



SETTING A NEW STANDARD

New trends in workforce housing lead to better health of workers.

By: Mary McKeown-Christie

Historically, workforce housing standards have been very low and have led to poor health (both physical and mental) and high attrition rates for workers.

This is bad for everyone – both workers and employers.

With the North America shale-gas boom in full swing and expectations of growth over the next 20 years, companies are scrambling to provide affordable, quality living conditions for temporary and permanent field workforce.

» Companies often pay exorbitant housing rates due to rapid relocation from region to region.

» Competition among oil service companies is high, and they must control all costs to be competitive. Lodging is

a variable that fluctuates constantly and can be a major hurdle for project development and timelines.

» Attrition rates are high due to poor living conditions, which cause delays in production.



» Health and safety of workers often are compromised or deteriorate rapidly due to poor living conditions.

Specifically, these housing challenges are being faced throughout the North American oil and gas plays (Bakken, Eagle Ford, Cline, Permian/Wolfcamp, Niobrara, Barnett, Haynesville, Utica, Marcellus, etc.).

In order to combat these issues, companies are turning to established real estate developers such as Koontz McCombs to create communi-

ties where workers feel safe and comfortable.

This is a dramatic shift in the industry, and it requires experience to provide the high level of quality in every facet of development from construction materials and cooling systems to well thought-out layouts, comfortable beds with privacy and amenities one would find at home.

"We're experiencing much happier workers within our communities who tell us they don't want to leave," says Koontz McCombs representative Loren Gulley. "We've worked very hard to create top-tier private communities with the 'home away from home' feel – so much so that locals think our properties are single-family subdivisions versus workforce communities, as our developments were designed like this with each individual cottage having its own private driveway and ample space between each home.

"This is the greatest compliment we could have as a developer, but we'd like to be sure companies who need our services are aware of us. We are enjoying leading the paradigm shift in the workforce housing industry and take great pride in providing the highest-quality living standard in the market. It gives us great satisfaction that our clients and their people are happy, healthy and safe."

With two locations in the Eagle Ford Shale oil and gas formation, Koontz McCombs has developed Sendero Ranch properties in centrally located Dilley and Pearsall available for daily, weekly, monthly and yearly rental. As a gated community, Sendero Ranch offers luxury accommodations and amenities like no other workforce community in Texas, including:

- » Gated community
- » Community pavilion with recreation room including large flat-screen TV, pool table and ping pong table
- » Laundry facility
- » Complimentary ice machine
- » Barbecue pits
- » Onsite management and maintenance
- » Queen-size beds
- » Fully equipped kitchens
- » Flat-screen TVs, cable and high-speed Internet
- » Ceiling fans
- » Private driveways
- » Covered porches
- » Weekly maid service
- » All utilities included in rent

The Dilley location also offers commercial and industrial lots ranging in size from 1.3 acres to 50-plus acres available for sale, lease or build to suit. With frontage on Highway 85, this would make a great location for restaurants, retail, office or industrial yards.

For more information about these properties, please visit www.senderoranch.net or contact Loren Gulley directly at 210-841-9262.