

101 N. Texas Ave.
/ Courthouse Annex

Fourth Floor
Workshop



Project Background

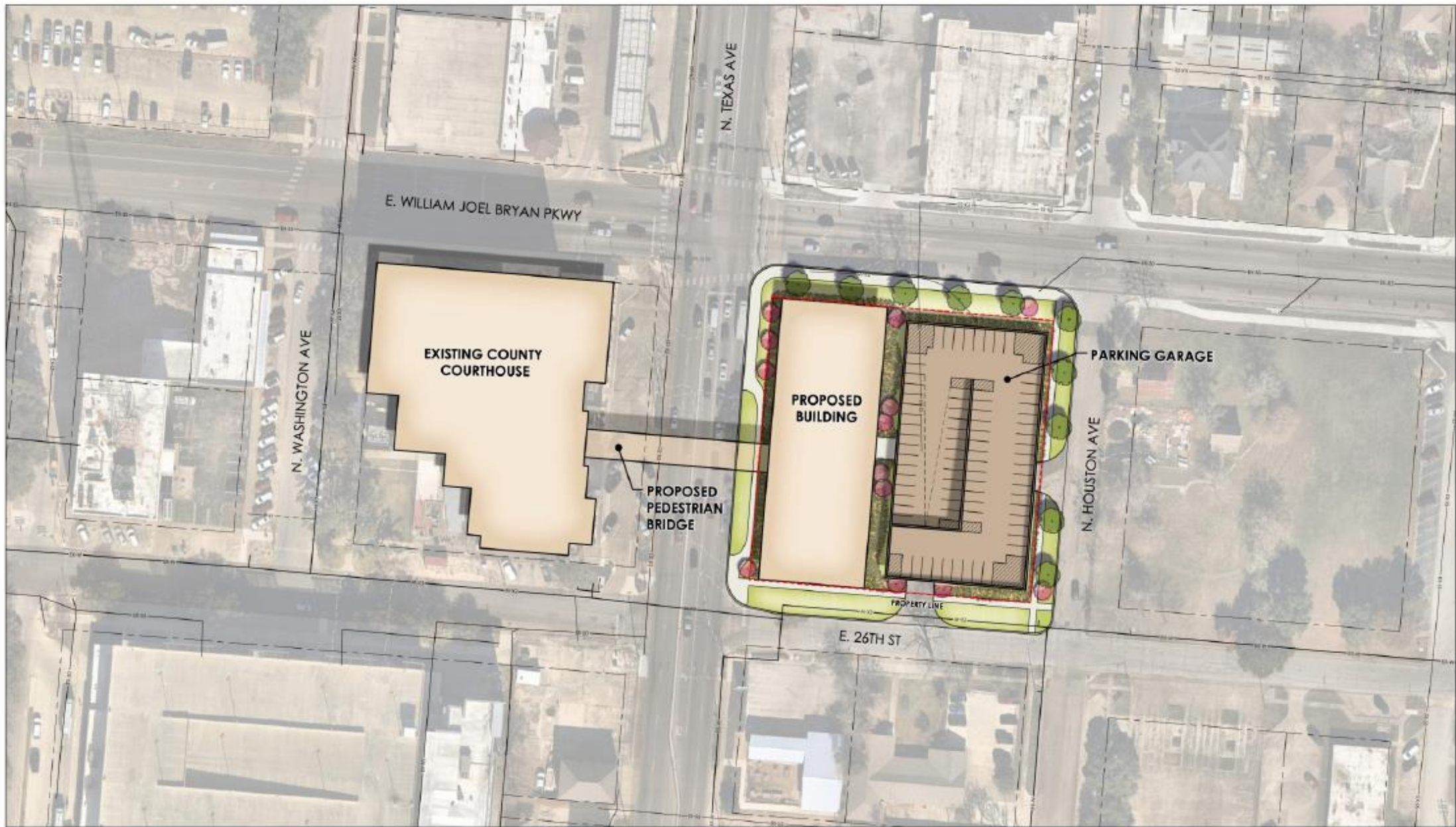
- Property and Building Acquired by Brazos County in 2021
- 2022-2023 Feasibility Study with Arkitex Studio
- Planning Endeavor w/ Broaddus Planning in 2024
- TxDOT moved the traffic signal and pedestrian crossing at 26th St. to 27th St.
- Building Demo in 2024
- Solicitation for CMAR and Design Team in November 2024
- Awards in February 2025
- Pre-Construction Notice to Proceed in April 2025
- Currently in the Design Development phase of the project



Project Background

- Direction from the Commissioner's Court to use the new building as a home for:
 - Public Defender's Office
 - Justice of the Peace, Pct. 4
 - Constable, Pct. 4
 - Adult Probation/CSCD
- Direction was to also include an elevated walkway as a secure passage from the new building to the current Courthouse.









Project Background

- The idea of the 4th floor or additional future space in this building had been a discussion point since inception, and direction was given to price what an additional floor would cost the project.
- The Court at the time had advanced an idea in our construction designs to attempt to make space, where feasible, for additional Courtrooms in the Courthouse for the future.
- This was validated in the planning process.



Project Background

Sufficient Space

- Meet current space demands and the ability to grow in facility into the future
- Future growth/adaptation not limited by facility



Project Background

- Growth factor in Courthouse Annex departments based on current drawings:
 - Constable, Precinct 4: +3, 33% Growth Factor. Anticipating need for additional staff to handle building security.
 - Justice of the Peace, Precinct 4: +1, 20% Growth Factor
 - Adult Probation: +5, 8% Growth Factor
 - Public Defender's Office: +11, 50% Growth Factor. Anticipating continued expansion of the PDO.



Project Background

- The current Courthouse has several strategic advantages as a home for Courts that don't exist in our other facilities, including:
 - Detention Sally Port
 - Detention Holding Cells & Detention Elevators for private inmate flow.
 - Security screening area for persons and baggage.
- Unfortunately, the Courthouse has one major disadvantage. Additional square footage can not be added to the building, requiring the County to remove existing departments to free up space for future Courts.



Project Background

- Penciled in Future Plans for Courthouse to support additional Courts:
 - Relocate District Attorney's Office to current Adult Probation Building. Re-model required. Will need to utilize portions of the unfinished 1st floor. Planning endeavor funded in FY25 budget.
 - Relocate 472nd District Court up to the 4th Floor in the current JP/Constable Pct. 4 space. Re-model required.
 - Re-establish the "Old 85th" as the ceremonial/spare Courtroom for the Courthouse. This space has been used by all courts in some form or fashion over the years when we've had issues in other courtrooms, needed a larger space to select a jury, and/or as a space for a visiting judge in a change of venue case.



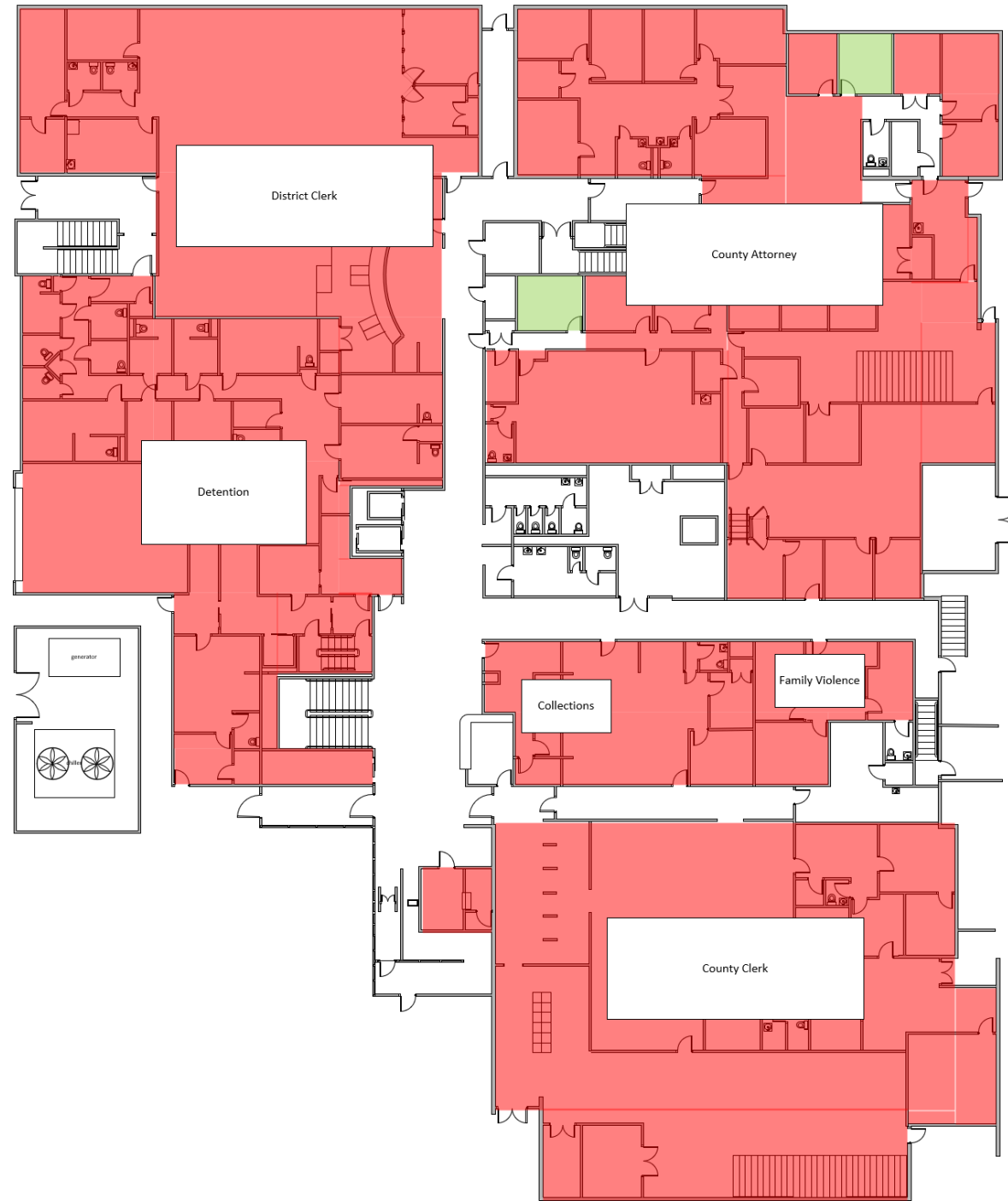
Project Background

- Penciled in Future Plans for Courthouse to support additional Courts:
 - Plan for the buildout and establishment of a central jury pool location on 3rd floor. This will create an efficiency in the jury selection system, as well as alleviate the congestion issues in the Courthouse when multiple juries are being selected.



**Brazos
County
Courthouse**
First Floor

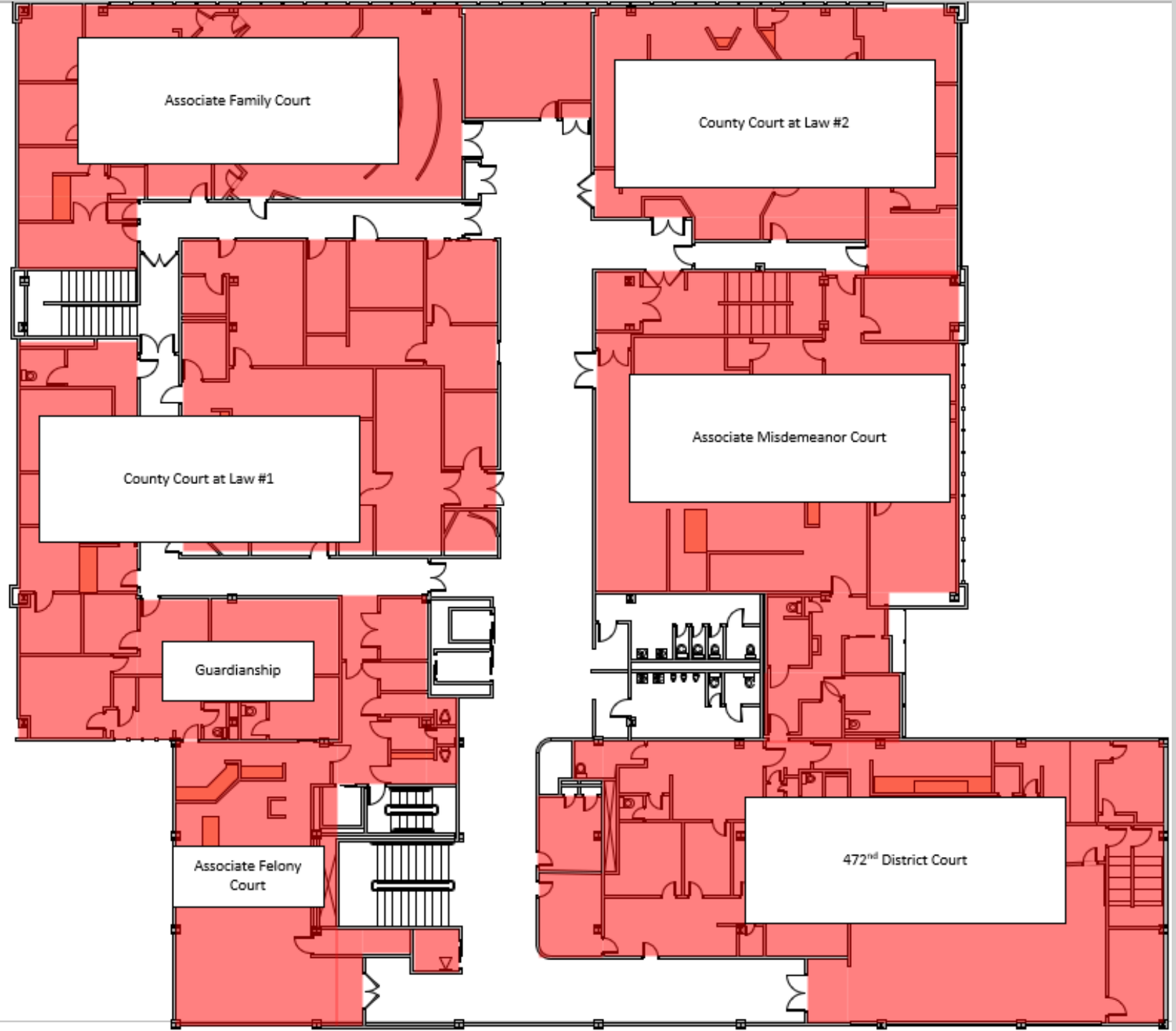
Pre-Construction





**Brazos
County
Courthouse**
Second Floor

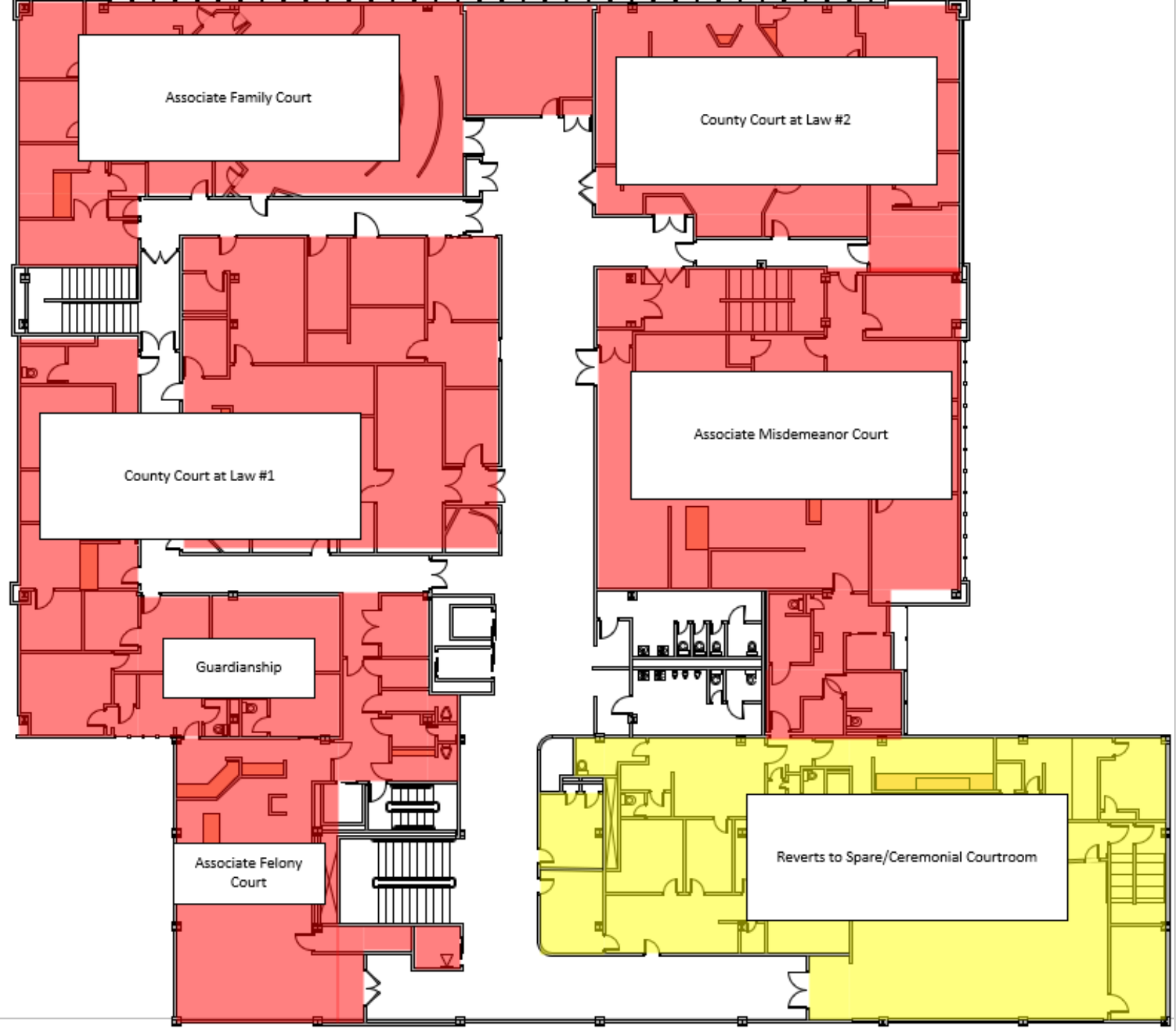
Pre-Construction





**Brazos
County
Courthouse**
Second Floor

Post-Construction





**Brazos
County
Courthouse**
Third Floor

Pre-Construction





**Brazos
County
Courthouse**
Third Floor

Post-Construction





**Brazos
County
Courthouse**
Third Floor

Post-Construction





**Brazos
County
Courthouse**
Fourth Floor

Pre-Construction





Brazos County
Courthouse
Fourth Floor

Post-Construction



361st District Court

85th District Court

272nd District Court

Detention & Law Library

Future 472nd District Court







County Growth

- Population trends over the last two decades:
 - Brazos County Population:
 - 2005: 176,765
 - 2024: 249,624
 - YTY Growth: Average 3835; 1.53%
 - Total Growth: 72,859; 29%



County Growth

- Population trends over the last two decades:
 - Brazos County Employees (FTEs):
 - 2010: 798
 - 2024: 1007
 - YTY Growth: Average 15; 1.6%
 - Total Growth: 209; 21%



County Growth

- Population trends over the last two decades:
 - Brazos County Employees (FTEs) per 1000 residents:
 - 2010: 4.08
 - 2024: 4.03
 - Comparable Counties (FTEs) per 1000 residents:
 - Williamson County (Georgetown): Pop. 747,027 – 2.67
 - Hays County (San Marcos): Pop. 303,252 – 3.77
 - Webb County (Laredo): Pop. 272,206 – 5.59
 - Smith County (Tyler): Pop. 251,637 – 3.64
 - Jefferson County (Beaumont): Pop. 251,286 – 4.31
 - Comal County (New Braunfels): Pop. 212,286 – 4.13
 - Guadalupe County (Seguin): Pop. 199,958 – 5.54



County Growth

- Court Trends for Comparable Sized Counties:
 - Comparable Counties in Population:
 - Hays County (San Marcos): Pop. 303,252
 - District Courts: 6; CCLs: 3
 - Webb County (Laredo): Pop. 272,206
 - District Courts: 4; CCLs: 2
 - Smith County (Tyler): Pop. 251,637
 - District Courts: 5; CCLs: 3
 - Jefferson County (Beaumont): Pop. 251,286
 - District Courts: 9; CCLs: 3
 - Comal County (New Braunfels): Pop. 212,286
 - District Courts: 5; CCLs: 3
 - Guadalupe County (Seguin): Pop. 199,958
 - District Courts: 4; CCLs: 2



County Growth

• Courthouse Departmental Growth Last 8 Years:

- County Clerk – 46% Growth
 - 2017: 13
 - 2025: 19
- District Clerk – 21% Growth
 - 2017: 19
 - 2025: 23
- County Attorney – 20% Decline
 - 2017: 34
 - 2025: 27
- District Attorney – 25% Growth
 - 2017: 36
 - 2025: 45
- Collections – 17% Growth
 - 2017: 6
 - 2025: 7



County Growth

- New Court Related Departments in the Last 10 Years:
 - Family Law Associate Court
 - Guardianship
 - Jury Services
 - 472nd District Court
 - Public Defender's Office



County Growth

- Future Courts:
 - Peer Benchmarking 5+/- Brazos:
 - District Courts: ~1.98 Courts per 100,000 residents.
 - County Courts at Law: ~1.05 Courts per 100,000 Residents



County Growth

- Future Courts:
 - Projecting Court Additions Based on Peer Benchmarks & Growth Trends from 2020–2025:

Court Addition	Population Trigger	1.0% Growth	1.3% Growth (Recent)	2% Growth
5th District Court	~252,000	2026	2026	2026
3rd CCL	~286,000	2039	2036	2033
6th District Court	~303,000	2044	2040	2035
4th CCL	~381,000	2068	2058	2047



Comments
&
Questions