



Legislation Details (With Text)

File #:	15-0615	Version:	1	Name:	Office Building for the Brazos Central Appraisal District
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	10/12/2015	In control:		In control:	City Council Workshop
On agenda:	10/22/2015	Final action:		Final action:	
Title:	Presentation, possible action, and discussion relating to a proposal for a new office building for the Brazos Central Appraisal District.				
Sponsors:	Aubrey Nettles				
Indexes:					
Code sections:					
Attachments:	Entity Building Presentation 8_28_15.pdf				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, possible action, and discussion relating to a proposal for a new office building for the Brazos Central Appraisal District.

Relationship to Strategic Goals:
Good Governance
Core Services and Infrastructure
Diverse Growing Economy

Recommendation(s):

Background & Summary: The Brazos Central Appraisal District is seeking a new building due to concerns with growth, security, customer service, and technology. The Brazos Central Appraisal District Board of Directors recommends building rather than leasing office space to give the property owners the best value for their tax dollars and to provide improved security, efficiency and technology for the CAD staff as well as the public.

Budget & Financial Summary: N/A

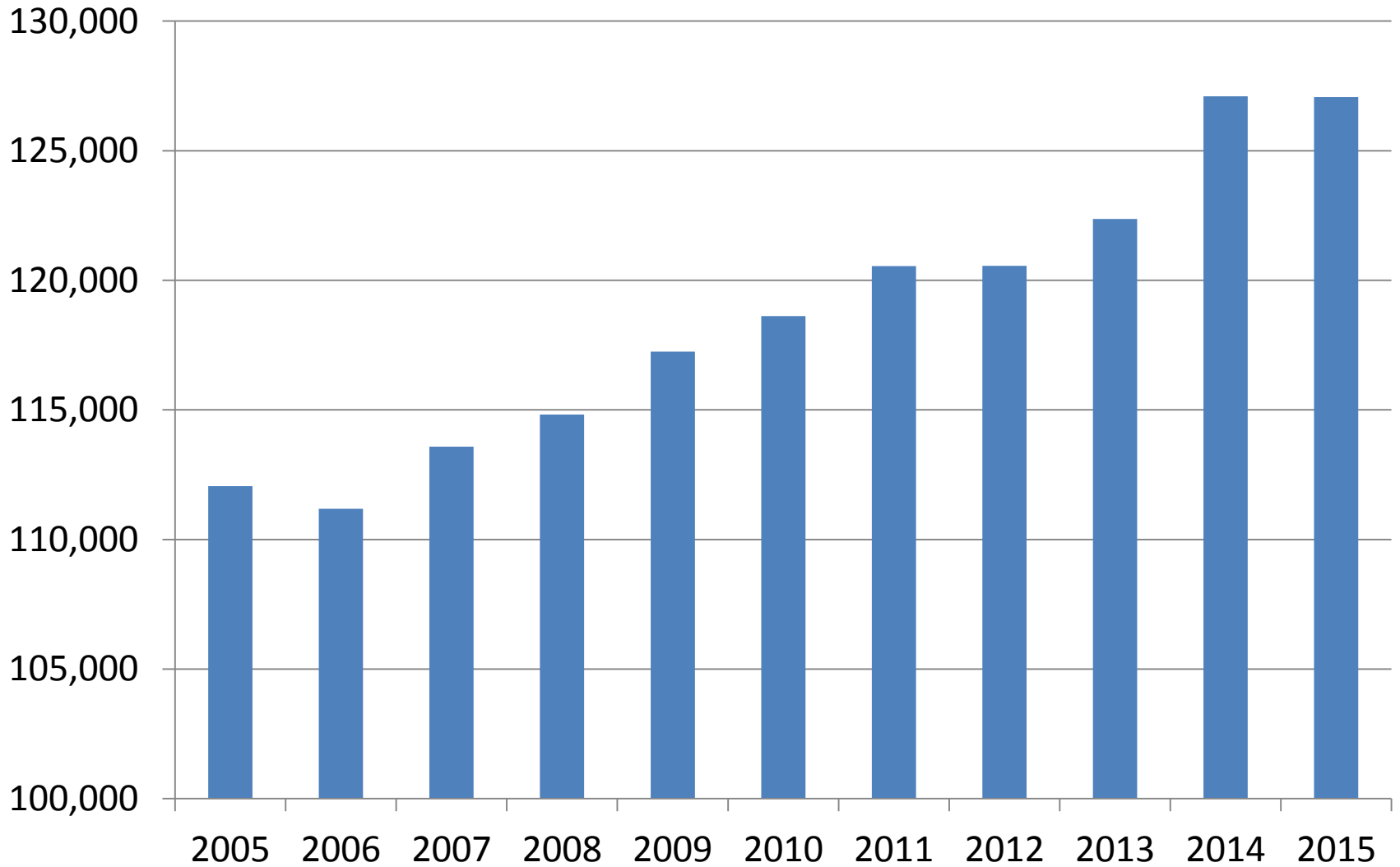
Attachments: N/A

Brazos Central Appraisal District Building Proposal

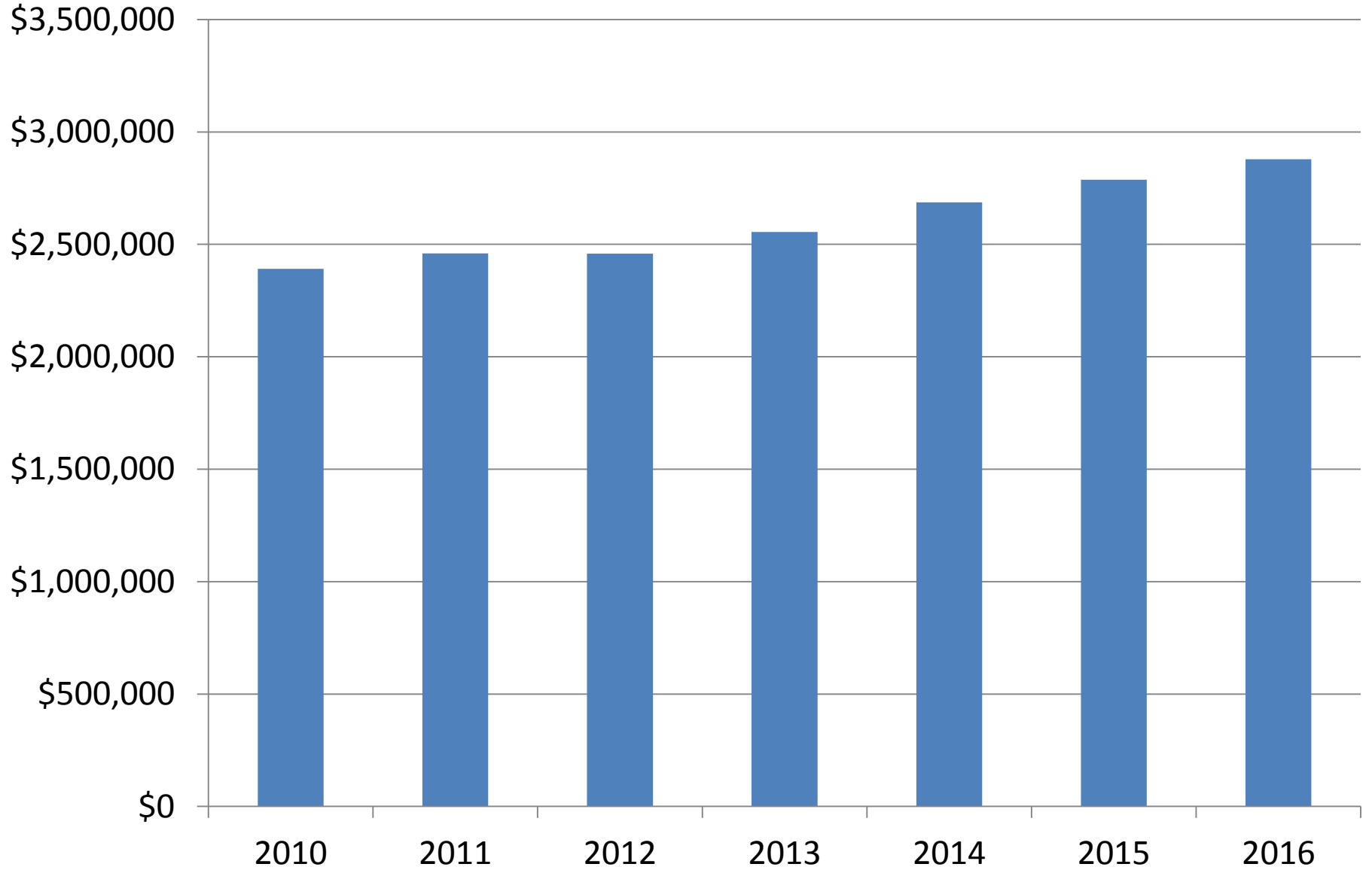
Factors Considered

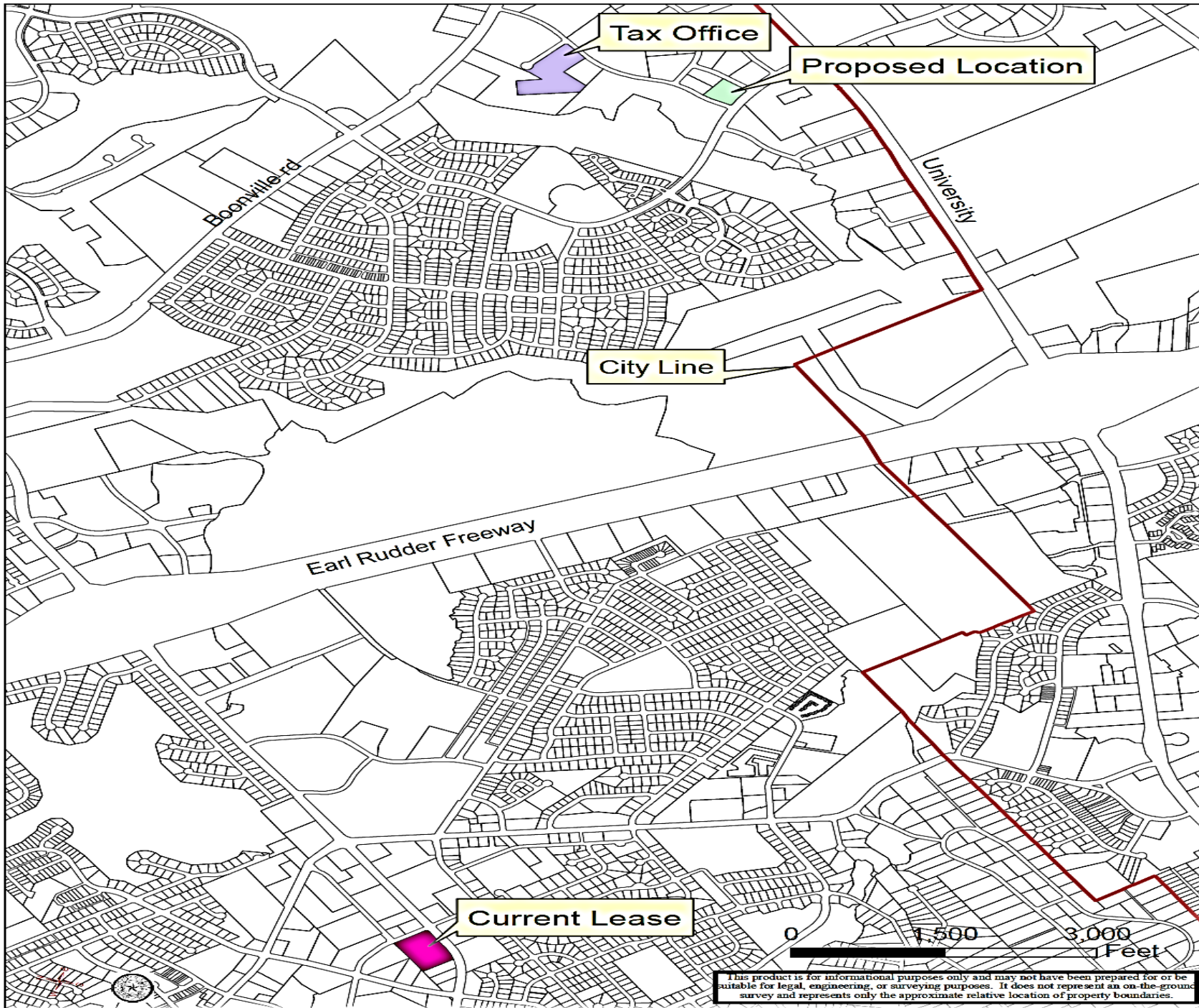
- Growth – Population growth
- Security – How can we best control the flow of visitors in our office
- Customer Service – How can we best serve Brazos County property owners in the future
- Technology – How to improve our aging office infrastructure and plan for the future

Parcel Count 2005 – 2015
(+15,000 Parcels)



Historical Budget Numbers (Average Change 3.1%)





Tax Office

Proposed Location

City Line

Current Lease

0 1,500 3,000 Feet

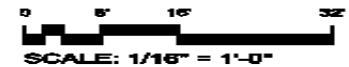
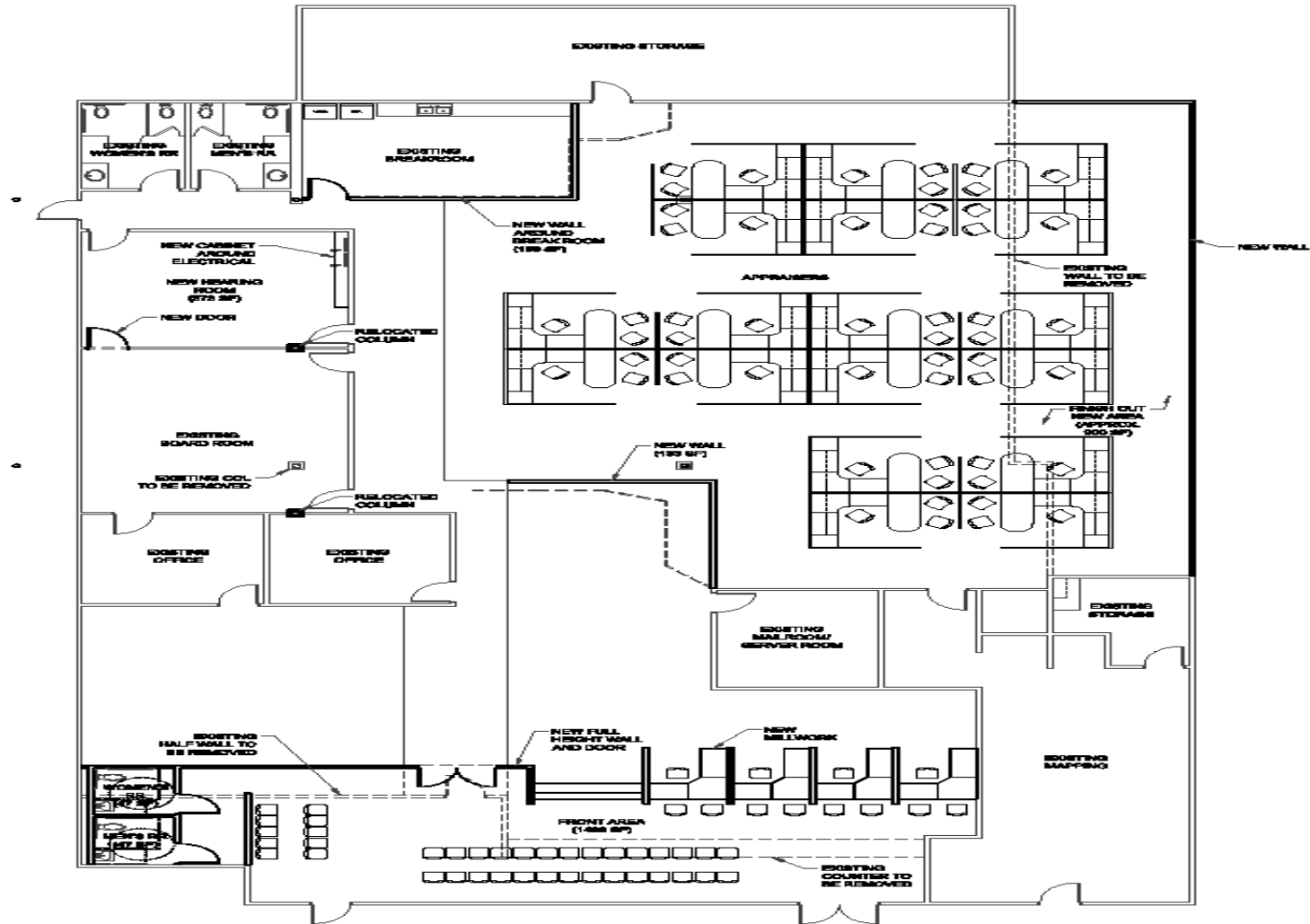
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Building Site

The proposed building site has been owned by the Marr Family Limited Partnership since 2002.

The site is 2.145 acres located on Copperfield Drive with access off both Pendleton Drive and Stoneparc Drive.

Renovation 11,500 Sq. Feet



BCAD Proposed Building Schematic Design



Brazos Central Appraisal District - 11,550 SF

April 2015



Proposed BCAD Site Plan



BRAZOS CENTRAL APPRAISAL DISTRICT
OPTION B



0 25' 50' 100'



SCALE: 1" = 50'



GOODWIN-LASTER-STRONG

LAND SURVEYING • APPRAISAL SERVICES • ENGINEERING • ARCHITECTURE
1808 W. CHESTNUT DR. STE. 202 • LUBBOCK, TEXAS 79402 • (806) 801-4800
4077 S. DOWNEY PARK DR. STE. 100 • SPRING, TEXAS 77469 • (281) 376-8700
1000 W. WOODBRIDGE BLVD. • TOMBALL, TEXAS 77480 • (281) 376-8700

© 2012 ALL RIGHTS RESERVED BY GOODWIN-LASTER-STRONG, INC. UNAUTHORIZED REPRODUCTION IS PROHIBITED. VISUALS COURTESY FROM GOODWIN-LASTER, INC.

BCAD Building Cost Projections

GOODWIN • LASITER • STRONG

ENGINEERING • ARCHITECTURE • INTERIOR DESIGN • SURVEYING
LUFKIN • GROESBECK • BRYAN/COLLEGE STATION



www.glstexas.com

**Brazos Central Appraisal District
New Building with Site Improvements
Cost Estimate
May 7, 2015**

EAST TEXAS OFFICE
(936) 637-4900
FAX (936) 637-6330

CENTRAL TEXAS OFFICE
(979) 696-6767
FAX (979) 696-2685

<u>DESCRIPTION</u>	<u>AREA</u>	<u>\$/UNIT</u>	<u>ESTIMATED COST RANGE</u>
BUILDING AREA	11,550 SF	160 - 180	\$1,848,000 - \$2,079,000
ATTIC STORAGE	1,600 SF	40 - 60	\$64,000 - \$96,000
SITE CONCRETE	70 SPACES	2,000 - 2,300	\$140,000 - \$161,000
EARTHWORK (2.15 ACRES)	95,000 SF	1 - 2	\$95,000 - \$190,000
CONTINGENCIES			\$30,000 - \$50,000
CONSTRUCTION COST			\$2,177,000 - \$2,576,000
SOFT COSTS (8%)			\$174,160 - \$206,080
DATA CABLING			\$40,000 - \$51,000
SECURITY			\$70,000 - \$95,000
LANDSCAPING			\$8,000 - \$10,100
<i>FURNISHINGS, FURNITURE AND EQUIPMENT</i>			Cost Not Included
TOTAL PROJECT COSTS			\$2,469,160 - \$2,938,180

Midpoint Cost - \$2,703,670

Costs Allocated to Voting Taxing Entities - Lease Option

Taxing Entity	% BCAD Budget	2015 Current Allocated Annual Occupancy costs Lease Option	2017 Projected Allocated Annual Occupancy Costs Lease Option	Annual Increased Cost to Entities
Brazos County	0.2157	\$34,492	\$42,378	\$7,886
City of Bryan	0.0887	\$14,184	\$17,426	\$3,243
City of College Station	0.0980	\$15,671	\$19,254	\$3,583
BISD	0.2634	\$42,119	\$51,749	\$9,630
CSISD	0.3261	\$52,145	\$64,067	\$11,922
Other Entities	0.0081	\$1,295	\$1,591	\$296
TOTAL FOR ALL VOTING TAXING ENTITIES	1.0000	\$159,906	\$196,466	\$36,560

Costs Allocated to Voting Taxing Entities - Purchase Option

Taxing Entity	% BCAD Budget	2015 Current Allocated Annual Occupancy costs - Lease Option	2017 Projected Allocated Annual Occupancy Costs - Purchase Option	Annual Increased Cost to Entities
Brazos County	0.2157	\$34,492	\$43,860	\$9,368
City of Bryan	0.0887	\$14,184	\$18,036	\$3,852
City of College Station	0.0980	\$15,671	\$19,927	\$4,256
BISD	0.2634	\$42,119	\$53,559	\$11,440
CSISD	0.3261	\$52,145	\$66,309	\$14,163
Other Entities	0.0081	\$1,295	\$1,647	\$352
TOTAL FOR ALL VOTING TAXING ENTITIES	1.0000	\$159,906	\$203,339	\$43,433

**Summary Schedule
Comparison of Projected 2017 Occupancy Costs
Lease Vs. Building Purchase**

Taxing Entity	% BCAD Budget (2015)	Annual Occupancy Cost to Entities (Lease)	Annual Occupancy Cost to Entities (Building Purchase)	Annual Cost Difference to Entities (Lease vs. Building Purchase)
Brazos County	0.2157	\$42,377	\$43,861	\$1,484
City of Bryan	0.0887	\$17,427	\$18,036	\$609
City of College Station	0.0980	\$19,254	\$19,927	\$673
BISD	0.2634	\$51,749	\$53,559	\$1,810
CSISD	0.3261	\$64,068	\$66,309	\$2,241
Other Entities	0.0081	\$1,591	\$1,647	\$56
TOTAL FOR ALL ENTITIES	1.0000	\$196,466	\$203,339	\$6,873

Equity Build Up Analysis - Lease Cost VS Purchase Cost

Lease Analysis

Lease Cost For 15 Years @ \$1.15/SQ FT (Assuming No Rent Increase)	Equity Build Up	Lease Cost For 15 Years @ \$1.06/SF FT (Assuming No Rent Increase)	Equity Build Up
\$2,380,500	\$0	\$2,194,200	\$0

Purchase Analysis

Mortgage Payments (After 15 Years)	Remaing Mortgage Amount	Appraised Value (Assuming No Appreciation)	Equity Build Up
\$2,296,805	\$1,306,117	\$3,203,670	\$1,897,553

Summary

- The Brazos Central Appraisal District Board of Directors recommends building rather than leasing office space to give the property owners the best value for their tax dollars and to provide improved security efficiency and technology for the CAD staff as well as the public.