

Galveston County – Capital Planning Workshop #2



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Agenda

- Immediate Priorities, Potential Bond Projects
- Key Considerations
- Next Steps

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Top Priorities for May Bond

1. Juvenile Justice Center
2. Dickinson Mosquito Control
3. West County Annex
4. Sheriff / Adult Probation Office



Process Since Presentation #1:

- Commissioner's Questions
- Facilitated Site Tours
 - Needs of Building
 - End User Discussions
 - Growth Rate/Patterns
 - Specialty Consultants

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Juvenile Justice Center

- Existing Facility: 6101 Attwater Avenue, Texas City, TX
 - 36,704 SF main building + (3) modular classroom buildings
 - Originally built in 1996, modulars added in 1998



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Juvenile Justice Center

- Estimated Costs—Total Project Costs
 - Approximately \$55 million renovation + addition + CTE/Vocational Training
- Potential Investment
 - New Addition – 48 new beds + classrooms + training rooms + kitchen + admin + laundry
 - 80% renovation – 20% reconfiguration
 - Vocational Training Space (new build)
- Key Considerations
 - Construction costs + Soft Costs (A/E, Contingency, Specialty Consultants, FF&E)
 - State regulations driving space and cost needs
 - Increased contingency for phasing and unknowns (Structural Engineering)

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Dickinson Mosquito Building

- Existing Facility: 5115 Hwy 3, Dickinson, TX 77539
 - 4,690 SF office space; 13,100 total SF building with bays and dike
 - Originally built in 1970



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Dickinson Mosquito Building

- Estimated Costs —Total Project Costs
 - Approximately \$4.8 million for new 9,000 SF admin building + renovate existing bays/truck storage + site development
- Potential Investment
 - Renovate: 13,100 SF for bays and exterior dike
 - New Addition: 9,000 SF Administration + science lab + professional development
 - Site Development
- Key Considerations
 - All trucks must be parked inside, locked, with alert alarms
 - Much of the equipment can be transferred to new building
 - Admin needs to be separate from bays/chemical storage dike for safety

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West County Annex

- Existing Facility: 11730 Hwy 6, Santa Fe, Texas 77510
 - 6,319 SF main building
 - Originally built in 1981



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West County Annex

- Estimated Costs of Each Option—Total Project Costs
 - Approximately \$8.5 million for new 12,975 SF building
 - Approximately \$7.1 million for Renovation + Addition
- Potential Investment
 - 12,975 SF new build
 - Sizing: Bacliff + larger Court Room, JP Offices and rooms, Constable Office
- Key Considerations
 - Fastest growing area, just built 2700 new homes
 - Renovation + Addition: Site development costs are the same, increased phasing costs

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Sheriff/Adult Probation Office

- Estimated Costs of Each Option—Total Project Costs
 - Approximately \$12.8 million new 23,000 SF building (existing land)
 - Approximately \$9.9 million for existing building + Renovation
- Key Considerations
 - Purchase price of existing building and land
 - Unknowns from inspections (age of building vs new build)

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Questions?

Next Steps?

Thank you!