

WALLER COUNTY NEW COURTHOUSE TOWNHALL

SEDALCO
CONSTRUCTION SERVICES

 **BRINKLEY
SARGENT
WIGINTON**
ARCHITECTS

August 1-2, 2022

PRESENTATION AGENDA

1. INTRODUCTION
2. REVIEW THE CURRENT CONDITIONS
 - a. DISCUSS POSSIBLE COSTS
3. SHOW THE DESIGN AS DEVELOPED THUS FAR
4. COST SAVING STRATEGIES
5. ANSWER YOUR QUESTIONS

2. CURRENT BUILDING CONDITIONS



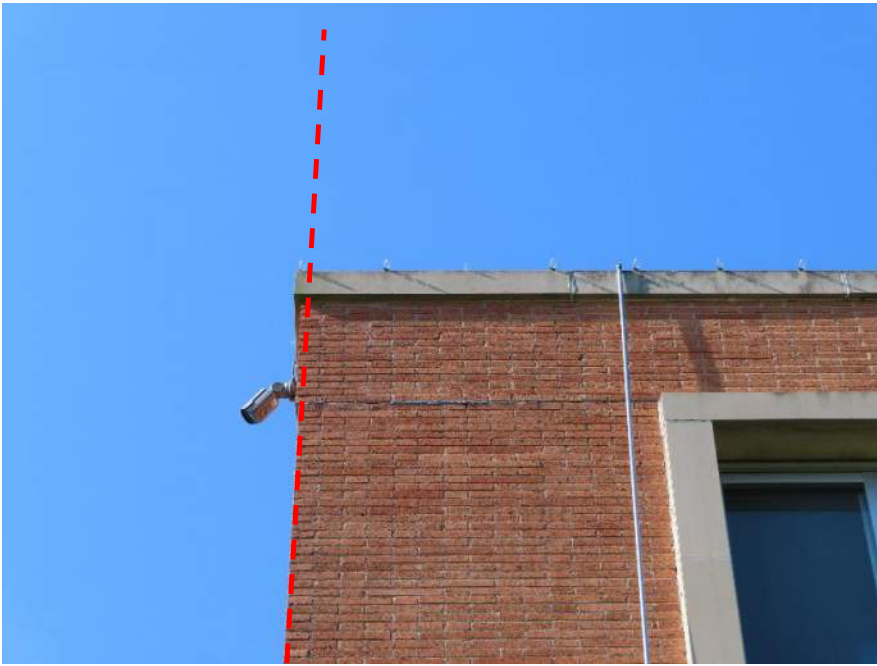
ASSESSMENT OF EXISTING COUNTY COURTHOUSE

From the Structural Engineering Assessment: “Replacing/Repairing the precast concrete channels: Due to the invasive nature of this solution, it is likely to be cost-prohibitive to the overall project to be a viable option.”

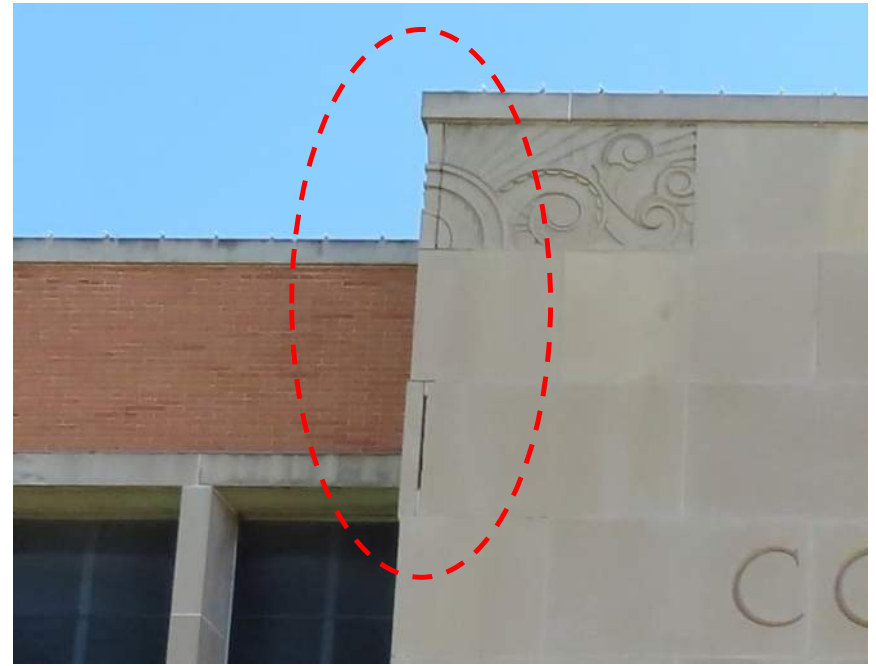


Foundation beams – concrete is spalling which exposes rebar, leading to beam failure

ASSESSMENT OF EXISTING COUNTY COURTHOUSE



Parapet wall shifted out of plumb at exterior corner/s



Stone façade pieces are loose / pulling away from exterior wall

ASSESSMENT OF EXISTING COUNTY BUILDINGS – 1955 COURTHOUSE



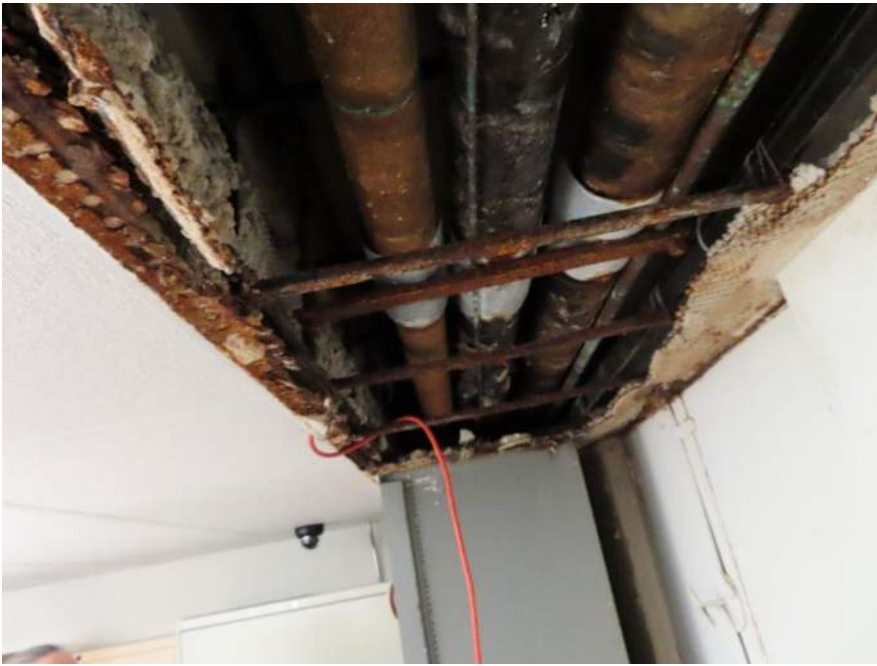
- Water ponding on roof
- 3 of 4 corner roof drains rusted out & capped

ASSESSMENT OF EXISTING COUNTY COURTHOUSE

Status on Mechanical/Electrical/Plumbing:

- Potable and chilled water pipes cannot be cut & replaced
- Many pipes are rusted thru and cannot be rethreaded
 - Only way to repair is with epoxy – a painstakingly long process and truly only a Band-Aid
- Package Chiller – 7 years remaining on typical life span.
- Air ducts – **30 years beyond** typical/effective life span.
- Fans – **40 years beyond** typical/effective life span.
- Water Coils – **40 years beyond** typical/effective life span.
- Hot Water Pumps – 7 years left on typical life span.
- Valve Actuators – appear to be **original** equipment.
- Hydronic boiler – replaced within last 2 years
- Hydronic pumps – replaced with last 2 years

** Typical life spans based on ASHRAE equipment chart*



Rusted pipes, repeated leaks

2a: POSSIBLE COSTS

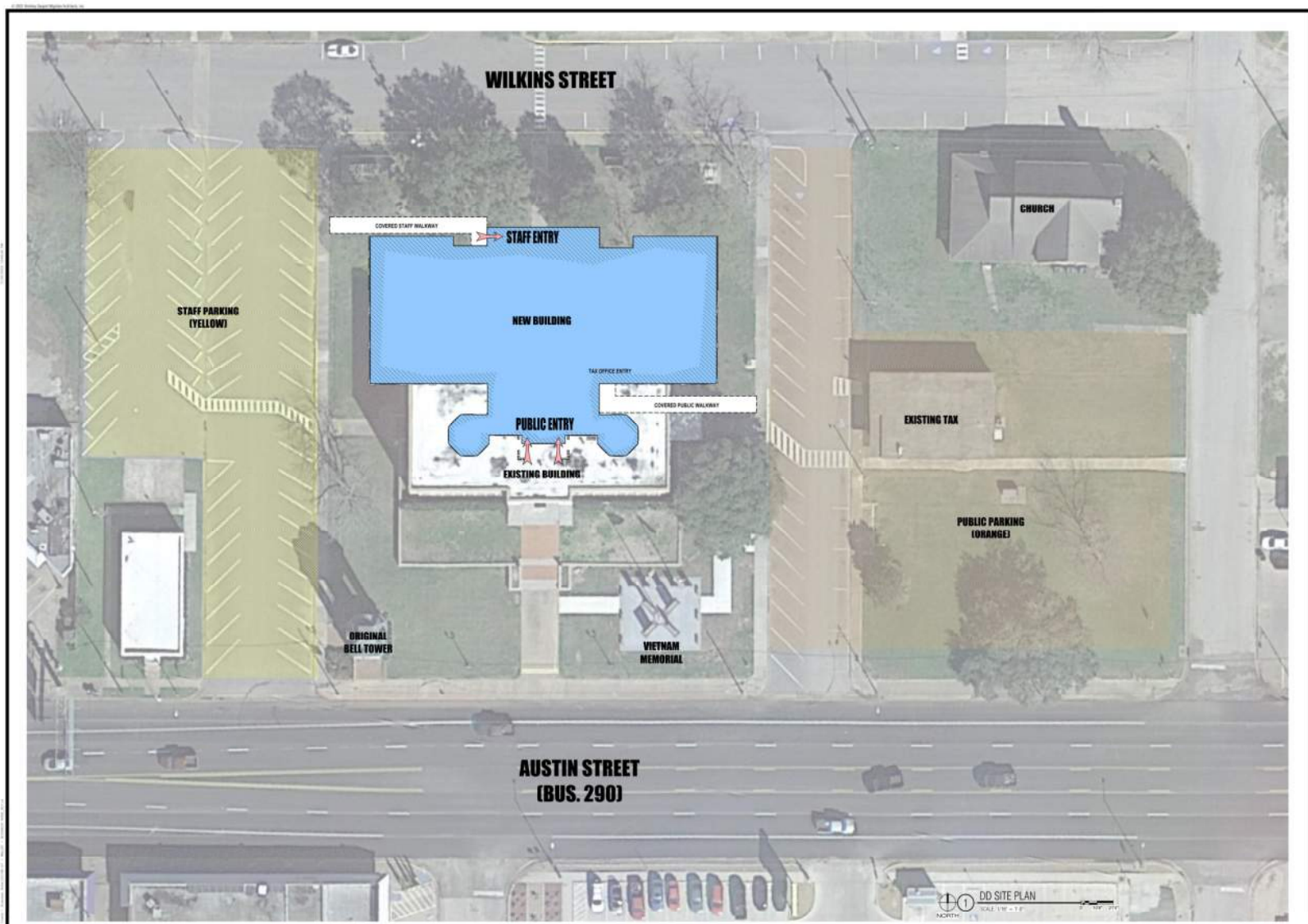
- **Construction of New Courthouse**
- **Demo of Existing Courthouse**
- **County Swing Space**
- **Fixtures & Furniture for New Courthouse**
- **Total Possible Cost: \$32 million**

3. DESIGN PROGRESS



**THE NEW COURTHOUSE WILL HOUSE THE
COMMISSIONERS COURT, TAX, CLERK OF RECORDS,
AUDITOR AND TREASURER'S OFFICES**

SITE PLAN



WALLER COUNTY - BUSINESS NODE

Project Number: 22108.01 Date: 2022-07-27

DD101 - DD SITE PLAN

BRINKLEY SARGENT WIGINTON ARCHITECTS

LEVEL 1

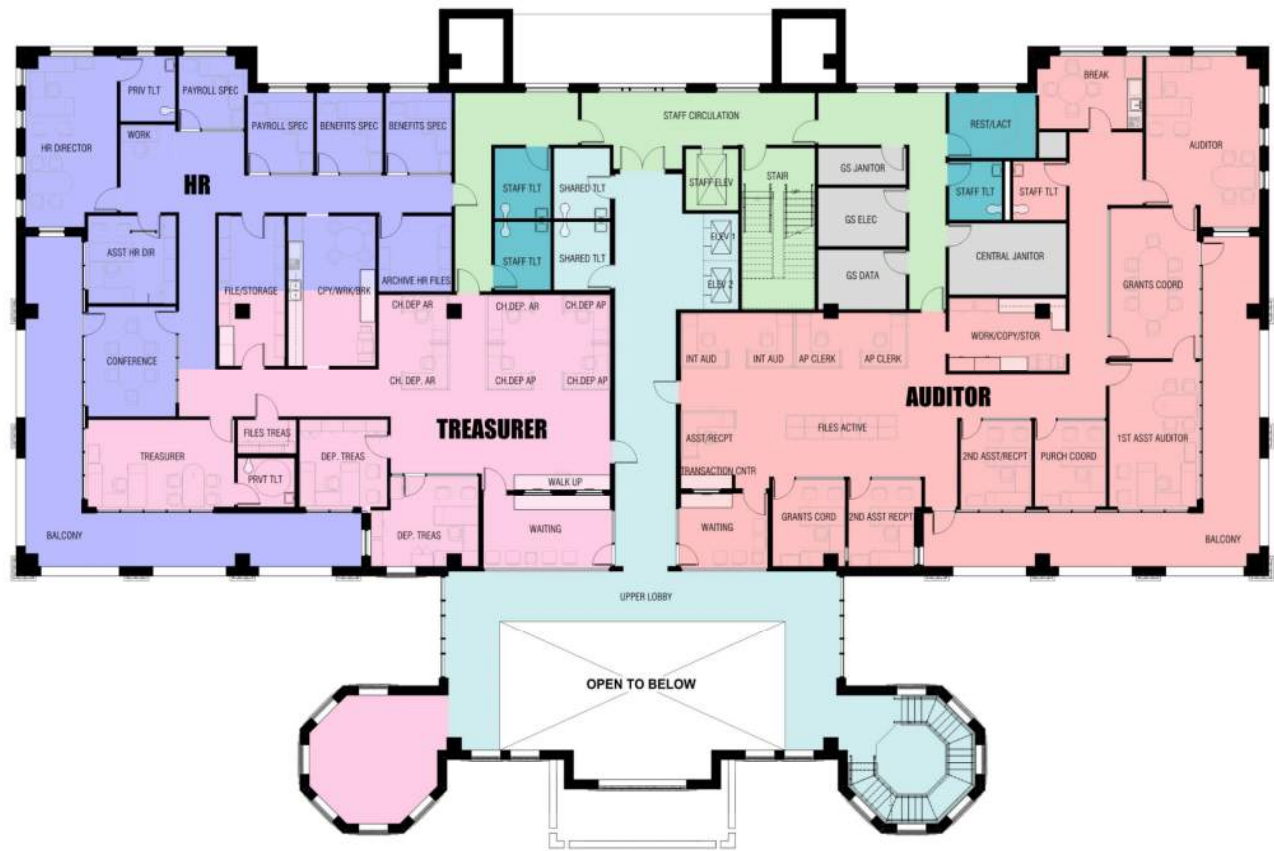
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1 LEVEL 1 - DD DEPARTMENT PLAN
SCALE: 1/8" = 1'-0"

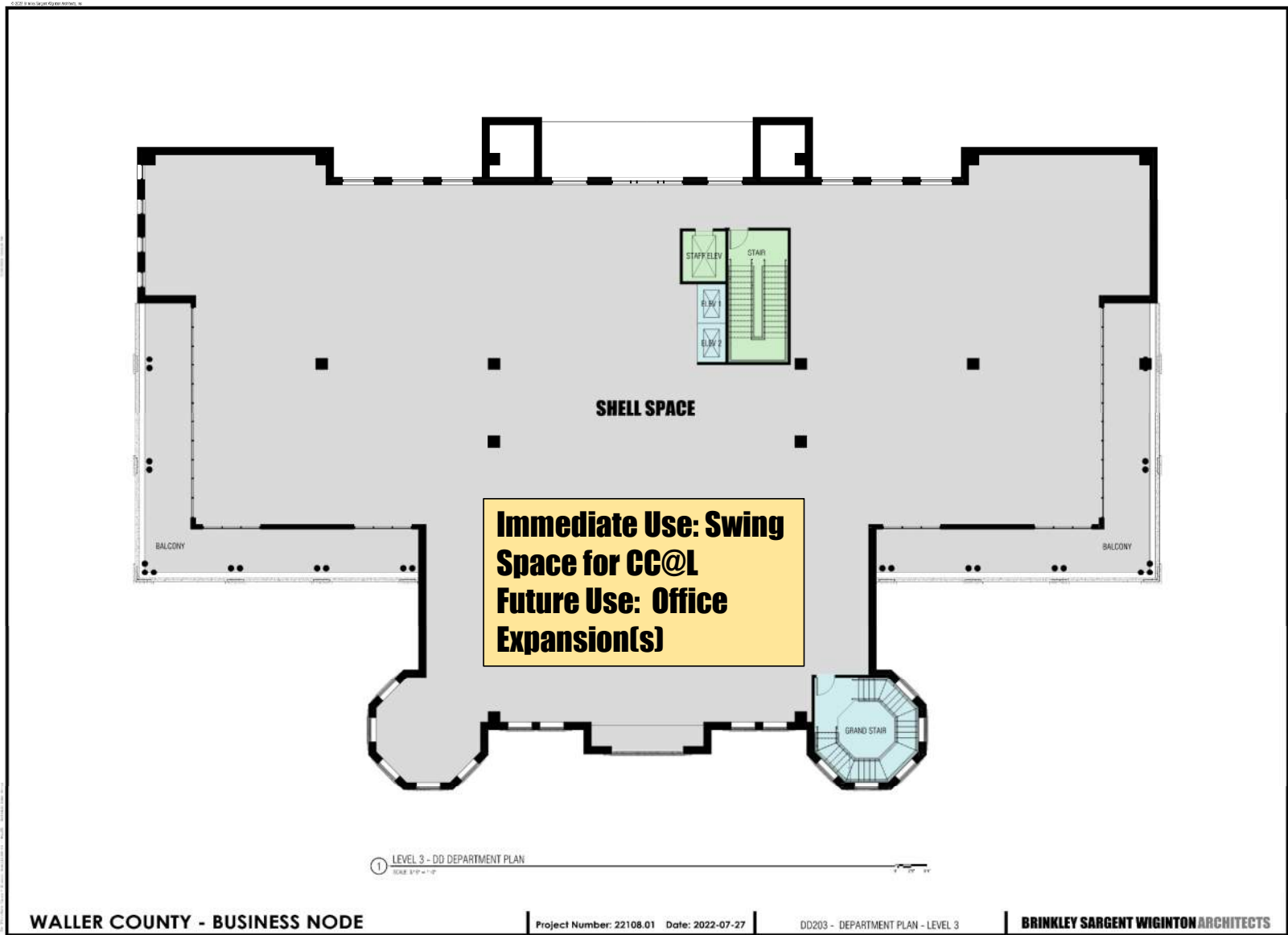


LEVEL 2



1 LEVEL 2 - DEPARTMENT PLAN
SCALE: 3/16" = 1'-0"

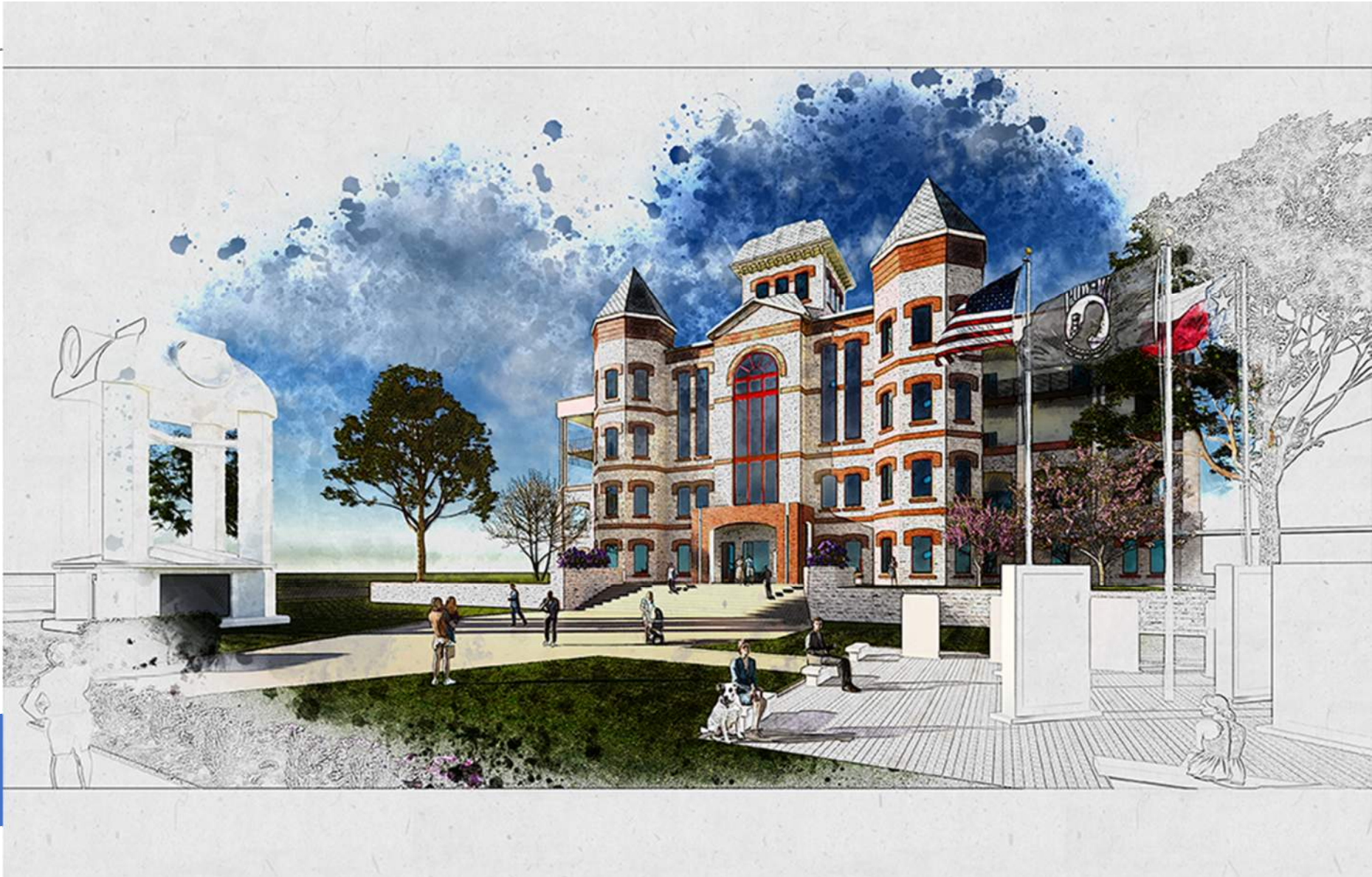
LEVEL 3



LEVEL 4



IMAGERY



5: QUESTIONS?

- **Discussion on interest costs for COs vs Bond Measure.**
- **Existing Courthouse out of service day costs: County Feedback**
- **Swing Space cost if bond fails and Courthouse becomes unusable: Portables approximately \$750,000**

Interest Impact

Waller County, Texas
Certificates of Obligation, Series 2022
Estimated Issuance Amount \$32,000,000

Interest Rate Estimates	Total Debt Service	Additional Debt Service Cost	Maximum Debt Tax Rate	Maximum Increase in Debt Tax Rate
Market Rate 4.00%	\$106,528,232		\$0.0858	\$0.0297
Estimated Rate 4.50%	\$108,683,471	\$2,155,239	\$0.0870	\$0.0309
Estimated Rate 5.00%	\$110,886,210	\$4,357,978	\$0.0882	\$0.0321
Estimated Rate 5.50%	\$113,133,599	\$6,605,367	\$0.0895	\$0.0334
Estimated Rate 6.00%	\$115,435,988	\$8,907,756	\$0.0908	\$0.0347
Current Debt Rate	\$0.0561			
Current Debt Outstanding	\$59,140,321			

THANK YOU

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