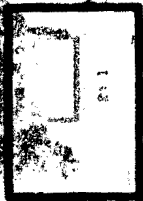




Titus County Space Moves Alternatives

12 August 2013





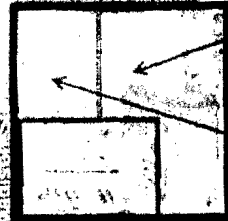
**Riddle Street Property
(Old TCAD)**



**Titus County
Courthouse**



**Potential
New Bldg**

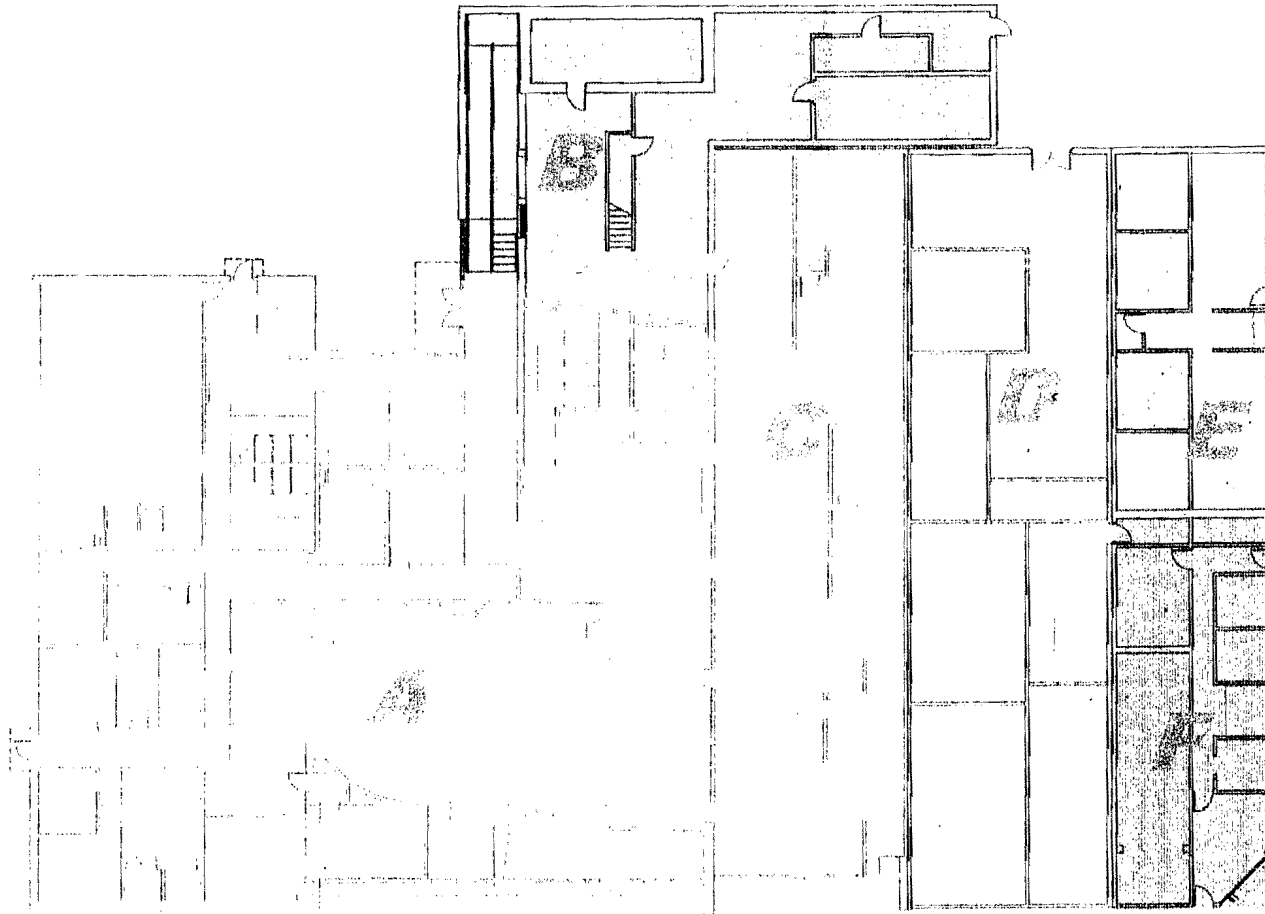


**Courthouse
Annex**

**Newly Acquired
Annex Space**

Ratliff Bldg

2010/06/02 10:00 AM
2010/06/02 10:00 AM



A – Courthouse Annex

- No space moves here
- Main Entry from First Street
- Entry Lobby for courtroom conflict with entry to Tax Offices
- Extensive Glass on face causes heat gain in offices
- Back entry through small Garden area

B- Old Guaranty Bank Drive

- Currently unused space on a regular basis
- Grade elevation changes
- Second story unused – no ADA accessibility
- Rear Entry available

C - Current Tax Offices

- Current Tax offices crowded and overheated due to glazing
- Entrances conflict with courtroom activities
- Public access somewhat restrictive
- No current entry from First Street
- Constructed as separate bldg from annex
- Back two space lower floor elevations

D- Vacant Space

- Past use as private shops
- Includes non-compliant restroom space
- Entry from First Street
- Rear includes dock high double door access
- Constructed as separate building

E- Southwest Corner

- Constructed as separate building
- FFE (Finished Floor Elevation) 2 feet below adjacent spaces
- Two entries from Jefferson Street
- Includes non-compliant restroom space
- Energy inefficient windows to Jefferson ST.

F- Northwest Corner

- Constructed as separate building
- Energy inefficient windows to Jefferson ST.
- Evidence of past corner entry, current entry from First

G – Outside Areas

- Sidewalk and planting improvements needed

Office	Existing Square Footage	Needed Square Footage	Option 1 Moves	Option 2 Moves	Option 3 Moves	Option 4 Moves
New Courtroom	0	1800	Annex	Annex	Annex	Annex
Adult Probation	1800	2400	Annex	Annex	Annex	Annex
District Clerk	1372	1492	Annex	Annex	Annex	Annex
District Attorney	456	700	Annex	Annex	Annex	nnex
Tax Offices/Vehicle Registration	1254	1900	Ratliff Bldg	TCAD	Ratliff Bldg	Ratliff Bldg
Law Library	0	300	Annex	Annex	Annex	Annex
New Public Restrooms	0	400	Annex	Annex	Annex	Annex
Mechanical/Electrical Rooms	0	100	Annex	Annex	Annex	Annex
Subtotal	4882	9092				
Circulation @ 15%		1363				
Subtotal		10,455				
Elections Administration		3630	Former TACD Building	Ratliff Building	Offices in annex, build metal bldg. for storage or storage at TCAD	New metal bldg. downtown
Total SF required		14,085				

Existing Square Footage of Subject Buildings

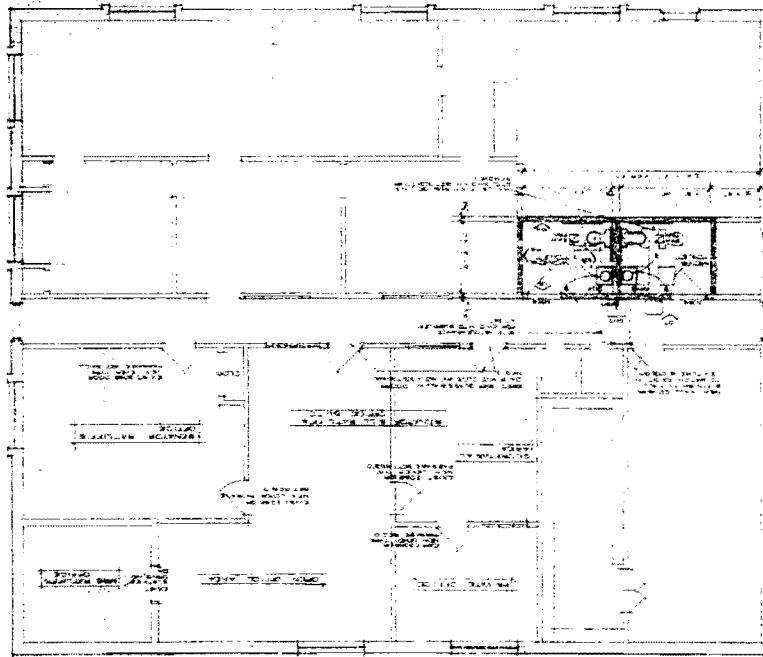
Building	Square Footage	Notes
New Space in Annex	4900	1071sf will need to be separable due to 2 foot change in floor elevation unless ADA ramps are installed (consuming more space)

Available space in Annex including Tax office space	6154	1071sf to separately accessed
Ratliff Building	3630	Interior renovations needed
Riddle Street Property	4300	Minor interior renovations needed
Total SF Available	14,084	

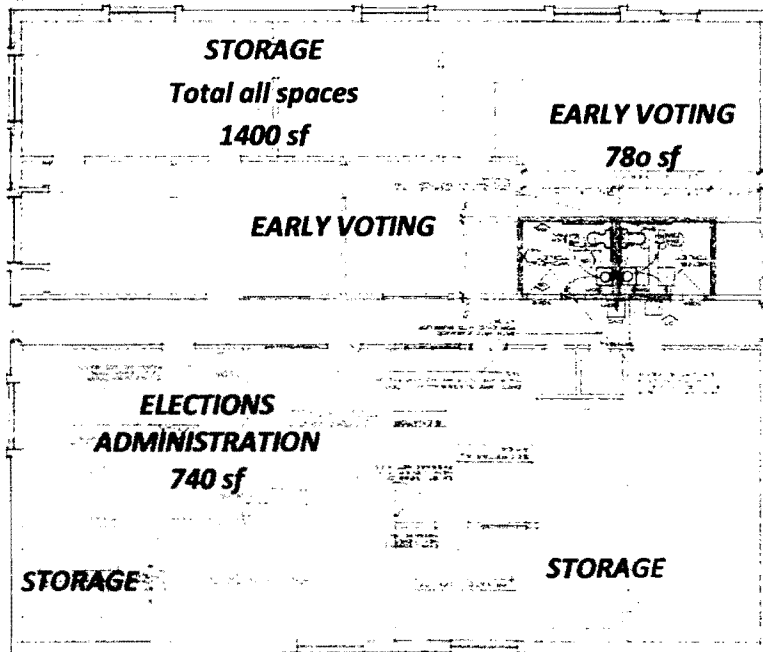
Separate Projects to be accomplished:

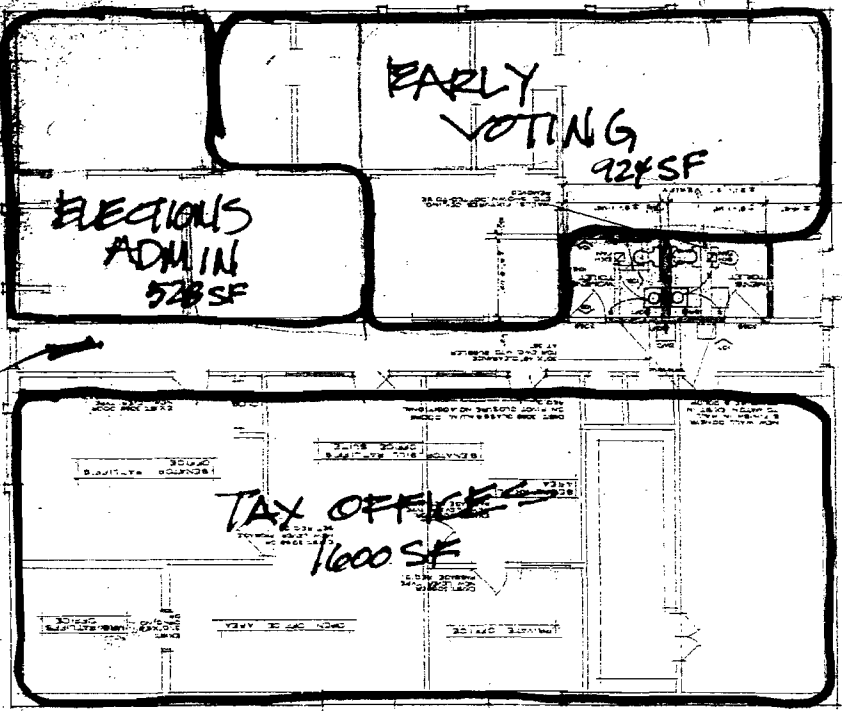
1. Interior and exterior demolition of newly acquired annex areas
2. Renovation of former TCAD building
3. Renovation of Ratliff Building
4. Interior and Exterior Renovations of New Annex areas and facades
 - o New Courtroom
 - o Adult Probation
 - o ???
5. Renovations/Expansion for existing District Attorney area in Annex
6. Sidewalk, parking lot improvements to south of annex
- 7.

Ratliff Building
Scale 1/16" = 1'
(Approximately 3630 sf)



CURRENT USAGE

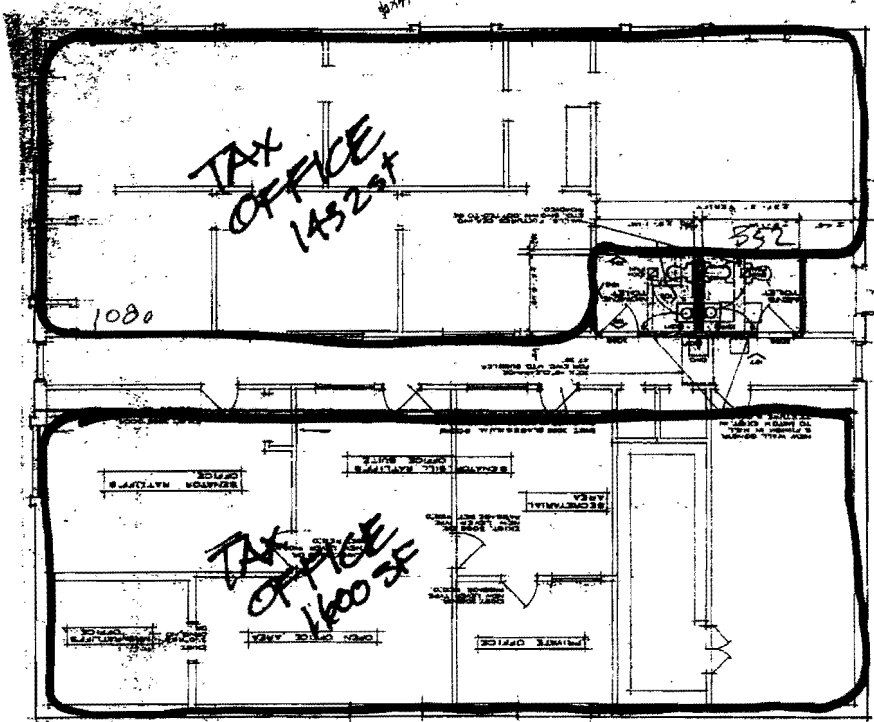




HIDDEN
HALLWAY
TO 61

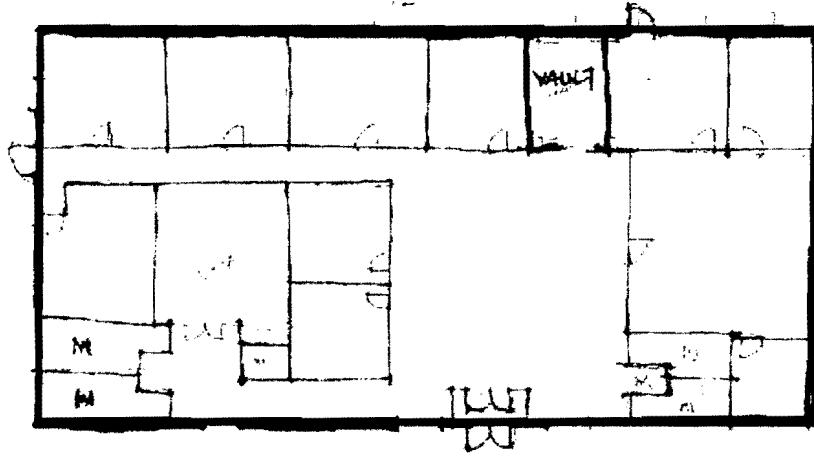
STORAGE
IN NEW
BLDG

OR
AT
TCAD



TAX OFFICE TOTAL
3032 SF

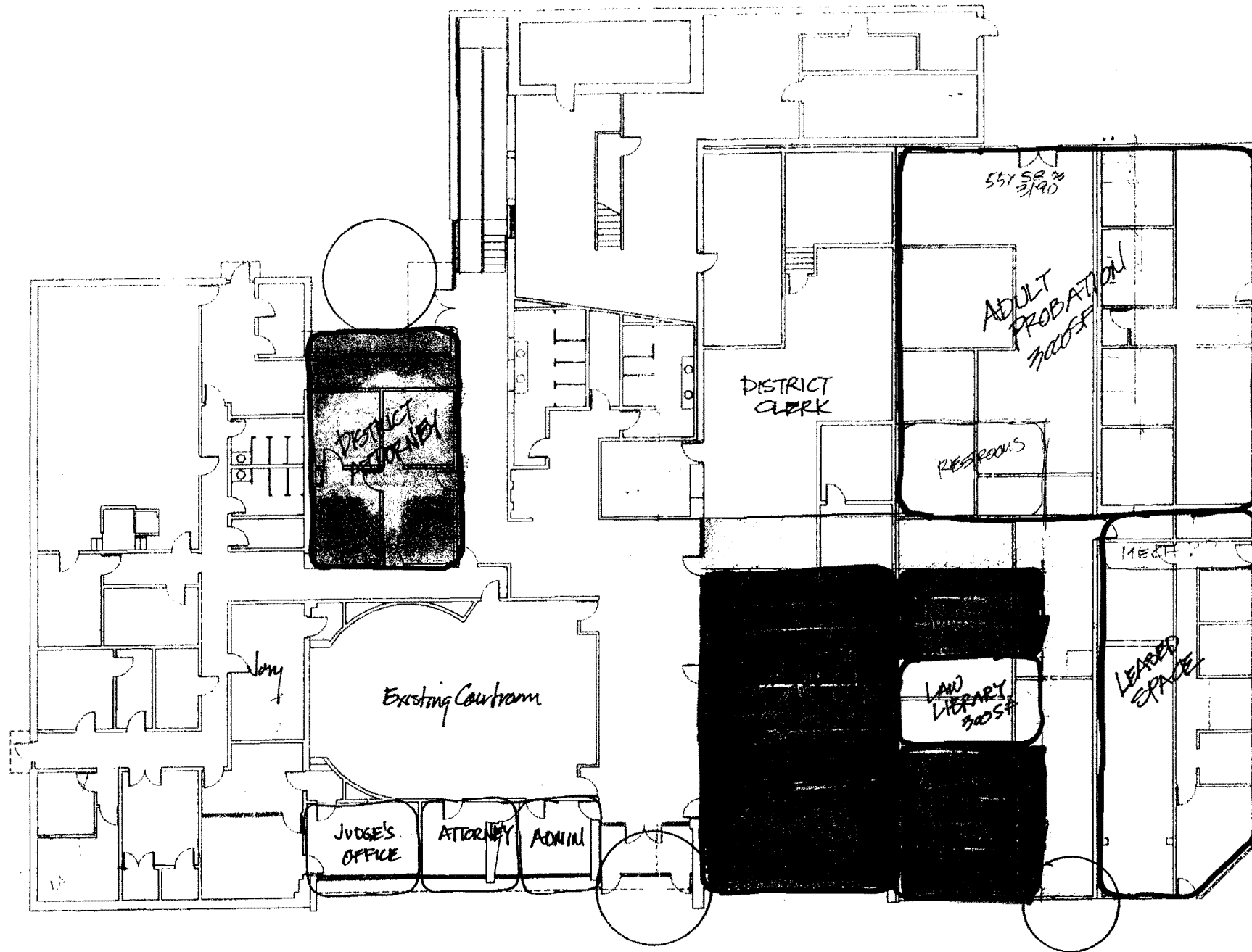
Riddle Street Property
(Former TCAD) approximately 4300 sf



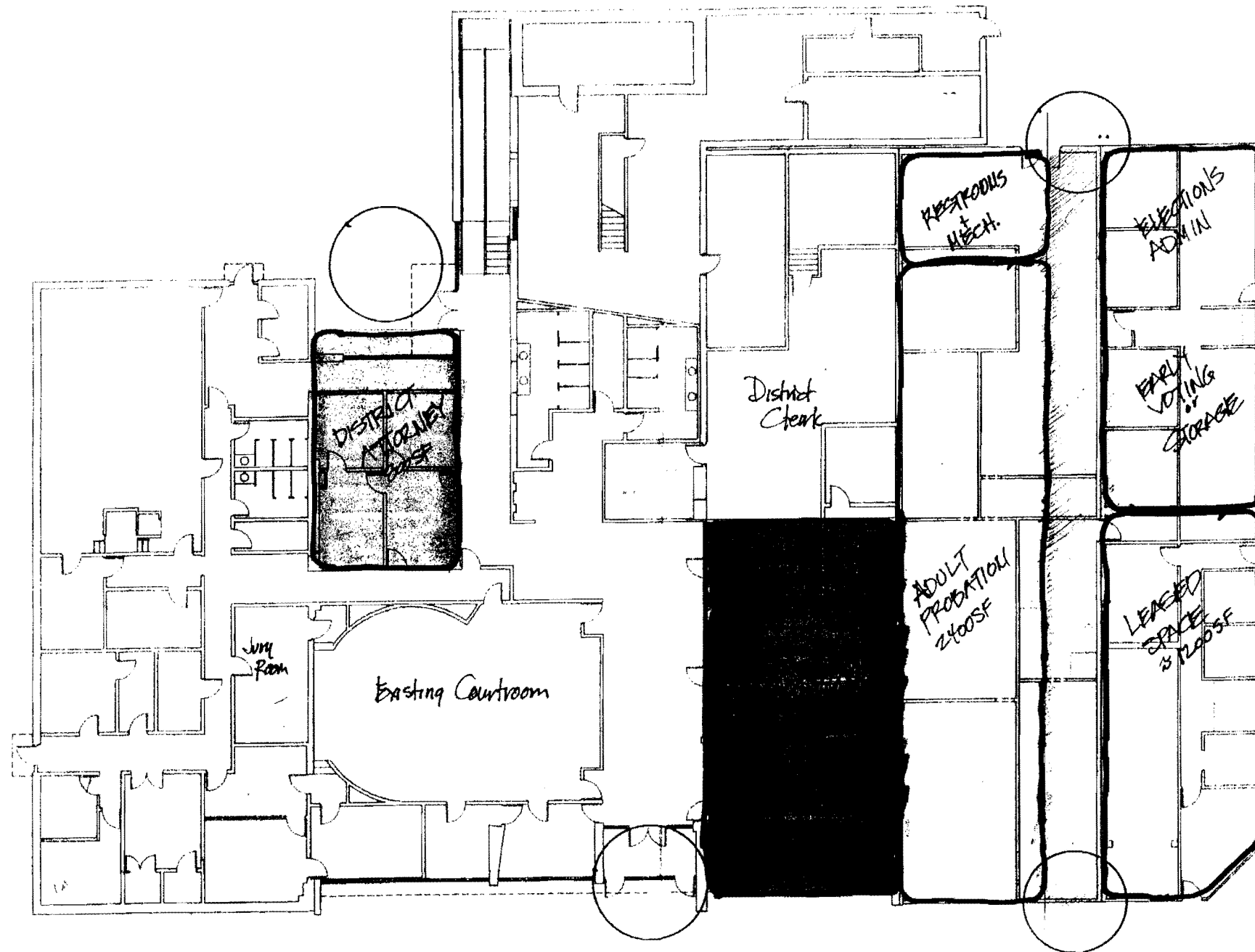


New Entry to
County Offices
(Mall)

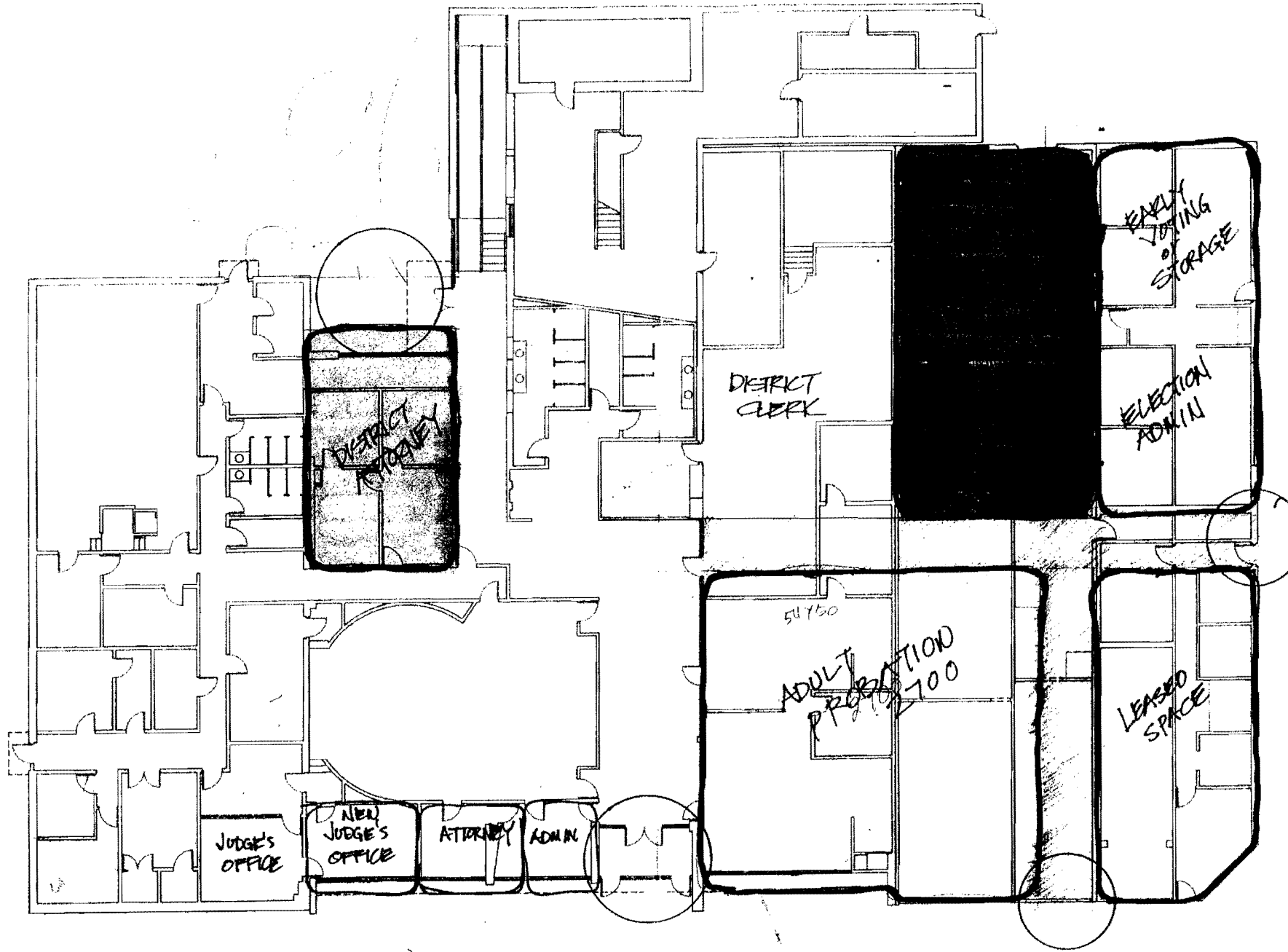
Return to
Corner Entry



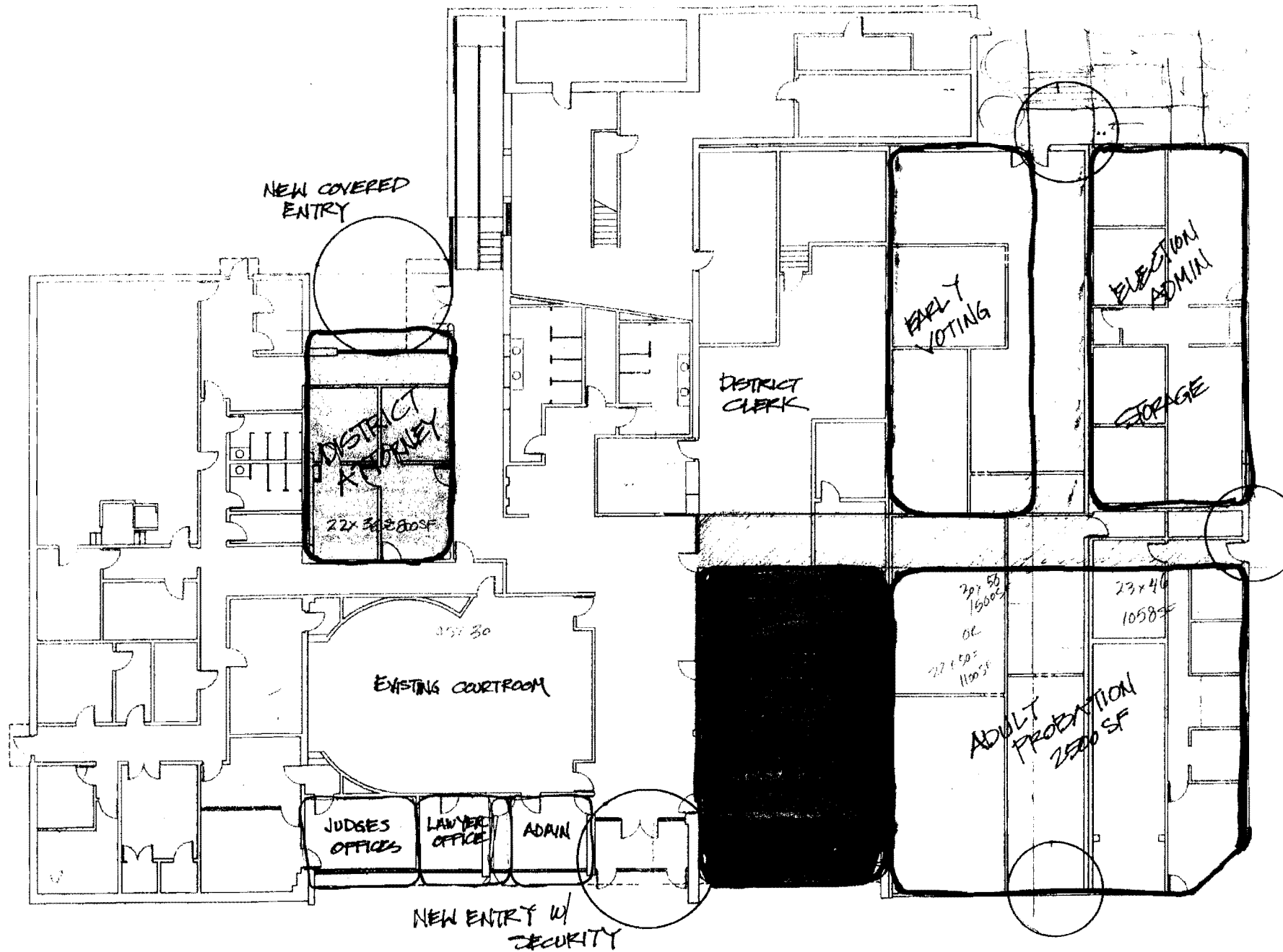
A



B

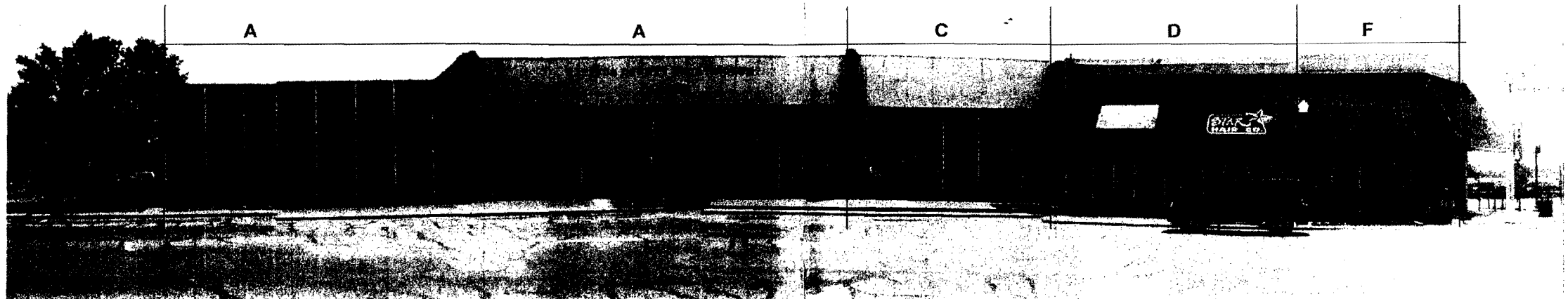


C



D

SOUTH SIDE OF DOWNTOWN SQUARE – NORTH FAÇADE OF ANNEX AND NEW SPACE



WEST FAÇADE OF NEW SPACE

