



Brazos County Extension Office

*Project Update
February 5, 2019*



The
Arkitex
Studio, Inc.

308 N. Bryan Ave.
Bryan, TX 77803
P (979)821-2635
F (979)775-8224
www.arkitex.com

Summary

Why new building?

- Exceeded the capacity of their existing building
- Existing building does not meet the technology needs
- Existing building is outdated
- Existing does not meet current building and handicap codes

Feasibility Study:

- Gathered information about the existing facilities
- Meet with the administration to determine the needs
- The existing building is approximately 3,500 sf
- Prepare a program of spaces
- Provide an estimate of the probable construction cost
- The initial Program was for 11,522 sf . Revised to 9,160 sf



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Program

PROGRAM OF SPACE REQUIREMENTS

Draft POR

Division/Space	Qty.	Space Size (w x l)			NSF
OFFICE AREA					
Entry Lobby w/ reception desks and display space	1	12	x	15	180
Entry vestibule with drop-off shelf	1	7	x	8	56
Agent Offices	8	12	x	10	960
Staff office (open office area for 6 workstations)	1	20	x	20	400
Large Meeting Room - 120 seats	1	50	x	57	2850
Cooking School Kitchen	1	10	x	16	160
Medium Conference Room - 14 seats at table	1	14	x	25	350
Master Gardener Storage	1	10	x	15	150
General Storage	2	15	x	18	540
Large Conference Room Storage	1	7	x	12	84
Restrooms (2 fixtures per gender + 1 lav)	2	9	x	18	324
IT Closet	1	6	x	8	48
Copy/Workroom	1	14	x	20	280
Covered loading area	1	12	x	10	120
Covered Outdoor Storage	1	10	x	10	100
Custodian	1	6	x	6	36
Mechanical Room	1	10	x	10	100
Electrical	1	6	x	8	48
<i>Subtotal Office</i>				6786	
<i>Subtotal NSF</i>					6786
<i>Add Gross Factor (assume 35% for walls, circulation, etc.)</i>					2375
TOTAL PROBABLE BUILDING GSF AREA					9161

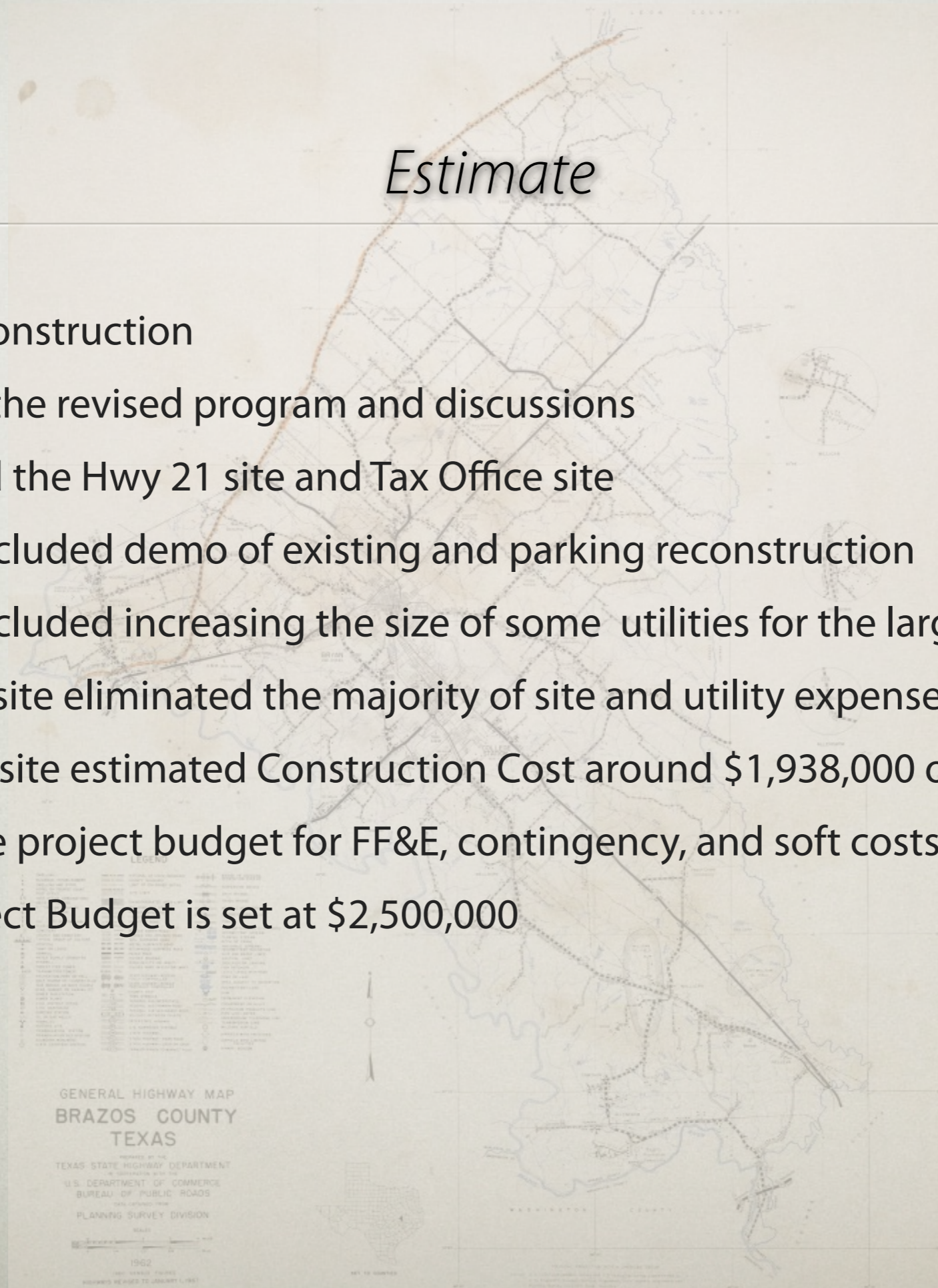


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Estimate

- Vaughn Construction
- Based on the revised program and discussions
- Compared the Hwy 21 site and Tax Office site
- Hwy 21 included demo of existing and parking reconstruction
- Hwy 21 included increasing the size of some utilities for the larger building
- Tax office site eliminated the majority of site and utility expenses
- Tax Office site estimated Construction Cost around \$1,938,000 or \$211/sf
- 20% of the project budget for FF&E, contingency, and soft costs
- Total Project Budget is set at \$2,500,000



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