

Webb County

Constable Pct. 4 Administration Expansion Project

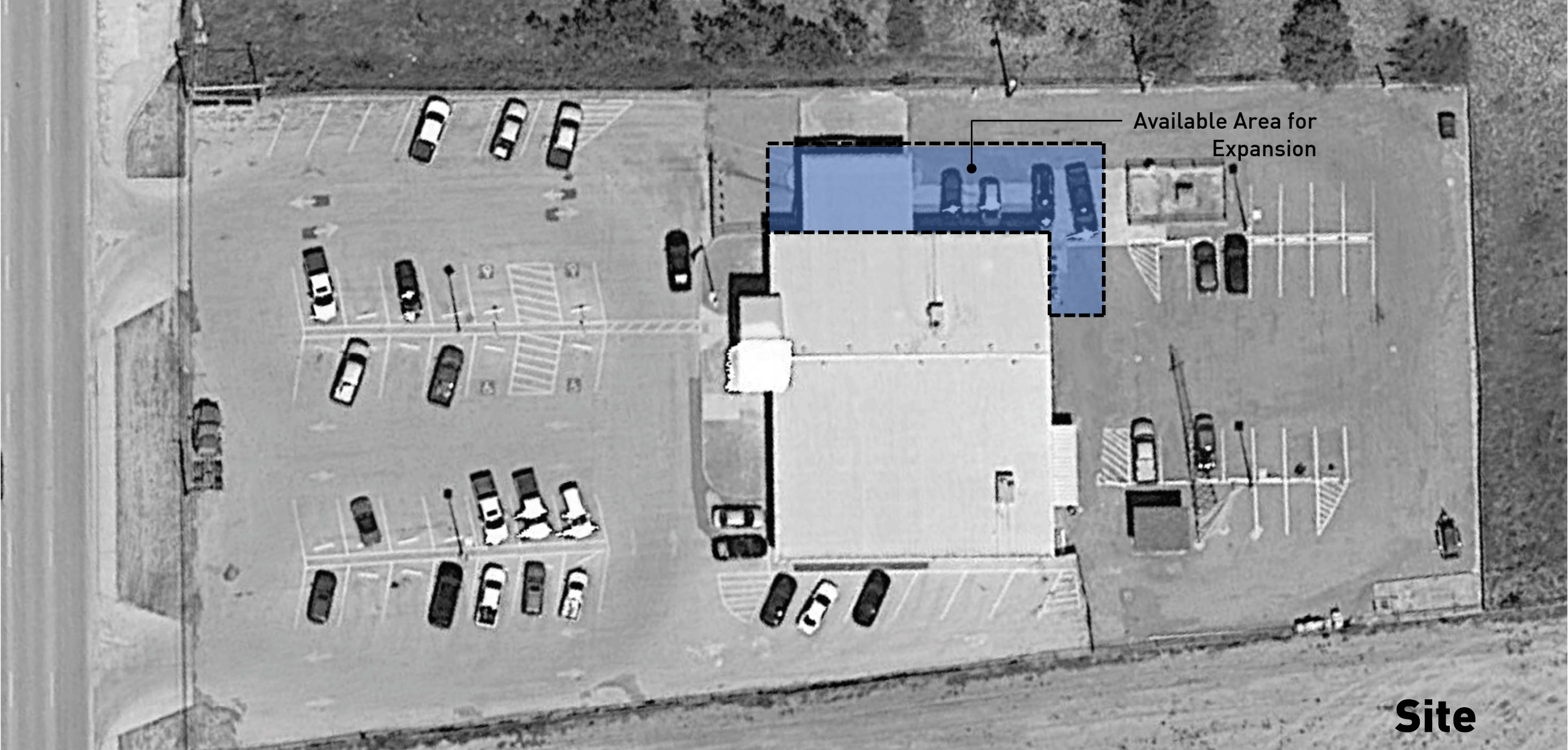
Layout Options
& Preliminary Opinion of Probable Cost
November 25, 2020





Table of Contents

1. Site Plan & Photos
2. Programming Summary
3. Proposed Options & Preliminary
Opinion of Probable Cost



Available Area for
Expansion

Site

Constable Pct. 4 Administration Expansion

Webb County

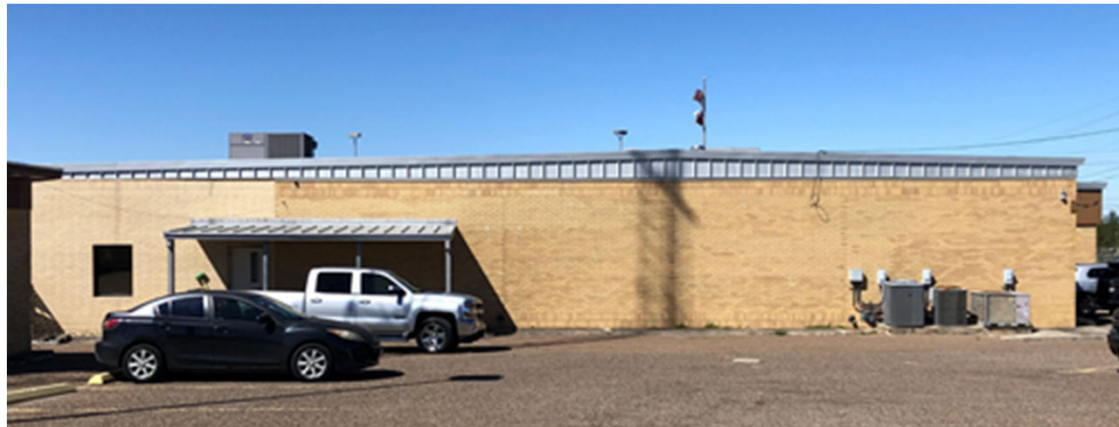
Justice of the Peace Pct. 4 Bldg.



Constable Pct. 4 Administration Expansion

Webb County

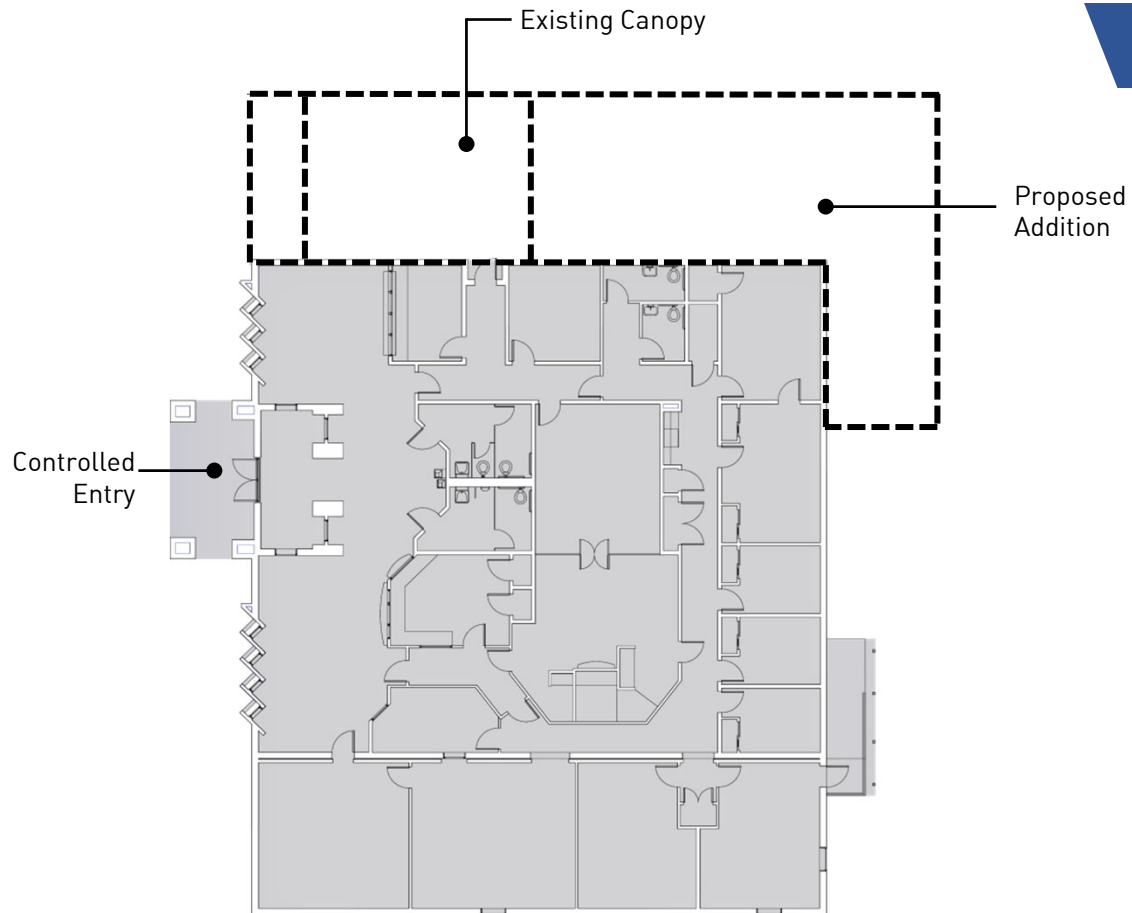
Justice of the Peace Pct. 4 Bldg.



Constable Pct. 4 Administration Expansion

Webb County

Justice of the Peace Pct. 4 Bldg.



Existing Bldg. Area ~7,234 sf

Programming Summary (Constable's Request)

Public Areas

Lobby
Reception Area

Service / Bldg. Support

(2) Staff Restrooms
Mechanical / Electrical Room
MDF Room

Administration Areas

Constable's Office
Captain's Office
Lieutenant / Sergeant Office
Administrative Secretary
Squad Work Stations (12-14)
Conference Room
Evidence Room
Armory
Staff Breakroom
Filing Area

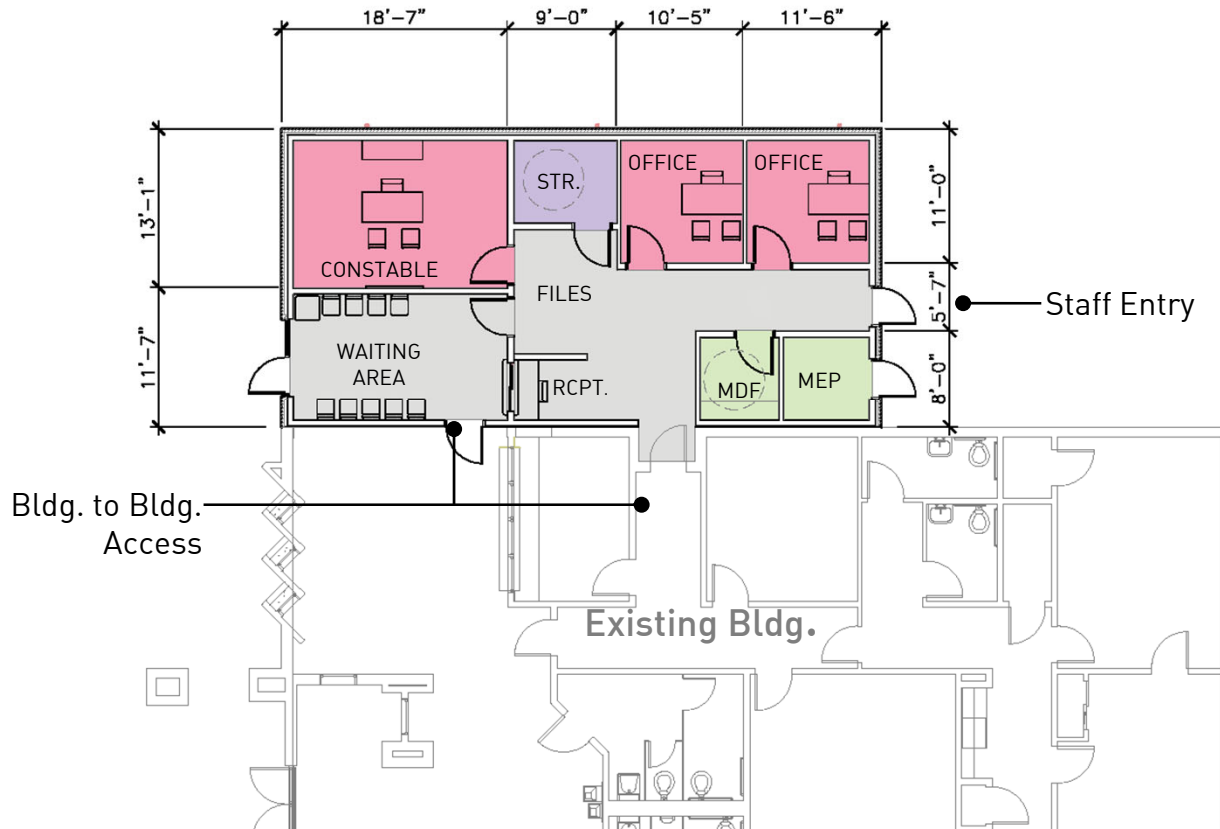
Total Area Required:

~3,000 sf

Constable Pct. 4 Administration Expansion

Webb County

Justice of the Peace Pct. 4 Bldg.



Schematic Floor Plan

Total New Area: ~1,218 sf

Preliminary Opinion of Probable Cost:
 1,218 sf @ \$220/sf \$267,960

Legend

- Staff Office
- Conference Room
- Breakroom
- Security & Storage
- Restroom
- Bldg. Support
- Circulation
- Existing

Base Option 1

Constable Pct. 4 Administration Expansion

Webb County

Justice of the Peace Pct. 4 Bldg.



Total New Area: ~1,586 sf

Preliminary Opinion of Probable Cost:
 1,586 sf @ \$220/sf \$348,920

Legend

- Staff Office
- Conference Room
- Breakroom
- Security & Storage
- Restroom
- Bldg. Support
- Circulation
- Existing

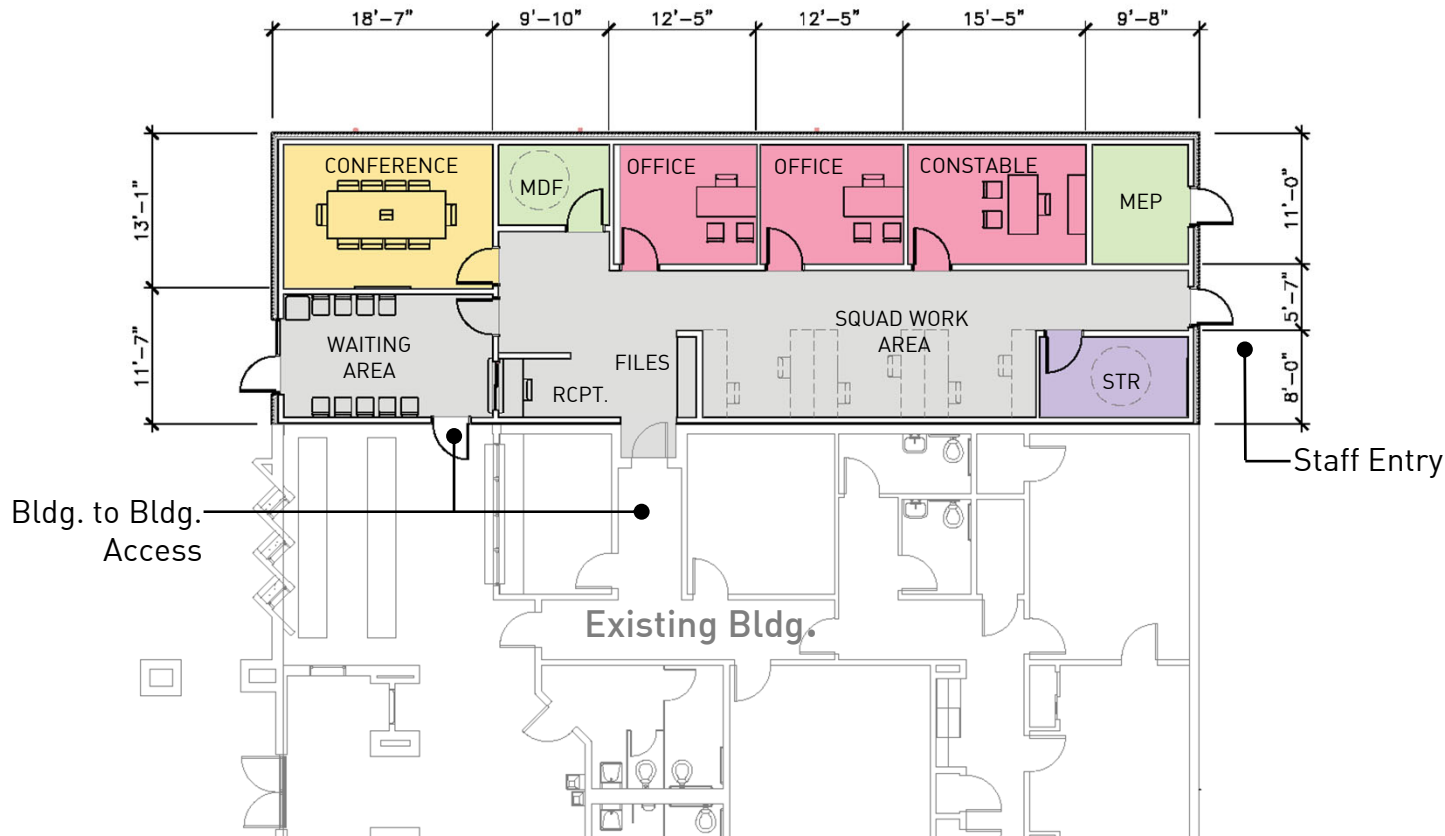
Schematic Floor Plan

Base Option 2

Constable Pct. 4 Administration Expansion

Webb County

Justice of the Peace Pct. 4 Bldg.



Total New Area: ~1,932 sf

Preliminary Opinion of Probable Cost:
 1,932 sf @ \$220/sf \$425,040

Legend

- Staff Office
- Conference Room
- Breakroom
- Security & Storage
- Restroom
- Bldg. Support
- Circulation
- Existing

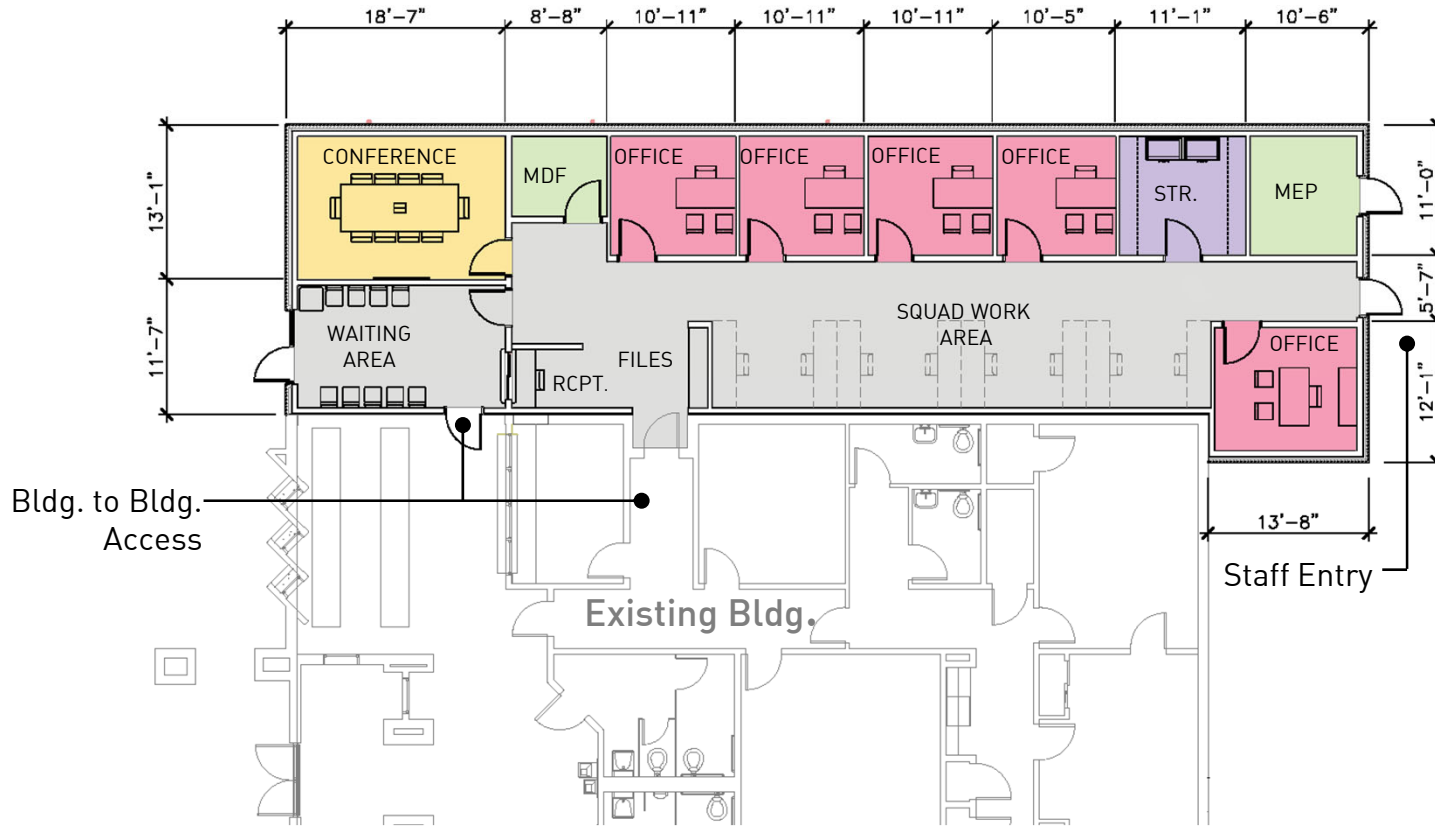
Schematic Floor Plan

Base Option 3

Constable Pct. 4 Administration Expansion

Webb County

Justice of the Peace Pct. 4 Bldg.



Total New Area: ~2,324 sf

Preliminary Opinion of Probable Cost:
 2,324 sf @ \$220/sf \$511,280

Legend

- Staff Office
- Conference Room
- Breakroom
- Security & Storage
- Restroom
- Bldg. Support
- Circulation
- Existing

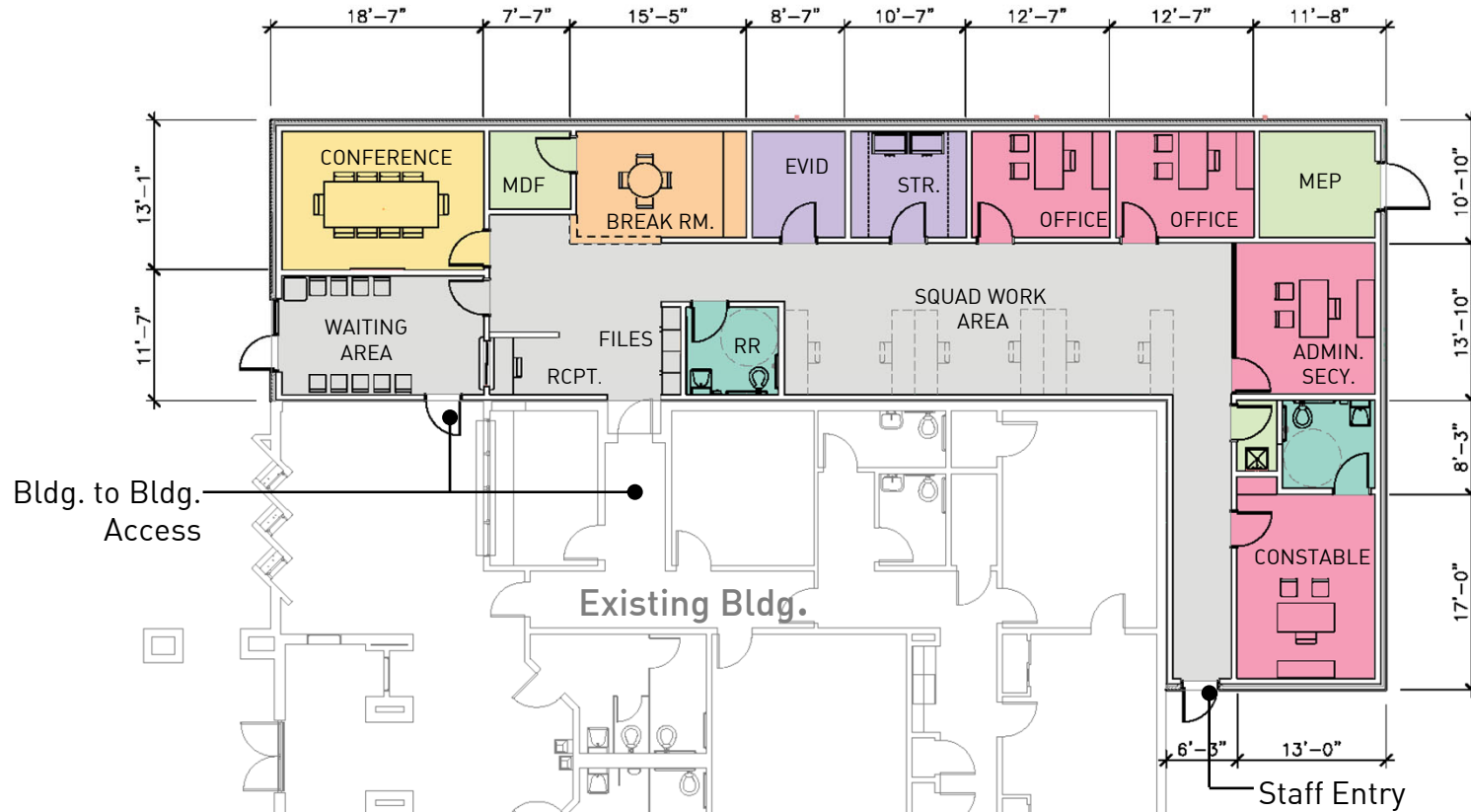
Schematic Floor Plan

Base Option 4

Constable Pct. 4 Administration Expansion

Webb County

Justice of the Peace Pct. 4 Bldg.



Total New Area: ~2,894 sf

Preliminary Opinion of Probable Cost:
 2,894 sf @ \$220/sf \$636,680

Legend

- Staff Office
- Conference Room
- Breakroom
- Security & Storage
- Restroom
- Bldg. Support
- Circulation
- Existing

Constable's Request
Option 5

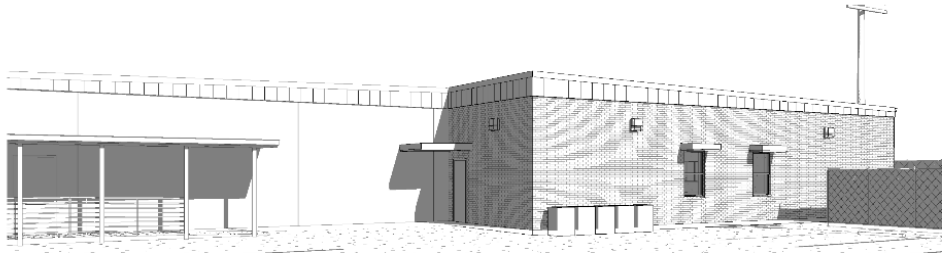
Constable Pct. 4 Administration Expansion

Webb County

Justice of the Peace Pct. 4 Bldg.



West Elevation



East Elevation

Preliminary Opinion of Probable Cost

Proposed Budget (Per Court Approval) \$ 255,000.00

Building Construction (Estimate)

Total Estimate w/ Dev. Cost

Option 1 (1218 sf)	\$ 267,960.00	\$ 333,210.00
Option 2 (1586 sf)	\$ 348,920.00	\$ 414,170.00
Option 3 (1932 sf)	\$ 425,040.00	\$ 490,290.00
Option 4 (2324 sf)	\$ 511,280.00	\$ 576,530.00
Option 5 (2894 sf)	\$ 636,680.00	\$ 701,930.00

Note: Each option includes Demolition, Sitework, Grading, Utilities and Paving, Insurance & Bonding.

Development /Soft Costs (Estimate)

*Geotech/ Construction Testing	\$ 15,000.00
Surveying	\$ 2,750.00
Civil Engineering	\$ 7,500.00
Arch/ Structural/ MEP	\$ 30,000.00
*FFE / Tech. / Communications	\$ 10,000.00
Total Development	\$ 65,250.00

*By Owner

Constable Pct. 4 Administration Expansion