

Titus County Construction Update

24 August 2015

Completed County Renovations to Date

- **Riddle Street Building**
- **Asbestos Assessment and Abatement - Annex and Ratliff**
- **Adult Probation**
- **Elections Admin Storage**
- **County Computer Room**

In Progress - Ratliff Renovation

- **Wood work completed and stained/sealed**
- **Granite countertops scheduled to be installed later this week**
- **Next steps**
 - Glass
 - Ceiling Tile
 - Tile Floors
 - HVAC finish out
 - Cabinet Hardware
 - Countertops
 - Communications
 - Cameras
 - Blinds and shades
 - Exterior Trellis
- **Anticipate completion by September 30**
- **Would suggest an additional Ratliff effort for Exterior - Powerwash/Repair/Caulk/Paint of fascia and railings - estimated cost of \$2700 (Richard Jones)**

Future County Facility Construction Needs

1. **Corner Façade - \$30-35,000** (Design and construction)
 - Façade and minimal utilities needed to ready for lease out
2. **Courthouse Security Initiative** (preliminary estimate ranges between \$75K and \$100k depending on the amount of exterior façade work included at front and rear entries)
 - Open up hallway to connect Adult Probation with court areas to centralize security and provide access to public restrooms as originally designed
 - Convert former T&VR area into waiting room (Minimal work - paint, new flooring, ceiling tile patches, add seating for courtroom crowds in lieu of hallway and street
3. **Construct New Courtroom - On Hold** for now
4. **Renovation of District Judges areas**
 - Provide additional office and admin areas and new private restroom for judges
5. **Renovation of District Attorney Area**
 - Provide additional office space and secure rear entry
6. **Renovation of Balance of Courthouse Annex Façade**

Options for Progressing

- A. **Advertise and Hire an Architect** (with Engineers) to prepare 100% design drawings and construction management and then put out for bids for construction. (Cost - 15-20% of construction costs)
- B. **Hire an Architect** (with Engineers) to prepare schematic design drawings then (1) advertise and select a design build team to finish the design and construct the renovations - retain the architect for construction management or (2) Take the schematic designs straight to qualified builder bids



