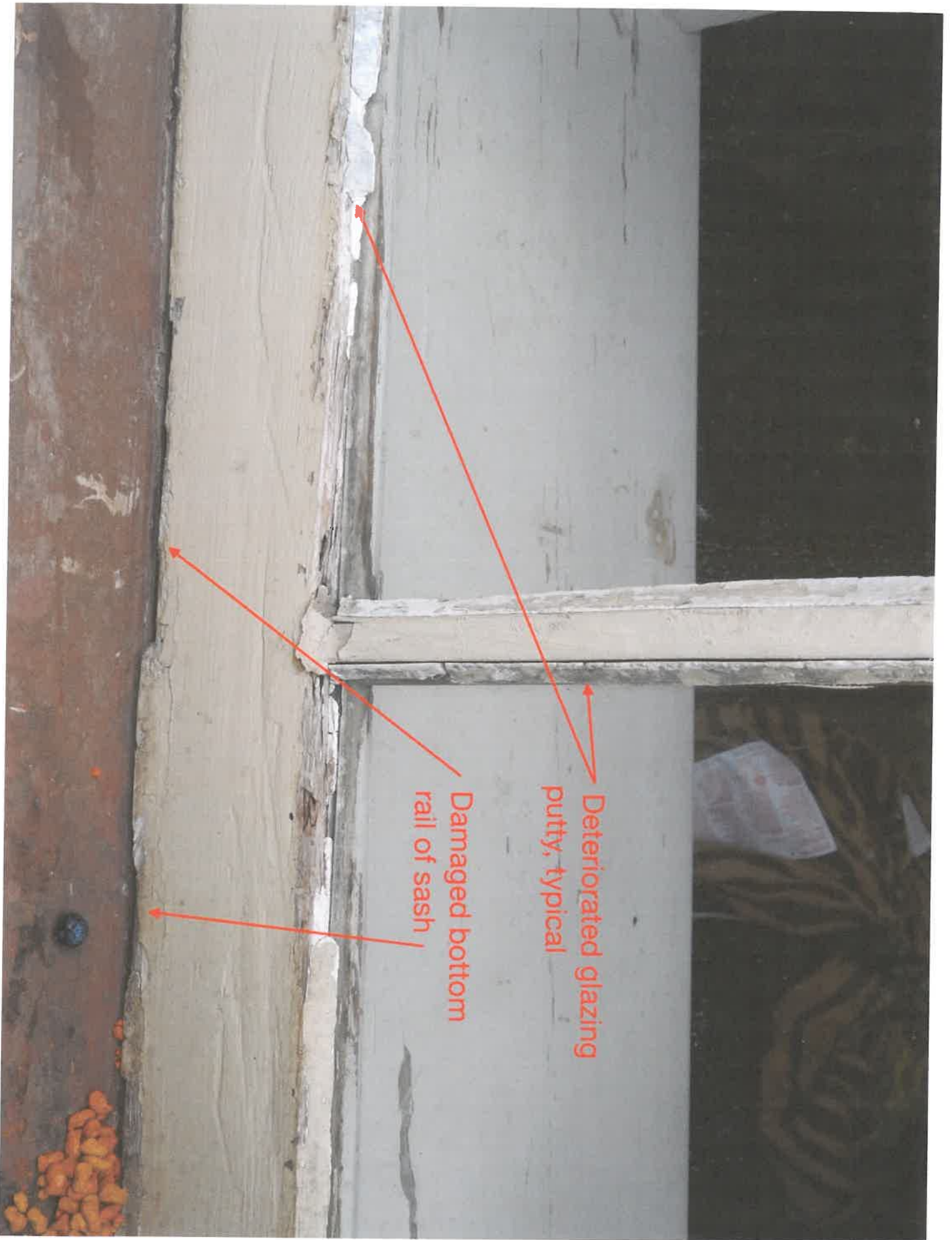


Deteriorated joint sealants, typical

Deteriorated wood brick moulding

Deteriorated glazing putty, typical

Damaged and deteriorated wood sill



Deteriorated glazing  
putty, typical

Damaged bottom  
rail of sash

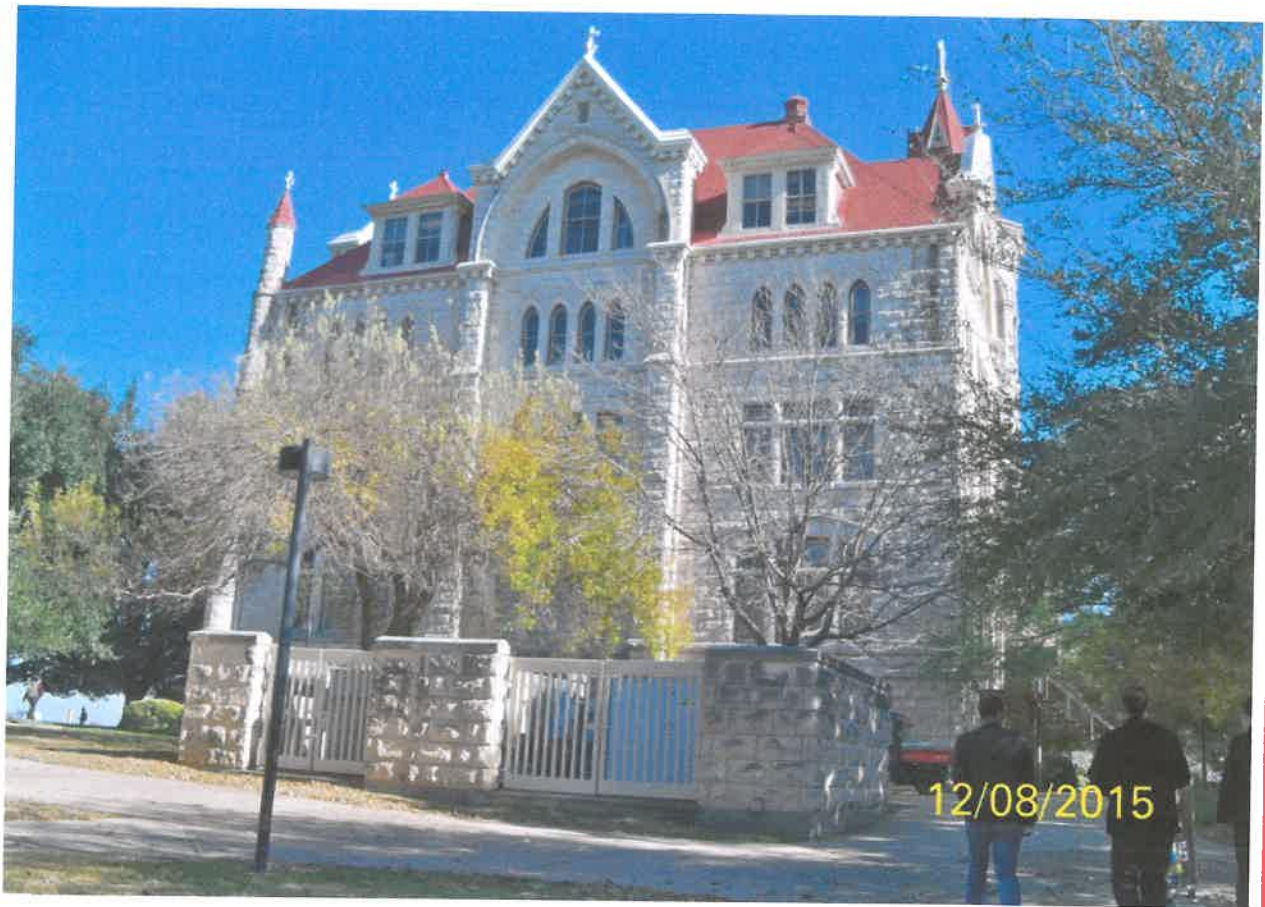


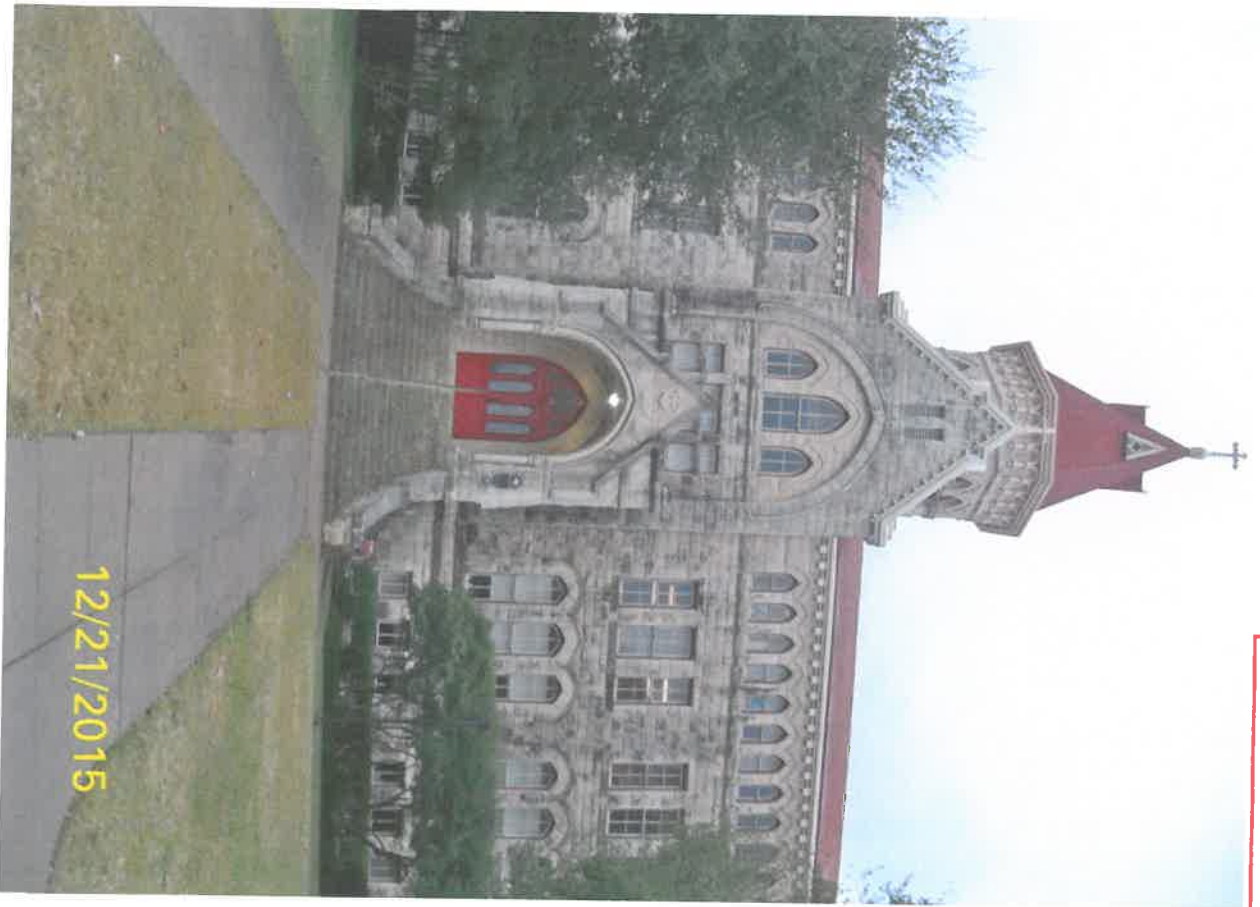






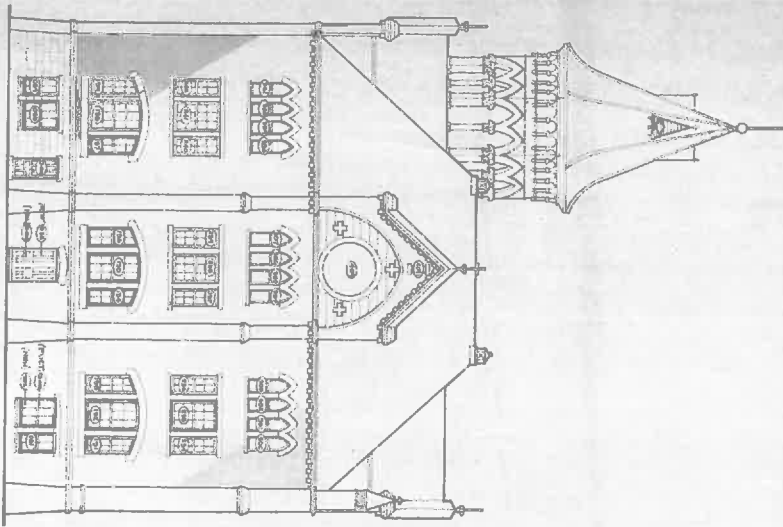




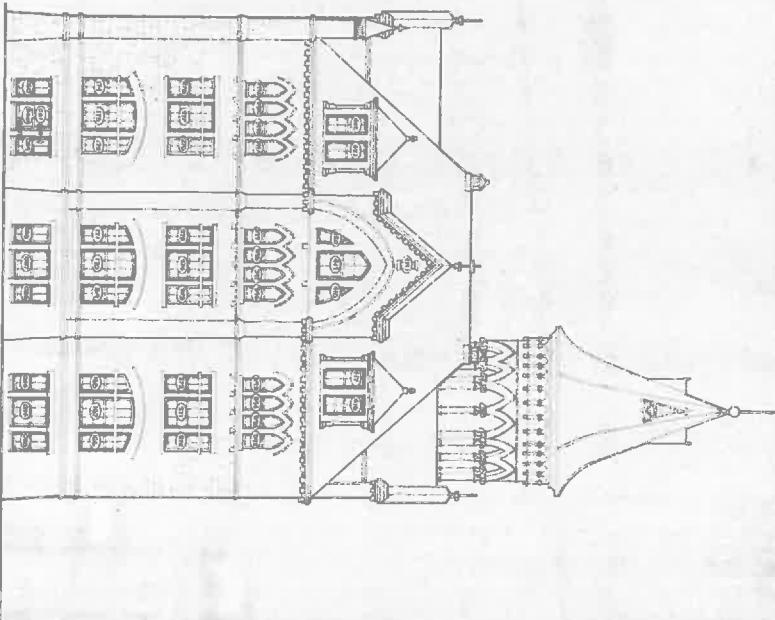


12/21/2015





EAST ELEVATION



WEST ELEVATION

THE MAIN BUILDING RENOVATION

PHASE IV

ST. JOSEPH'S UNIVERSITY

1000 N. 10TH ST. PHOENIX, AZ 85004

ARCHITECT: JAMES J. COOPER, INC.

1000 N. 10TH ST. PHOENIX, AZ 85004

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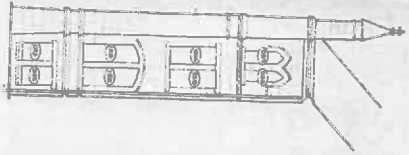
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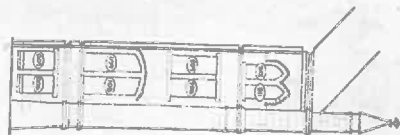
1000 N. 10TH ST. PHOENIX, AZ 85004

EAST & WEST ELEV

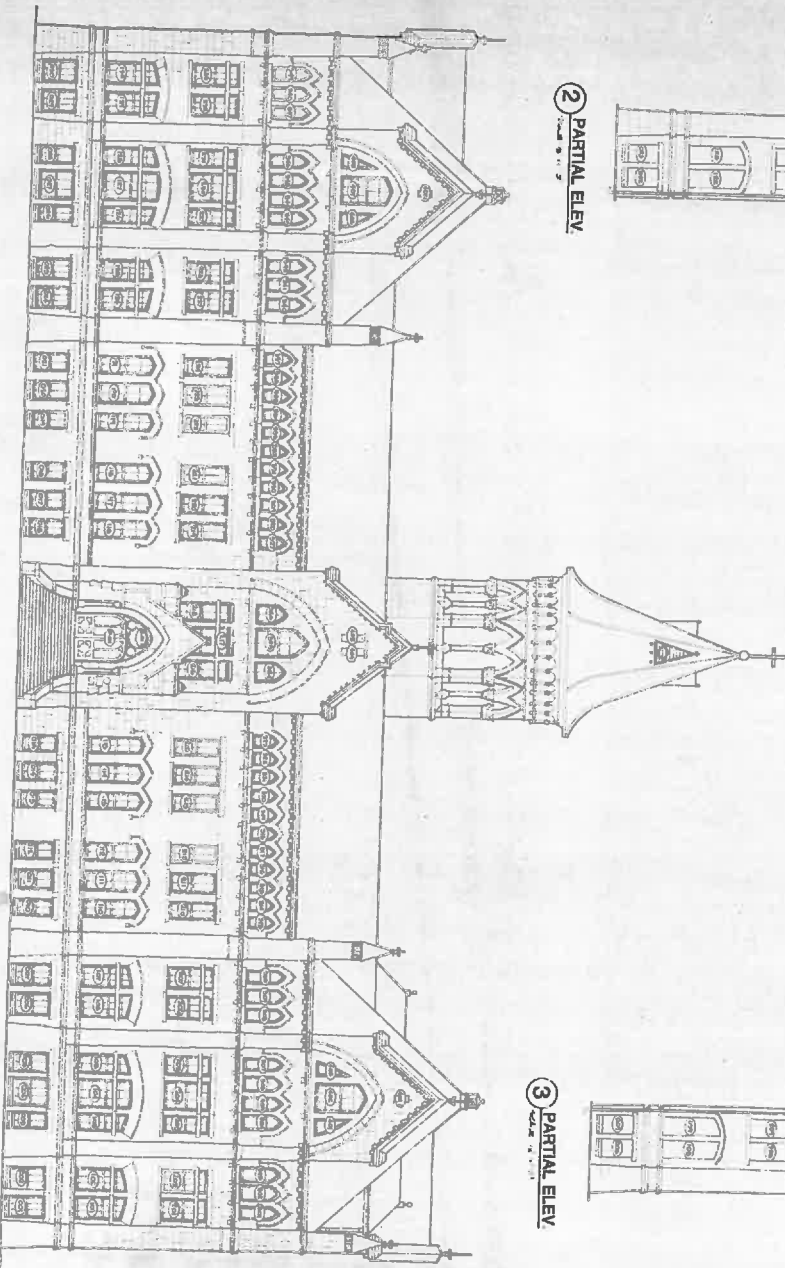
AS 3



2 PARTIAL ELEV.

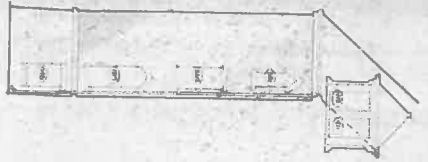


3 PARTIAL ELEV.

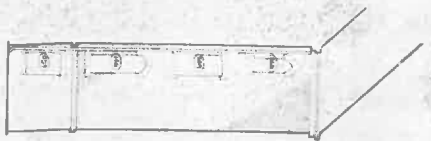


1 NORTH ELEVATION

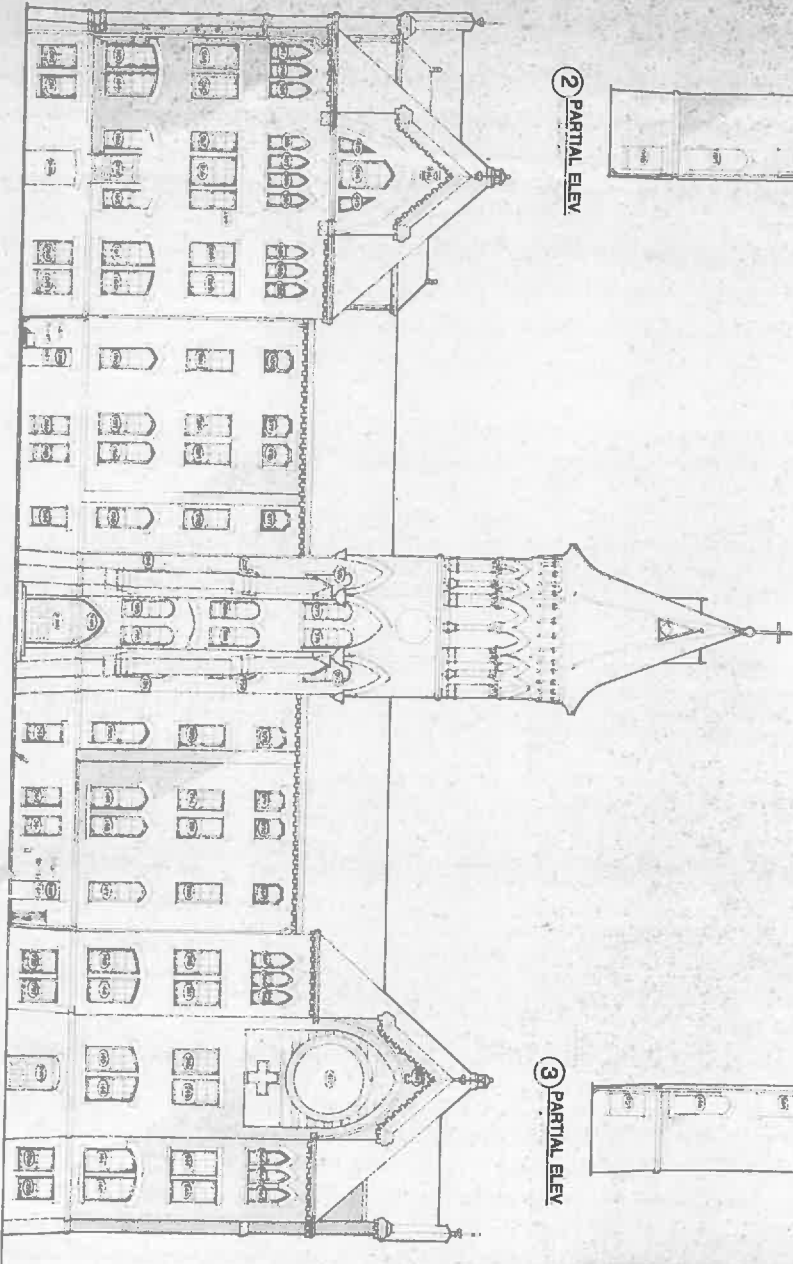
<b>THE MAIN BUILDING RENOVATION</b> BY DONOR'S UNIVERSITY NORTH TEXAS UNIVERSITY DALLAS, TEXAS	
ARCHITECT DONOR'S UNIVERSITY DALLAS, TEXAS	ENGINEER DONOR'S UNIVERSITY DALLAS, TEXAS
NORTH ELEVATION	
AS-1	



② PARTIAL ELEV



③ PARTIAL ELEV



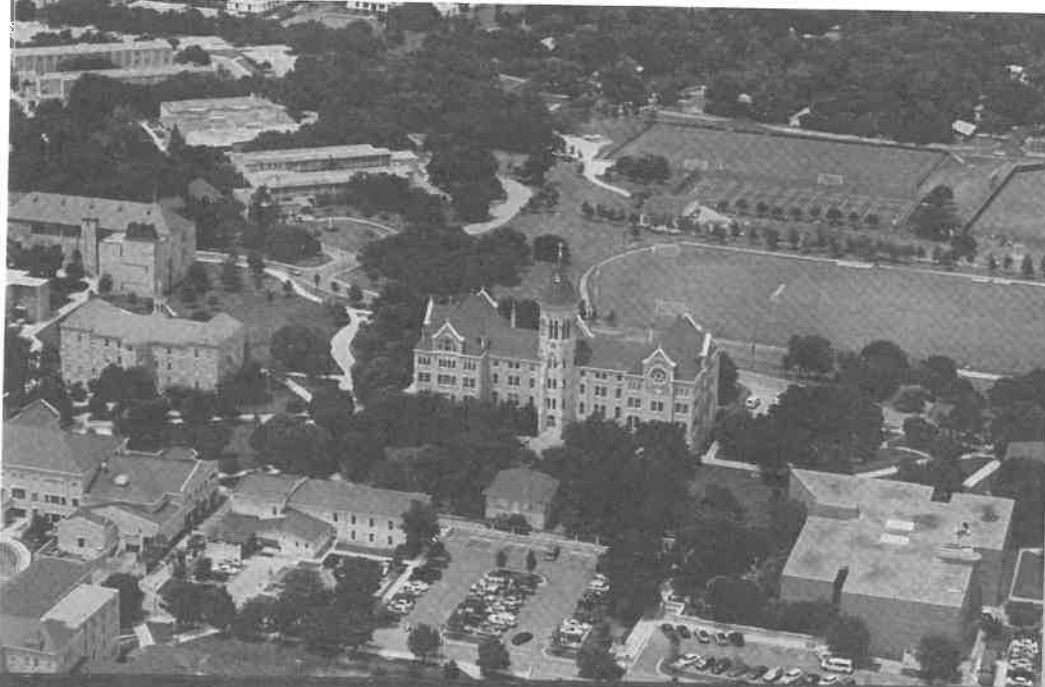
SOUTH ELEVATION



<b>THE MAIN BUILDING RENOVATION</b> BY SPONSORING THE RENOVATION ASSOCIATION	
1. NAME OF THE BUILDING 2. ADDRESS 3. CITY 4. STATE 5. ZIP CODE	6. DATE OF RENOVATION 7. NAME OF THE ARCHITECT 8. NAME OF THE CONTRACTOR 9. NAME OF THE ENGINEER
10. NAME OF THE ARCHITECT 11. NAME OF THE CONTRACTOR 12. NAME OF THE ENGINEER	13. NAME OF THE ARCHITECT 14. NAME OF THE CONTRACTOR 15. NAME OF THE ENGINEER

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## JOIN THE CELEBRATION

Since our founding in 1885 by Father Edward Sorin, CSC, St. Edward's has been on a 125-year journey of transformation and growth. Along the way, we've welcomed and educated students from all walks of life and equipped our graduates with the tools to make a difference in the world.

To honor this journey, we've created a historical walking tour to give you a snapshot of the university's journey. We've highlighted the five most historic buildings on campus along with a few areas that have played a role in the university's history.

Look inside and follow the map for a tour of the historic St. Edward's campus.

*Enjoy your journey  
back to the hilltop.*

## BELOVED BUILDINGS 125 Years of St. Edward's University

1888	Main Building
1895	Fondren Hall (formerly, The Reunion)
1897	Our Lady Queen of Peace Chapel
1903	Holy Cross Hall
1913	Sorin Hall
1922	Carriage House
1950	Alumni Gym
1955	Andre Hall
1958	Fleck Hall
1960	Doyle Hall
1961	St. Joseph Hall
1962	Fine Arts Building (formerly Dining Hall)
1964	Premont Hall
1966	East Hall, Moody Hall
1968	Teresa Hall
1970	Mang House
1972	Mary Moody Northern Theatre
1981	Scarborough-Phillips Library
1990	Recreation and Convocation Center
1996	Maryhill Apartments
1999	Robert and Pearl Ragsdale Center, Hilltopper Heights Apartments
2002	Trustee Hall
2003	Basil Moreau Hall, Castles
2005	Jacques Dujarie Hall
2006	John Brooks Williams Natural Sciences Center-North Building
2007	Casa
2008	Fleck Hall (renovation), Parking Garage
2009	Residential Village, Doyle Hall (renovation)

BACK TO THE BEGINNING —  
125 YEARS OF ST. EDWARD'S UNIVERSITY



HISTORICAL WALKING TOUR





## 1 MAIN BUILDING (1888)

Designed by renowned architect Nicholas J. Clayton, Main Building is on the National Register of Historic Places and sits on the cone of an extinct Cretaceous underwater volcano. Because Main Building stands on the highest elevation, it offers a magnificent view of the city skyline.

### HISTORICAL USE

Main Building originally functioned as a residence hall, classroom building, chapel and cafeteria for students.

### CURRENT USE

Today, Main Building primarily serves as an administrative building, housing the President's Office, Undergraduate Admission, Student Financial Services and others. It also features classrooms.

**Did you know?** In 1903, a mysterious fire destroyed most of Main Building. And in 1922, a tornado cut across campus and tore a hole in the building's back wall. In both cases, Main Building was rebuilt. Today, St. Edward's is still committed to preserving existing and historical buildings on campus.



## 2 OUR LADY QUEEN OF PEACE CHAPEL (1897)

Originally called the Exhibition Hall, Our Lady Queen of Peace Chapel has served many functions over the past century. It remains a popular location for weddings and baptisms.

### HISTORICAL USE

The chapel has functioned as a workshop, auditorium and theater, along with an armory and rifle range. It was turned into a chapel in 1948 and renamed Our Lady Queen of Peace in the 1980s.

### CURRENT USE

Today, the chapel is used by students, faculty and staff to worship, explore and deepen their faith through daily Mass and other events sponsored by Campus Ministry.

**Did you know?** The cross outside the chapel was built by students in the 1970s in memory of a peer who passed away.



## 3 HOLY CROSS HALL (1903)

Holy Cross Hall was designed by architect Nicholas J. Clayton and built alongside the first reconstruction of Main Building in 1903. In 1922, a tornado ripped the top two floors off the building. It was repaired six months later.

### HISTORICAL USE

Holy Cross Hall originally functioned as a residence hall and housed the university's library and psychology labs in the basement.

### CURRENT USE

Today, Holy Cross Hall serves primarily as an administrative building, housing the University Police Department, Auxiliary Services, New College and others. It also features classrooms.

**Did you know?** In 1965, a theater named "The Tombs" (predecessor to the Mary Moody Northern Theatre) operated in the basement.

## 4 FONDREN HALL (1895)



Fondren Hall was constructed around an artesian well and became the site of the first indoor pool in Texas.

### HISTORICAL USE

After functioning as a swimming pool for decades, the building was converted to a student union in 1974 named "Rathskeller" and later "The Reunion."

### CURRENT USE

Today, Fondren Hall is home to the university's bookstore and convenience store.

**Did you know?** The location of the swimming pool is marked in the bookstore by the blue carpet on the floor.

## 5 SORIN HALL (1913)



Sorin Hall was built as a convent for the Sisters of the Preservation, who were exiles from France and worked at St. Edward's. The building is named after the university's founder Father Edward Sorin, CSC.

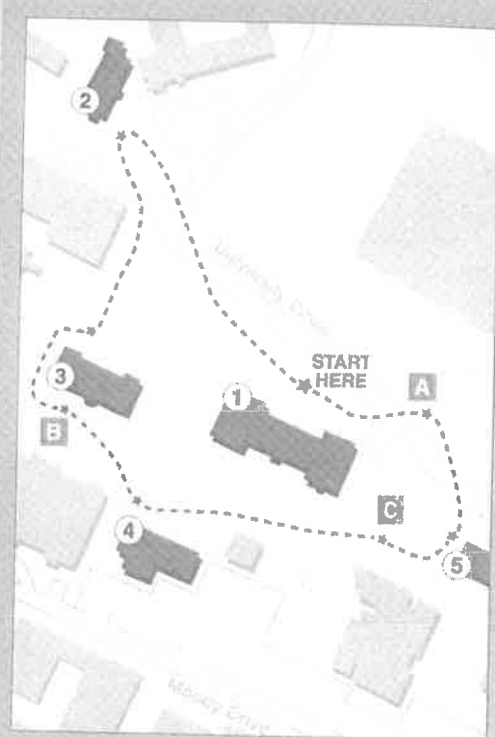
### HISTORICAL USE

Over the years, Sorin Hall has housed several different groups on campus, including high school students (1917) and Holy Cross Brothers (1947). In 1967, it served as a residence for the Sisters of the Immaculate Heart of Mary who came to St. Edward's to start Maryhill College.

### CURRENT USE

Today, Sorin Hall serves as the home to the university's English program.

## WALK AROUND THE HILLTOP



## A THE GROTTO (1932)



Built by faculty, staff and students in 1932 and located on the hillside in front of Main Building — the Grotto was inspired by the shrine at Lourdes, France, where apparitions of the Blessed Virgin

Mary were reported in the 1850s. Through the decades, members of the university community have used the Grotto as a place to pray the rosary.

## B HOLY CROSS PLAZA (1999)



Pedestrians passing through Holy Cross Plaza avoid walking on the university seal as a sign of respect for the university founders.



## C SORIN OAK

Estimated to be 250 to 300 years old, the Sorin Oak has a circumference of 16.7 feet and stands 56.4 feet tall.

**Certificate of Appropriateness for City Designated Landmarks and Letter of Approval for  
State Designated Landmarks**

St. Edward's University Main Building –Windows Repair, Replacement and Restoration

3001 South Congress Avenue, Austin, Texas 78704-6489

Application for Certificate of Appropriateness from the Historic Landmark Commission will be submitted for the Main Building - Windows Restoration project on or before the submittal deadline for the its next meeting.

Project Budget:

The funds that St. Edward's University is using to cover the costs of the windows project (\$1,648,150), which is contained within the total cost of the Main Building Project (\$8,740,303) is as follows:

Confirmed Gifts from donors	- \$1,280,000
Contingent Gifts from donors	- \$ 500,000
St. Edward's University funds	- \$ 5,400,000
Fondren Foundation	- \$ 800,000
Cullen Trust for Higher Ed.	- \$ 250,000
Brown Fdn. Of Houston	- \$ 200,000
Total :	<b>\$8,430,000</b>

(Remaining funds to be raised: \$ 310,303)

We at St. Edward's University respectfully request \$30,000 in partial support of the full costs of the windows project, as described in this proposal.

## **COMPETITIVE BIDS:**

As you may know from working with historic buildings with special restoration needs, it is often difficult to find contractors with the combination of knowledge and expertise to successfully bid upon and carry out preservation projects such as the windows project at St. Edward's University. At this time the "windows" project for the Main Building is still in the schematic development stage, as part of the overall Project. We have entered into an agreement with Barlett Cocke General Contractor with a notice to proceed on the project to support the development, while additional contract negotiations are on-going, and therefore, at this time we do not have full bids. However, St. Edward's University uses a third party Cost Consulting Services (called Vermeulens) all the way through a project to do validity "checks and balances" against the contractors' numbers. We have attached the Vermeulens initial estimate here. Further, we anticipated that our prospective bidders for the Main Building windows project of repairs/restoration/replacement work may include:

- 1) United Preservation and Restoration, Inc.
- 2) Graham Architectural Products
- 3) Red River Restoration
- 4) Trimline Windows, Incorporated
- 5) Leeds Clark, Inc.

If recommended for funding by the review panel for the Spring 2016 cycle of the ACVB Heritage Grants competition, St. Edward's University expects to have in place the appropriate multiple competitive bids and specifications prior to the signing of any grant agreement with ACVB.



Benz Resource Group

Attention: Susan Benz

February 17, 2016

Re: St Edward's University – Holy Cross Hall and Main Building Exterior Restoration

Dear Susan

Please find below our revised cost estimate for the operations building based on design development plans and narratives.

<u>Total Estimated Construction Cost</u>	<u>Area (sf)</u>	<u>\$/sf</u>	<u>\$,000's</u>
83,965	71.63		6,014

This estimate includes all direct construction costs, general contractor's overhead and profit, design and construction contingencies. Cost escalation Q2 2016 bidding. Our interpretation of the project documents regarding the window rehabilitation includes retaining existing plate glass and replacing putty and bedding, upper sash repair and replacement of deteriorated members. In lieu of this approach we offer the following alternates for the windows:

**Alternate 1** - Restore existing sashes and repair existing jambs as required in lieu of replacement sashes currently included in budget. **DEDUCT \$50,100**  
**Alternate 2** - Add sun-control film by Huber Optik or 3M to interior face of glass. **ADD \$221,850**

Excluded from the estimate are: hazardous waste removal, loose furnishings and equipment, project contingency, architect's and engineer's fees, moving, administrative and financing costs.

Bidding conditions are expected to reflect one construction manager, open bidding for sub-contractors, open specifications for materials and manufacturers.

This estimate is based on bids received in this market for comparable work. Projected changes in design and inflation are covered by contingency. Variances from these projections can occur due to lack or surplus of bidders at time of bid, proprietary specifications, contractual and procurement practice, documentation and tendering changes, contractor's errors and omissions etc. We expect bids received to be within 5 - 10% of estimated values 19 times out of 20 recognizing the above.

If you have any questions or require further analysis please do not hesitate to contact us.

Yours very truly,

Richard Vermeulen, PQS  
Co-CEO  
Vermeulens

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 Main Building Quantity	\$	02 Holy Cross Quantity	\$
seal openings with plywood			0.00	0	0	0	0	0
inspect jambs			0.00	0	0	0	0	0
sill/jamb legs repaired onsite			0.00	0	0	0	0	0
sashes fabricated in shop			0.00	0	0	0	0	0
apply borate preservative			0.00	0	0	0	0	0
paint sashes, stop and bead			0.00	0	0	0	0	0
install replacement sashes with new lower sash cord		479	2,604.59	1,247,600	322	839,679	157	408,921
Subtotal Windows				1,247,600	0	839,679	0	408,921
Entrances								
paint/refinish doors		16 ea	250.00	4,000	16	4,000	0	0
replace hm door/frame		1 ea	1,800.00	1,800	1	1,800	0	0
Subtotal Entrances				5,800	0	5,800	0	0
Total A33 Windows & Entrances		83,965 sf	14.93	1,253,400	14.47	844,479	15.98	408,921
A34 Roof Covering								
Roofing								



## ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate		
				01 Main Building	02 Holy Cross
			\$	15.52 906.034	13.05 487.740
				Quantity	Quantity
				\$	\$

### A33 Windows & Entrances

#### Windows

#### Windows - Replacement Sash Option

Window sash removal		0.00	0	0	0
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## PROJECT COST & REQUEST AMOUNT

Phase One of the Main Building Preservation and Repair Project has a total budget of \$8,740,300. St. Edward's University is submitting application to the Austin Convention and Visitors Bureau to consider a grant of \$30,000 to support the historic window preservation and repair efforts.

## PROJECT BUDGET

EXPENSES		
Description	Amount	Expected Expenditure
Preservation Specialists & Consultants	1,286,892	April 2015 -October 2018
Tower Restoration	340,300	Completed
Roof: Repair and/or Replacement	970,500	November 2015-September 2016
Windows: Repair & Replacement	1,648,150	July 2016- October 2016
Facade Rehabilitation	794,500	July 2015- October 2018
Scaffolding	225,000	June 2015- February 2018
Mechanical	832,046	December 2015 -July 2018
Interior Repairs	642,757	December 2017-July 2018
Permits & Hazmat Testing	270,242	April2015- October 2018
Contingency	1,081,332	Ongoing
Construction Manager Fees	648,581	November 2015- October 2018
<b>TOTAL</b>	<b>\$8,740,300</b>	

## St. Edward's University Main Building Preservation and Repair

A registered Texas Historic Landmark and National Historic site, Main Building is more than a century old. Without a notable renovation in three decades, Main Building is in need of major repairs that will significantly enhance the visitors' experience and prolong the useful life of the building. To ensure that the proud history and scholastic legacy of St. Edward's University will continue into the future, the university is committed to preserving and protecting its iconic Main Building.

Since 1885, St. Edward's University has delivered a high quality, Catholic education to a diverse student body. This project will help ensure that Main Building continues to play an important role in daily campus life for generations to come. The successful preservation of Main Building will allow



the university to continue providing students with an education that enables and inspires them to make a profound impact on the world. Main Building is not just a physical structure, it is a symbol of excellence—one that represents the mission of St. Edward's University. Perhaps it is best stated by alumnus and Trustee, Duncan K. Underwood '95 who said, "It is impossible to imagine St. Edward's without Main Building. Standing on the highest elevation of campus, Main Building represents the university's dedication to excellence; it is a symbol of our highest hopes for current and future students."

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### PROJECT NEED

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Designed by noted Texas architect Nicholas J. Clayton, Main Building was built in 1888, the same year as the Texas State Capitol Building. Clayton was responsible for a considerable number of the major public, commercial, and residential buildings constructed in Galveston during the 1870s, 1880s, and 1890s—some later architects have called this period the "Clayton Era." Clayton's religious architecture accounted for the broadest geographical distribution of his work outside of Galveston, and preservation of one of his noted buildings is a worthy endeavor.

Main Building has 58,400 square feet on four stories with load-bearing walls of limestone and Austin Common Brick. The north elevation features an impressive central stone portico with steps leading to the iconic red wood and stained glass doors that have come to symbolize both life-changing opportunity for current and future students and returning home for alumni. The octagonal rear central stair tower and belfry rises above the main entrance, providing Main Building—and St. Edward's University—a distinctive silhouette visible from downtown and many other vantage points.

The Main Building renovation and restoration will be completed in two phases. This proposal is requesting funds for Phase One, which addresses the most serious issues. Failure to remediate serious conditions will result in additional facility deterioration and more costly repairs in the future. The university allocates annual funds for deferred maintenance. However, the scope of this project far exceeds standard repairs and routine maintenance. The university has already met with preservation specialists and consultants, and repairs to the exterior stonework and interior of the Central Bell Tower have been completed. The remaining Phase One repairs are outlined below:

## ROOFING

Main Building's intricate gabled roof is comprised of individual metal shingles. Retaining the original construction, the shingles are nailed directly to tongue and groove wooden boards, without a weather barrier. As a result, leaks have been an ongoing problem and have resulted in costly repairs to interior walls. The university's current insurance underwriters have issued warnings that if these conditions are not corrected, the insurers may limit or refuse to cover damages resulting from weather leaks. The red coating painted on to protect the metal shingles has deteriorated and is now discoloring the limestone walls. Preservation consultants will advise on the best product to recoat existing shingles. Tower lighting and attic insulation will also be installed.

## LIMESTONE AND BRICK FAÇADE

Exterior wall rehabilitation is essential to protect the building's longevity and structural integrity. Because both limestone and brick are susceptible to water seepage, there is an ongoing need to repair and replace cracked stones and bricks. In addition, century-old mortar must be replaced, cleaned, and sealed. Stone degradation is most prevalent on the north façade front portico entrance) due to the effect of driven rain, the action of freeze/thaw cycles, and the natural growth of mold and mildew.

## WINDOWS

Main Building has more than 300 wooden framed windows with diverse shapes and sizes, including a large rose window. All need to be inspected and repaired, with guidance from preservation consultants. While this project represents the biggest cost in the project budget because of the need for scaffolding and the number of windows involved, it also offers the biggest potential cost savings as improving energy efficiency will reduce heating and cooling costs.

## ATTIC MECHANICAL SYSTEM

This 30-year-old unit is functionally obsolete and has exhausted its useful life. The bottom panels of the air cabinet are beginning to rust, and the condensate drain pan has deteriorated and failed, allowing water to leak to the third floor. The MS-DOS system Andover controls are antiquated and are only partially functional. Further, one of the dual compressors for the pneumatic controls system is over-amping, causing the motor controller to trip. New work will include removal of the existing unit; repair of the air handling unit's concrete pad; replacement of the heating and cooling coils, fan array, chilled water pumps, filters, drainage piping, and relief fans; ductwork modifications to accommodate the new unit; installation of variable frequency drives to efficiently

match the power requirements needed at the motors; and installation of direct digital controls to the air handling unit and fans to significantly improve the system's responsiveness.

## INTERIOR WORK

Interior repairs are needed to maintain the usability of the building. The epoxy floor coating of the ground level has been peeling and releasing, requiring that the old flooring be removed to prepare for a new coating. Multiple exterior doors are in need of repair, as they have cracked and are no longer secure. Constant use of the Copy Center and Post Office area has loosened door hinges, pulled up carpets, and gouged walls, requiring an interior renovation of the wing. Battery backup of the emergency lighting system is only partially working and requires replacement. Laminated restroom counters that have been gouged or stained from graffiti removal are in need of replacement. Finally, there is a great need to upgrade the building's fire alarm, which currently sends out trouble alarms to the monitoring company on a regular basis.

## POPULATION SERVED

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As the first major structure on campus, Main Building has served as a high school, college, and university. Its four floors have housed administrative offices, dormitories, classrooms, the library, the chapel, and a cafeteria. Generations of students, Brothers, faculty, staff, and visitors have taken in the panoramic view of the changing Austin skyline from the building's front steps. Today, Main Building houses classrooms and key administrative offices including the President's Office, the Executive Vice President's Office, Vice Presidents' offices, Admissions, the Alumni and Parent Programs Office, the Registrar's Office, Marketing, and Student Financial Services. For most students, their families, and visitors, Main Building is their first impression of the university. Main Building serves both St. Edward's University and the Greater Austin community. Preserving and repairing Main Building will provide students, faculty, and staff with a better environment in which to learn and work. This will allow the image of Main Building and the excellence that it stands for to continue for future generations.

Under the leadership of President George E. Martin, Ph.D., undergraduate enrollment has doubled, and additional enrollment growth is expected in the future. The St. Edward's community now includes 4,686 students and approximately 900 faculty and staff. Additional visitors come to campus to attend lecture, theater, athletic, and other events, as well as annual celebrations such as the Festival of Lights on Main Building's lawn. Estimates indicate that upwards of 100,000 visitors (not including students, faculty, and staff) visit campus annually.

## GOALS & OBJECTIVES

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This project will be evaluated through daily monitoring to ensure that all repairs are completed on time and on budget. The following schedule and goals will drive the project evaluation.

### CONSTRUCTION SCHEDULE

- Program and Budget March 2015 -- September 2015
- Board Approval September 2015
- Design and Program October 2015 -- October 2016

- Roof Repairs November 2015 – September 2016
- Scaffold June 2015 – February 2018
- South Elevation June 2015 – June 2017
- East and West Elevations June 2015 – February 2018
- North Elevation June 2015 – October 2018

## PROJECT GOALS

- Planned repairs will be approved by the Texas Historical Commission.
- Permits will be secured in a timely manner.
- The project will be completed within the projected \$8.7 million budget.
- Repairs will resolve current problems that impede university functions.
- Renovated Main Building will visually demonstrate its importance in Austin and beyond.
- Successful completion of the project with final payment to all consultants and subcontractors will reflect university evaluation and approval of work performed.
- Work will be staged to maximize cost effectiveness.
- The university will explore new products available to ensure maximum life span of repairs.
- The project will substantially prolong the life of the Main Building.
- Increased energy efficiency will reduce heating and cooling costs.
- Building occupants will have noticeably improved working conditions

## COVENANT

2-12-8710

THE STATE OF TEXAS      OCT-4-79 6453 \* 7.00  
COUNTY OF TRAVIS      \$  
   \$      KNOW ALL MEN BY THESE PRESENTS:  
   \$

SAINT EDWARD'S UNIVERSITY, INC., Owner of the Main Building  
on the Campus of Saint Edward's University located in Austin,  
Travis County, Texas, on:

The Robards Tract of land more fully described in  
a deed of record in Vol. "X" at Pg. 258, and another  
deed of record in Vol. 398 at Pg. 530; both deeds  
being in the Deed Records of Travis County, Texas,

does hereby declare to the Public that the following shall be  
a Covenant running with the land, more particularly the site  
reflected in the attached map or plat of a specific portion  
of the above referred to real estate located in Travis County,  
Texas, and which said site is well known to both parties, to wit:

SAINT EDWARD'S UNIVERSITY, INC., and its successors in  
interest, if any, shall repair, maintain and administer  
the National Register site of Saint Edward's University  
as described in the attached map so as to preserve the  
historical integrity of the features, materials, appear-  
ance, workmanship and environment until May 11, 2007  
A.D. This restriction shall be a covenant running with  
the land in favor of and enforceable by the State of  
Texas, but only pursuant to THE SECRETARY OF THE  
INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PROJECTS,  
as presently promulgated by the OFFICE OF ARCHEOLOGY  
AND HISTORIC PRESERVATION, HERITAGE CONSERVATION AND  
RECREATION SERVICE, U.S. DEPARTMENT OF THE INTERIOR,  
WASHINGTON, D.C.

EXECUTED this 6th day of September, 1979, A.D.

SAINT EDWARD'S UNIVERSITY, INC.

AND SEAL

By: Bro. Stephen V. Walsh, CSC  
Bro. Stephen V. Walsh, CSC  
President

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day person-  
ally appeared BROTHER STEPHEN V. WALSH, President of Saint  
Edward's University, Inc., known to me to be the person whose  
name is subscribed to the foregoing instrument, and acknowledged  
to me that he executed the same for the purposes and consid-  
eration therein expressed and in his capacity as therein stated.

GIVEN under my hand and seal of office on this the 6  
day of Sept, A.D. 1979.

NOTARY SEAL

Ceciline A. Waller  
Notary Public in and for  
Travis County, T e x a s

CECILINE A. WALLER  
Commission expires 6/81

RECORDS

County of Travis

677.16 1979



2-12-8711

UNIVERSITY DRIVE

ANDRE HALL

P

HOLY CROSS

MAIN BUILDING

CARRIAGE HOUSE

MOODY HALL

UNIVERSITY DRIVE (SOUTH)

ST. EDWARD'S UNIVERSITY MAIN BLDG. & HOLY CROSS DORMITORY

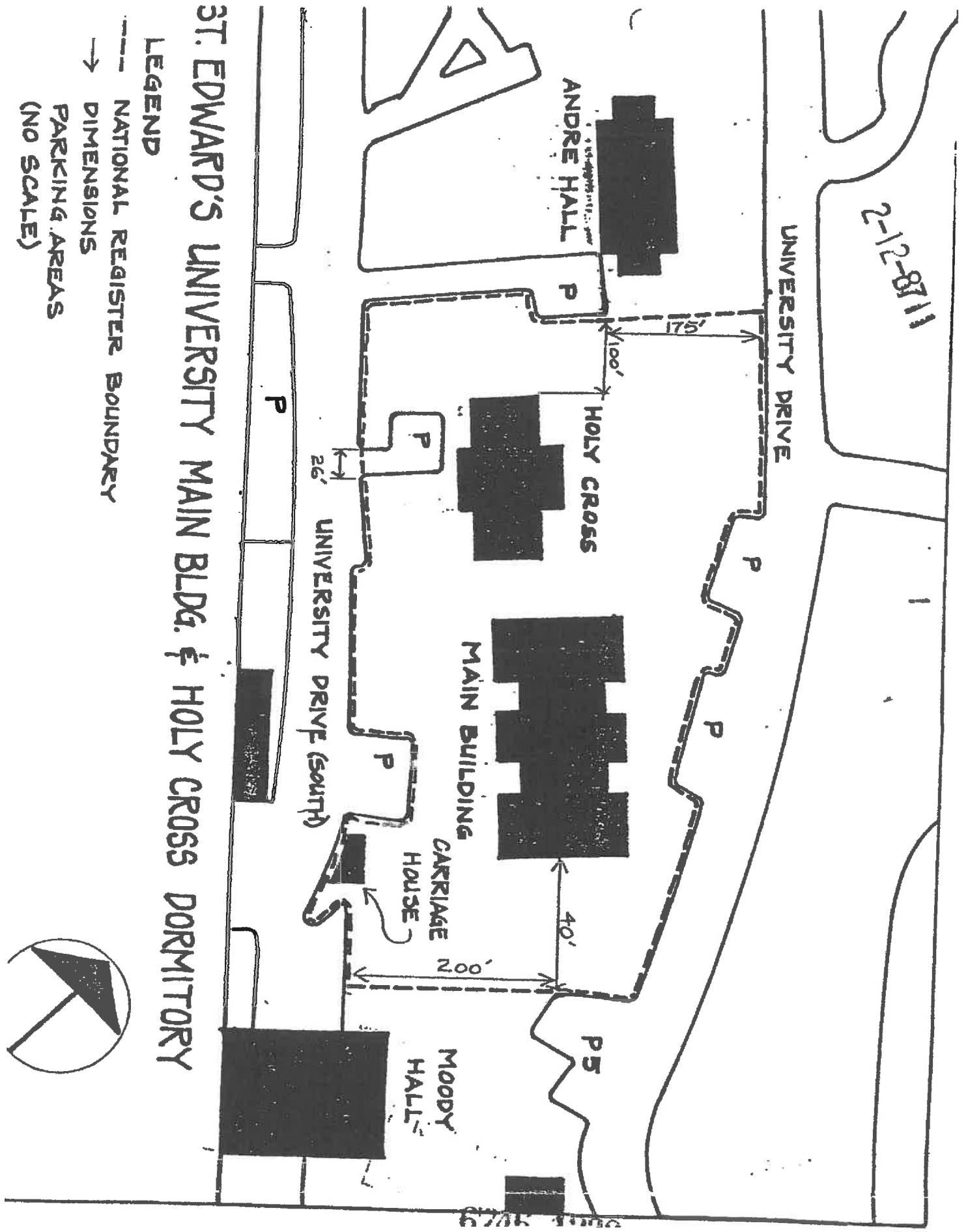
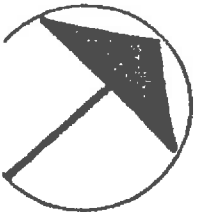
LEGEND

--- NATIONAL REGISTER BOUNDARY

→ DIMENSIONS

PARKING AREAS

(NO SCALE)



**ACORD™ EVIDENCE OF COMMERCIAL PROPERTY INSURANCE**

DATE (MM/DD/YYYY)

09/09/2015

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS <b>Wortham Insurance &amp; Risk Mgmt. 221 West 6th Street, Suite 1400 Austin, TX 78701</b>		PHONE (A/C, No, Ext): <b>512 453-0031</b>	COMPANY NAME AND ADDRESS <b>Federal Insurance Company 15 Mountain View Road Warren, NJ 07059</b>		NAIC NO: <b>20281</b>
FAX (A/C, No): <b>512 453-0041</b>	E-MAIL ADDRESS: <b>john.burns@worthaminsurance.com</b>		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH		
CODE:	SUB CODE:		POLICY TYPE		
AGENCY CUSTOMER ID #: <b>74730</b>			LOAN NUMBER		
NAMED INSURED AND ADDRESS <b>Saint Edward's University, Inc. 3001 S. Congress Avenue Austin, TX 78704-6489</b>			POLICY NUMBER <b>35298628</b>		
ADDITIONAL NAMED INSURED(S)			EFFECTIVE DATE <b>07/01/2015</b>	EXPIRATION DATE <b>07/01/2016</b>	CONTINUED UNTIL TERMINATED IF CHECKED
			THIS REPLACES PRIOR EVIDENCE DATED:		

**PROPERTY INFORMATION (Use REMARKS on Page 2, if more space is required)** ☒ BUILDING OR ☒ BUSINESS PERSONAL PROPERTY

LOCATION/DESCRIPTION  
As per Schedule on File with Company

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

**COVERAGE INFORMATION**

PERILS INSURED

BASIC

BROAD

☒ SPECIALCOMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: **\$ 230,133,002**

Blanket


DED: **25,000**

	YES	NO	N/A	
<input checked="" type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	<input checked="" type="checkbox"/>			If YES, LIMIT: Actual Loss Sustained; # of months
BLANKET COVERAGE	<input checked="" type="checkbox"/>			If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE	<input checked="" type="checkbox"/>			Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?				
IS DOMESTIC TERRORISM EXCLUDED?				
LIMITED FUNGUS COVERAGE				If YES, LIMIT: DED:
FUNGUS EXCLUSION (IF "YES", specify organization's form used)				
REPLACEMENT COST	<input checked="" type="checkbox"/>			
AGREED VALUE	<input checked="" type="checkbox"/>			
COINSURANCE				If Yes, %
EQUIPMENT BREAKDOWN (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: DED: <b>25,000</b>
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg				
- Demolition Costs				If YES, LIMIT: DED:
- Incr. Cost of Construction				If YES, LIMIT: DED:
EARTH MOVEMENT (If Applicable)				If YES, LIMIT: DED:
FLOOD (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: <b>1000000</b> DED: <b>50,000</b>
WIND/HAIL (If Subject to Different Provisions)				If YES, LIMIT: DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS				

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**ADDITIONAL INTEREST**

MORTGAGEE	CONTRACT OF SALE	LENDER SERVICING AGENT NAME AND ADDRESS
LENDERS LOSS PAYABLE		
NAME AND ADDRESS <b>Austin Convention and Visitors Bureau Attn: Mr. Steve Genovesi 111 Congress Avenue, Suite 700 Austin, TX 78701</b>		AUTHORIZED REPRESENTATIVE 

\*\*\* Commercial Property Policy Level Coverages \*\*\*

Location #: 1 3001 S. Congress Avenue Austin, TX 78704 SEU Campus  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Classroom & Woodward Office Building  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Physical (Mechanical) Plant  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Recreation & Convocation  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Natatorium  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Ragsdale Center  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Fondren Store (Reunion)  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Carriage House  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Moody Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Teresa (McGivney) Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Theater (Drama)  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Sorlin Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Main Building  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Holy Cross Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Andre Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Alumni Gym (#7)  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Munday Library  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Fleck Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Premont Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Doyle Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Mang House (Faculty/Adm)  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Chapel  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Arts Building  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 St. Joseph Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 East Hall (Alice East)  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Trustee Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Basli Moreau Hall - Building A  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 East Casita - Building B  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 West Casita - Building C  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Handball Courts  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Mule Barn  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Jacques DuJarie' Hall  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 John Brooks Williams Center North - Science  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Casa  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Parking Garage  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Satellite Chiller Plant  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Edmund Hunt Hall (A) - Phase IV Residence  
 Hall/Dining Facility  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Lady Bird Johnson Hall (B) - Phase IV Residence  
 Hall/Student Health  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 Le Mans Hall (C) - Phase IV Residence Hall/Dining  
 Facility  
 Location #: 1 3001 S. Congress Avenue Austin, TX 78704 John Brooks Williams Center South - Science  
 Location #: 2 311 E. St. Elmo Austin, TX 78704 Warehouses B&G (Maintenance - Physical Plant)  
 Location #: 3 3650 IH 35 South Austin, TX 78764 Assumption Cemetery Office  
 Location #: 3 3650 IH 35 South Austin, TX 78764 Assumption Cemetery Mausoleum  
 Location #: 3 3650 IH 35 South Austin, TX 78764 Assumption Cemetery Garage behind office  
 Location #: 4 520 Woodward Austin, TX 78704 Apartment Building #11  
 Location #: 4 520 Woodward Austin, TX 78704 Apartment Building #12  
 Location #: 4 520 Woodward Austin, TX 78704 Apartment Building #13  
 Location #: 4 520 Woodward Austin, TX 78704 Apartment Building #14  
 Location #: 4 520 Woodward Austin, TX 78704 Apartment Building #15  
 Location #: 4 520 Woodward Austin, TX 78704 Apartment Building #16  
 Location #: 4 520 Woodward Austin, TX 78704 Apartment Building #17  
 Location #: 4 520 Woodward Austin, TX 78704 Phase II Clubhouse  
 Location #: 4 520 Woodward Austin, TX 78704 Phase I Apartments (10 + Clubhouse)

**EVIDENCE OF COMMERCIAL PROPERTY INSURANCE REMARKS - Including Special Conditions (Use only if more space is required)**

**Location #: 5 9420 Research Boulevard;Building 3, Suite 200 Austin, TX 78759 Professional Education Center**

**Location #: 6 805 N. Capitol of Texas Highway Austin, TX 78746 Outdoor Education**

**Location #: 7 4341 S. Congress Avenue Austin, TX 78745 Space #40 - Offsite Theatre Storage**

**Location #: 7 4341 S. Congress Avenue Austin, TX 78745 Space #38 - Offsite Theatre Storage**

**Location #: 999 BLANKET**

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**ACORD™****CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

9/09/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER <b>Wortham Insurance &amp; Risk Mgmt.</b> <b>221 West 6th Street, Suite1400</b> <b>Austin, TX 78701</b> <b>512 453-0031</b>	CONTACT NAME:	
	PHONE (A/C, No, Ext): <b>512 453-0031</b>	FAX (A/C, No): <b>512 453-0041</b>
INSURED <b>Saint Edward's University, Inc.</b> <b>3001 S. Congress Avenue</b> <b>Austin, TX 78704-6489</b>	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: <b>United Educators Ins a Recip Re</b>	NAIC # <b>10020</b>
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<b>A</b>	<b>GENERAL LIABILITY</b>		<b>CGL201500179000</b>	<b>07/01/2015</b>	<b>07/01/2016</b>	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE <b>\$1,000,000</b>
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) <b>\$1,000,000</b>
	<input checked="" type="checkbox"/> B/PP Ded:25000					MED EXP (Any one person) <b>\$5,000</b>
	GEN'L AGGREGATE LIMIT APPLIES PER:					PERSONAL & ADV INJURY <b>\$</b>
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					GENERAL AGGREGATE <b>\$3,000,000</b>
	<b>AUTOMOBILE LIABILITY</b>					PRODUCTS - COMP/OP AGG <b>\$</b>
	<input type="checkbox"/> ANY AUTO					COMBINED SINGLE LIMIT (Ea accident) <b>\$</b>
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per person) <b>\$</b>
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per accident) <b>\$</b>
	<b>UMBRELLA LIAB</b>	<input type="checkbox"/> OCCUR				PROPERTY DAMAGE (Per accident) <b>\$</b>
	<b>EXCESS LIAB</b>	<input type="checkbox"/> CLAIMS-MADE				<b>\$</b>
	<b>DED</b>	<b>RETENTION \$</b>				EACH OCCURRENCE <b>\$</b>
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>					AGGREGATE <b>\$</b>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N <input type="checkbox"/> N / A					<b>\$</b>
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					WC STATU-TORY LIMITS <b>\$</b>
						OTH-ER <b>\$</b>
						E.L. EACH ACCIDENT <b>\$</b>
						E.L. DISEASE - EA EMPLOYEE <b>\$</b>
						E.L. DISEASE - POLICY LIMIT <b>\$</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

**Forms and Endorsements Schedule:****Primary General Liability Insurance Policy Occurrence Form**

Location: 3001 S. Congress Avenue; Austin, TX

**CERTIFICATE HOLDER****CANCELLATION**

**Austin Convention**  
**and Visitors Bureau**  
**Attn: Mr. Steve Genovesi**  
**111 Congress Avenue, Suite 700**  
**Austin, TX 78701**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*John S. Brown Jr.*

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## **Plans and Specifications of Proposed Work:**

The proposed project will entail inspecting, repairing, restoring and/or replacing all of the windows (n=341) and window frames on the building's north, south, east, and west facades. Degradation of the wooden window frames is most prevalent on the exposed north and west façades due to the effect of driven rain, the action of freeze/thaw cycles, and the natural growth of mold and mildew over time. As described in the budget pages, the windows project will cost (at a minimum) a total of approximately \$1.5 million, based upon a total of 8,100 square feet of windows on Main Building, and a cost rate of at least \$185 per square foot. The current original windows of Main Building were all made by hand during the period of 1888-1889, as were the window frames---and therefore none of the windows are identical in size. While many of the 341 windows are similar in size, no two windows are exactly the same size. They range in size from the smallest at 1 inch by 2.5 feet, to the largest (the circular "Rose" window) at 12 feet in diameter. Thus the careful repair, replacement, and restoration of the windows in an historically accurate fashion and with modern energy efficiency, is a costly challenge.

All of the windows (shown on the elevation pages that follow) must be inspected, their frames repaired, and the glass replaced with modern energy efficient multiple panes, with guidance from preservation consultants. The windows project represents the biggest cost in the over Main Building restoration project because of the number of windows involved and the scaffolding that will be required. However, we anticipate the window project also offers the biggest potential cost savings over time as improving energy efficiency should reduce heating and cooling costs.

As described in the construction schedule for the Main Building restoration in a previous section, the "windows" project is scheduled to be conducted during the period of July 2016 – October 2016.





Client  
Benz Resource Group  
1101-B East 6th Street  
Austin, TX 78702

Attention: Susan Benz  
Dear: Susan

Project Description:  
St. Edwards University Main & Holy Cross Building exterior facade restoration and interior renovation budgeting

	Q			R			Multi			Holy		
	Q	R	\$	Q	R	\$	Q	R	\$	Q	R	\$
Masonry	45,000	25	\$ 1,125,000	22,500	25	\$ 562,500						
Roofing & Insulation	22,000	50	\$ 1,100,000	11,000	50	\$ 550,000						
Windows	8,100	185	\$ 1,498,500	4,050	185	\$ 749,250						
Office Renovations	2,000	110	\$ 220,000		115	\$ -						
Office Renovations				25,469	168	\$ 4,278,792						
Facade Lighting			\$ 75,000			\$ -						
Temp Walk/Protections			\$ 25,000			\$ 25,000						
BSMT Floor Painting			\$ 20,000			\$ -						
Landscape			\$ 50,000			\$ 50,000						
Drainage/Waterproofing				250	200	\$ 50,000						
Exterior Door Restoration			\$ 30,000			\$ 30,000						
Subtotal Construction			\$ 4,143,500			\$ 6,295,542						
Constructi: 30%			\$ 1,243,050			\$ 1,888,663						
Total Construction			\$ 5,386,550	25,469	\$ 321	\$ 8,184,205						
Soft Cost % 40%			\$ 2,154,620			\$ 3,273,682						
Total Project			\$ 7,541,170			\$ 11,457,886						

Yours truly,

Blair Tennant  
Project Manager, Vermeulens

470 Atlantic Avenue, 4th Floor, Boston, MA 02210. 617.273.8430  
9835 Leslie Street, Toronto, ON L4B 3Y4. 905.787.1880  
14785 Preston Road, Suite 550, Dallas, TX. 75254. 972.789.5161  
6080 Center Drive, 8th Floor, Los Angeles, CA 90056. 310.242.5856

09/03/2015

Holy Cross Reno					
Structure	20	25469	\$	509,380	
Enclosure	0	25469	\$	-	
Partitions & Doors	20	25469	\$	509,380	
Finishes	20	25469	\$	509,380	
Fittings	10	25469	\$	254,690	
Elevator	4	50000	\$	200,000	
Plumbing	10	25469	\$	254,690	
Fire protection	5	25469	\$	127,345	
HVAC	40	25469	\$	1,018,760	
Electrical	35	25469	\$	891,415	
Demolition	10	25469	\$	254,690	
Hazmat	5	25469	\$	127,345	
	\$	183	25469	\$	4,657,075

Main Building Reno					
Structure	0	2000	\$	-	
Enclosure	0	2000	\$	-	
Partitions & Doors	20	2000	\$	40,000	
Finishes	20	2000	\$	40,000	
Fittings	10	2000	\$	20,000	
Elevator	0	2000	\$	-	
Plumbing	0	2000	\$	-	
Fire protection	0	2000	\$	-	
HVAC	20	2000	\$	40,000	
Electrical	30	2000	\$	60,000	
Demolition	10	2000	\$	20,000	
Hazmat	0	2000	\$	-	
	\$	110	2000	\$	220,000