

## **BOD Regular Meeting Minutes Excerpt: December 11, 2024**

### **6. DISCUSSION/ACTION –**

(6a) Ms. Deborah Dockery, architect was present to discuss the GAD Space Planning: Expansion of existing facility or acquisition/renovation of 216 E College Street, Seguin, TX. Expansion of existing facility would include either an addition to the building by acquiring 2 acres or acquiring one acre and adding a second story to the existing building. The other option is to acquire the school at 216 E College Street. The renovation costs for the three floors of the school building would be at or about \$3.6 million. Ms. Dockery indicated the roof is fairly new, the fire sprinkler system is retrofit and operational. The elevator is also retrofitted. Mrs. Sever stated the board would have to decide what option they want to go with, but the entities could also decline to move forward with that option.

Chapter 551 of the Texas Govt. Code allowed for the board to go into executive session (551-072) at 5:45 pm. Executive session ended at 6:10 pm and the board resumed their discussion of the GAD space planning project.

(6b) A motion was made by Mrs. Sever to move forward with option 3, with the acquisition of 4 acres and the building at 216 E College Street, Seguin, TX. Mr. Amador seconded the motion. It passed unanimously. Mrs. Sever indicated there might be some hesitation from the entities due to their financial situation and having to fund this project. Mr. Snaddon stated this option will set the district up for many years to come. The area will continue to grow and will not stop any time soon.

(6c) Discussion of earnest money being paid to the seller was discussed and won't take place until after January 1<sup>st</sup>. Mrs. Sever moved to approve the Resolution 2024-10 granting Mr. Snaddon, Chief Appraiser limited authority to act, as needed on the district's behalf to secure preliminary purchase agreement contracts to include approval of option or earnest money agreements. Mr. Kelm asked if a facility assessment be included in this resolution. Mr. Amador seconded the motion. It was unanimously approved.

(6d) Discussion to consider action by Resolution 2024-11 authorizing payment for professional service provided by Deborah J. Dockery, Architect using available funds from the Guadalupe Appraisal District Master plan reserve fund balance. Mrs. Sever moved to approve the Resolution and Mr. Lievens seconded the motion. It passed unanimously.

Resolution 2024-12 to authorize Chief Appraiser to proceed in gaining required  $\frac{3}{4}$  approval from the governing bodies of GAD's active taxing units for selected GAD Space Planning Project was omitted and will be brought forth at a future BOD meeting.

# Guadalupe Appraisal District Expansion Options Comparisons

December 11, 2024

Opinion of Probable Project Cost

## **SINGLE STORY 8,000 SF ADDITION**

to Existing Facility Including 30 Additional Parking Stalls

Construction Cost	\$3,690,600
Contingencies 15%	\$ 553,590
“Soft” Costs 25%	<u>\$ 992,650</u>
	\$5,166,840

Land purchase cost not included. One to two additional acres are needed.

Inflation to bid date is not included (bid date unknown).

On site storm water detention will likely be required.

Fire lane turn around or second vehicle egress will be required.

Materials and systems assumed to be same as current facility.

## **TWO STORY 8,960 SF ADDITION**

to Existing Facility Including 30 Additional Parking Stalls, 2<sup>ND</sup> Floor Shell Space

Construction Cost	\$3,580,827
Contingencies 15%	\$ 537,124
“Soft” Costs 25%	<u>\$ 895,207</u>
	\$5,013,158

Square footage increased to account for elevator and 2 stairs.

Second floor not finished out initially. No a/c, no plumbing, limited electrical.

Land purchase cost not included. At least one additional acre is needed.

Inflation to bid date is not included (bid date unknown).

On site storm water detention will likely be required.

Fire lane turn around or second vehicle egress will be required.

Materials and systems assumed to be same as current facility.

## **RENOVATION OF COLLEGE STREET BUILDING – 3 STORY BUILDING 21,900 SF**

HVAC and lighting replacement, restroom upgrades, new service counter, IT and security upgrade, repave basketball court for parking

Construction Cost	\$2,539,712
Contingencies 15%	\$ 380,957
“Soft” Costs 25%	<u>\$ 634,928</u>
	\$3,555,597

Building purchase cost not included.

Inflation to bid date not included (bid date unknown).

Roofing, fire sprinkler, plumbing and electrical systems require no renovations.

Renovation of College Street Annex Building, Old Band Hall, Gymnasium and Cafeteria could be postponed to a later date.

**RENOVATION OF COLLEGE STREET BUILDING – CLASSROOM ANNEX AND OLD BAND HALL 5,290 SF**

HVAC and lighting replacement, roofing replacement, IT and security, general painting and interior finish upgrades

Construction Cost	\$ 732,346
Contingencies 15%	\$ 109,852
“Soft” Costs 25%	<u>\$ 183,086</u>
	\$1,025,284

**RENOVATION OF COLLEGE STREET BUILDING – GYMNASIUM AND CAFETERIA, 8,600 SF**

HVAC and lighting replacement, roofing replacement, IT and security, general painting and interior finish upgrades

Construction Cost	\$1,069,152
Contingencies 15%	\$ 160,373
“Soft” Costs 25%	<u>\$ 287,288</u>
	\$1,496,813



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GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS  
DECEMBER 3, 2024

OPINION OF PROBABLE CONSTRUCTION COST - 8,000 SF SINGLE STORY ADDITION AND 30 PARKING SPACES

REFERENCE	QUANTITY	UNIT COST	DIVISION COST
DIVISION 1 GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL	12%	\$ 375,600
DIVISION 2 EXISTING CONDITIONS	8,000 SF	\$ 2	\$ 12,000
DIVISION 3 CONCRETE	8,000 SF	\$ 30	\$ 240,000
DIVISION 4 MASONRY	8,000 SF	\$ -	\$ -
DIVISION 5 METALS	8,000 SF	\$ 20	\$ 160,000
DIVISION 6 WOODS, PLASTICS AND COMPOSITES	8,000 SF	\$ 18	\$ 144,000
DIVISION 7 THERMAL AND MOISTURE PROTECTION	8,000 SF	\$ 42	\$ 336,000
DIVISION 8 OPENINGS	8,000 SF	\$ 25	\$ 200,000
DIVISION 9 FINISHES	8,000 SF	\$ 40	\$ 320,000
DIVISION 10 SPECIALTIES	8,000 SF	\$ 4	\$ 32,000
DIVISION 11 EQUIPMENT	8,000 SF	\$ 2	\$ 16,000
DIVISION 12 FURNISHINGS	8,000 SF	\$ 1	\$ 8,000
DIVISION 13 SPECIAL CONSTRUCTION	8,000 SF	\$ 15	\$ 120,000
DIVISION 22 FIRE SPRINKLER SYSTEM	8,000 SF	\$ 6	\$ 48,000
DIVISION 22 PLUMBING	8,000 SF	\$ 28	\$ 224,000
DIVISION 23 HEATING, VENTILATION AND A/C	8,000 SF	\$ 35	\$ 280,000
DIVISION 26 ELECTRICAL	8,000 SF	\$ 60	\$ 480,000
DIVISION 28 FIRE ALARM	8,000 SF	\$ 5	\$ 40,000
DIVISION 31 EARTHWORK	1 LS	\$ 150,000	\$ 150,000
DIVISION 32 EXTERIOR IMPROVEMENTS CIVIL	1 LS	\$ 270,000	\$ 270,000
DIVISION 32 EXTERIOR IMPROVEMENTS LANDSCAPE	1 LS	\$ 75,000	\$ 75,000
ADDITIONAL SITE IMPROVEMENTS ROADWAY	1 LS	\$ 110,000	\$ 110,000
DIVISION 33 UTILITIES	1 LS	\$ 50,000	\$ 50,000
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST			\$ 3,690,600
CONTINGENCIES - 15%			\$ 553,590
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%			\$ 922,650
TOTAL OPINION OF PROJECT COST NOT INCLUDING LAND COST OR INFLATION			\$ 5,166,840

NOTES:

LAND PURCHASE COST NOT INCLUDED. ONE TO TWO ADDITIONAL ACRES ARE NEEDED  
INFLATION TO BID DATE IS NOT INCLUDED (BID DATE UNKNOWN)  
ON SITE STORM WATER DETENTION WILL LIKELY BE REQUIRED  
FIRE LANE TURN AROUND OR SECOND VEHICLE EGRESS WILL BE REQUIRED  
MATERIALS AND SYSTEMS ASSUMED TO BE SAME AS CURRENT FACILITY - PRE ENGINEERED METAL BUILDING,  
EXTERIOR METAL WALL PANEL AND ROOFING, STANDARD OFFICE INTERIOR FINISH-OUT





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GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS

DECEMBER 3, 2024

OPINION OF PROBABLE CONSTRUCTION COST - **8,960 TOTAL SF TWO STORY ADDITION (4,480 SF PER FLOOR) AND 30 PARKING SPACES, FUTURE FINISH OUT OF 2ND STORY**

REFERENCE	QUANTITY	UNIT COST	DIVISION COST
DIVISION 1 GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL	12%	\$ 343,267
DIVISION 2 EXISTING CONDITIONS	4,480 SF	\$ 2	\$ 6,720
DIVISION 3 CONCRETE	4,480 SF	\$ 42	\$ 188,160
DIVISION 4 MASONRY	- SF	\$ -	\$ -
DIVISION 5 METALS	8,480 SF	\$ 45	\$ 381,600
DIVISION 6 WOODS, PLASTICS AND COMPOSITES	4,480 SF	\$ 20	\$ 89,600
DIVISION 7 THERMAL AND MOISTURE PROTECTION	8,480 SF	\$ 53	\$ 449,440
DIVISION 8 OPENINGS	4,480 SF	\$ 25	\$ 112,000
DIVISION 9 FINISHES	4,480 SF	\$ 40	\$ 179,200
DIVISION 10 SPECIALTIES	4,480 SF	\$ 6	\$ 26,880
DIVISION 11 EQUIPMENT	4,480 SF	\$ 4	\$ 17,920
DIVISION 12 FURNISHINGS	4,480 SF	\$ 2	\$ 8,960
DIVISION 13 SPECIAL CONSTRUCTION	4,480 SF	\$ 20	\$ 89,600
DIVISION 14 CONVEYING SYSTEMS	8,480 SF	\$ 25	\$ 212,000
DIVISION 22 FIRE SPRINKLER SYSTEM	8,480 SF	\$ 6	\$ 50,880
DIVISION 22 PLUMBING	8,480 SF	\$ 30	\$ 254,400
DIVISION 23 HEATING, VENTILATION AND A/C	4,480 SF	\$ 40	\$ 179,200
DIVISION 26 ELECTRICAL	4,480 SF	\$ 70	\$ 313,600
DIVISION 28 FIRE ALARM	4,480 SF	\$ 5	\$ 22,400
DIVISION 31 EARTHWORK	1 LS	\$ 140,000	\$ 140,000
DIVISION 32 EXTERIOR IMPROVEMENTS CIVIL	1 LS	\$ 300,000	\$ 300,000
DIVISION 32 EXTERIOR IMPROVEMENTS LANDSCAPE	1 LS	\$ 75,000	\$ 75,000
ADDITIONAL SITE IMPROVEMENTS ROADWAY	1 LS	\$ 90,000	\$ 90,000
DIVISION 33 UTILITIES	1 LS	\$ 50,000	\$ 50,000
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST			\$ 3,580,827
CONTINGENCIES - 15%			\$ 537,124
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%			\$ 895,207
TOTAL OPINION OF PROJECT COST NOT INCLUDING LAND COST OR INFLATION			\$ 5,013,158

NOTES:

SQUARE FOOTAGE INCREASED TO ACCOUNT FOR ELEVATOR AND 2 STAIRS

LAND PURCHASE COST NOT INCLUDED - AT LEAST ONE ADDITIONAL ACRE NEEDED

INFLATION TO BID DATE NOT INCLUDED (BID DATE UNKNOWN)

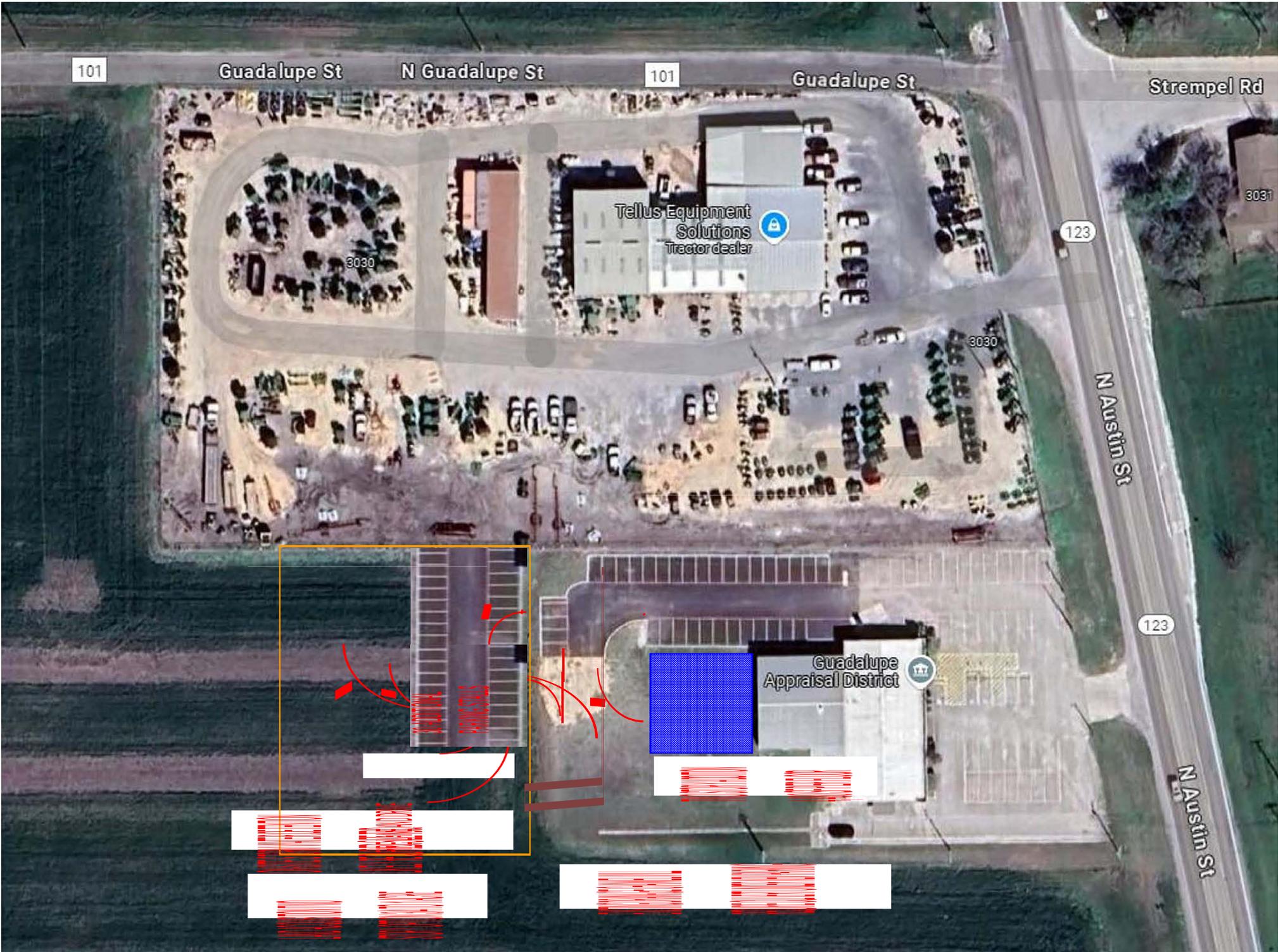
SECOND FLOOR NOT FINISHED OUT AT THIS TIME. NO A/C. LIMITED ELECTRICAL, NO PLUMBING.

ON-SITE STORM WATER DETENTION WILL LIKELY BE REQUIRED

FIRE LANE TURN AROUND OR SECOND VEHICLE EGRESS WILL BE REQUIRED

MATERIALS AND SYSTEMS ASSUMED TO BE SAME AS CURRENT FACILITY - PRE ENGINEERED METAL BUILDING,

EXTERIOR METAL WALL PANEL AND ROOFING, STANDARD OFFICE INTERIOR FINISH-OUT





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GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS  
 DECEMBER 3, 2024

OPINION OF PROBABLE CONSTRUCTION COST - **RENOVATION OF COLLEGE STREET BUILDING**

REFERENCE	QUANTITY	UNIT COST	DIVISION COST
<b>THREE STORY MAIN BUILDING</b>			
GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL	12%	\$ 272,112
HVAC REPLACEMENT / REUSE SOME DUCTWORK	21,900 SF	\$ 24	\$ 525,600
LIGHTING REPLACEMENT	21,900 SF	\$ 25	\$ 547,500
CEILING REPLACEMENT	21,900 SF	\$ 4	\$ 87,600
ADD RESTROOMS TO SECOND FLOOR	2 EA	\$ 75,000	\$ 150,000
RENOVATE RESTROOMS ON FIRST & THIRD FLOORS	4 EA	\$ 20,000	\$ 80,000
NEW SERVICE COUNTER / PUBLIC LOBBY	1,500 SF	\$ 150	\$ 225,000
TELECOMMUNICATIONS AND SECURITY	21,900 SF	\$ 6	\$ 131,400
GENERAL PAINTING AND MODEST RENOVATIONS	21,900 SF	\$ 10	\$ 219,000
REPAVE BASKETBALL COURT FOR PARKING	13,500 SF	\$ 9	\$ 121,500
ADD PAVING AT BASKETBALL COURT FOR PARKING	9,000 SF	\$ 20	\$ 180,000
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST			\$ 2,539,712
CONTINGENCIES = 15%			\$ 380,957
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%			\$ 634,928
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION			\$ 3,555,597

NOTES:

BUILDING PURCHASE NOT INCLUDED

INFLATION TO BID DATE NOT INCLUDED (BID DATE UNKNOWN)

ASSUMPTIONS: ROOFING, FIRE SPRINKLER, PLUMBING SYSTEMS AND ELECTRICAL SERVICES REQUIRE NO RENOVATIONS

REPAVING AND ADDING TO BASKETBALL COURT TO ACHIEVE 30 ADDITIONAL PARKING SPACES

(APPROXIMATE EXISTING PARKING - 24 ON MILAM STREET, 19 ON KREZDORN STREET)

REFERENCE	QUANTITY	UNIT COST	DIVISION COST
<b>SINGLE STORY CLASSROOM ANNEX AND OLD BAND HALL</b>			
GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL	12%	\$ 78,466
HVAC REPLACEMENT	5,290 SF	\$ 28	\$ 148,120
LIGHTING REPLACEMENT	5,290 SF	\$ 30	\$ 158,700
CEILING REPLACEMENT	5,290 SF	\$ 4	\$ 21,160
REPLACE ROOFING	5,290 EA	\$ 32	\$ 169,280
SCREEN OUTDOOR WALKWAY	100 LF	\$ 85	\$ 8,500
GENERAL PAINTING AND MINOR RENOVATIONS	5,290 SF	\$ 20	\$ 105,800
TELECOMMUNICATIONS AND SECURITY	5,290 SF	\$ 8	\$ 42,320
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST			\$ 732,346
CONTINGENCIES = 15%			\$ 109,852
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%			\$ 183,086
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION			\$ 1,025,284

REFERENCE	QUANTITY	UNIT COST	DIVISION COST
<b>GYMNASIUM AND CAFETERIA</b>			
GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL	12%	\$ 114,552
HVAC REPLACEMENT / REUSE SOME DUCTWORK	8,600 SF	\$ 28	\$ 240,800
LIGHTING REPLACEMENT	8,600 SF	\$ 30	\$ 258,000
ROOFING REPAIRS - ELASTOMERIC COATING	8,600 EA	\$ 25	\$ 215,000
GENERAL PAINTING AND MINOR RENOVATIONS	8,600 SF	\$ 20	\$ 172,000
TELECOMMUNICATIONS AND SECURITY	8,600 SF	\$ 8	\$ 68,800
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST			\$ 1,069,152
CONTINGENCIES = 15%			\$ 160,373
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%			\$ 267,288
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION			\$ 1,496,813
TOTAL ALL CAMPUS			\$ 6,077,693

216 E College St

CLASSROOM

ANNEX

GYM HALL

GYMNASIUM  
AND  
CAFETERIA

OFFICE

PERMANENT

TOURNAMENT

COURT

PARKING

# Comparison of Facility Projects

Provided below is a summary of three options developed by GAD leadership, to address spacing planning needs of organization, for consideration by GAD Board of Directors.

**Note:** Preliminary discussions have been taken with property owners on acquisition of real property to facilitate project options. Market value of land to be acquired for options 1 & 2 was estimated at \$5.00 psf based on knowledge of market conditions. Until a contract for purchase is executed for an agreed to amount, purchase amounts are preliminary estimates only used for purpose of consideration by BOD members.

**Project Option 1:** 8,000 sqft single story addition to existing facility with 30 parking spaces.

**Project Option 2:** 8,960 Total sqft Two Story addition to existing facility (4,480 sqft per floor) with 30 parking spaces; future finish out of 2nd Floor.

**Project Option 3:** Renovation of College Street Building (Three Story Main Bldg). Secondary renovation costs of auxiliary building provided in itemized projected costs for reference purposes.

## Project Cost Summaries

	Project Option 1	Project Option 2		Project Option 3
Total Opinion of Project Cost (Excl. Land Acquisition)	<b>\$5,166,840</b>	<b>\$5,013,158</b>		<b>\$3,555,597</b>
	<i>per SF</i> \$645.86	<i>per SF</i> \$559.50		<i>per SF</i> \$162.36
Est. Land Acquisition Cost/ Price	1.75 - 2.00 acres <b>\$435,600</b>	0.75 - 1.00 acres <b>\$217,800</b>		<b>\$0</b>
Est. Acquisition Cost/ Price Improved Property	<b>\$0</b>	<b>\$0</b>		216 E. College St <b>\$1,495,000</b>
Grand Totals of Project:	<b>\$5,602,440</b>	<b>\$5,230,958</b>		*3 acres \$5,050,597 **4acres \$5,450,597
				Sale Proceeds: <b>(\$1,100,000)</b>
				<b>\$3,950,597</b>
				Net Grand Total of Project Option: <b>\$4,350,597</b>
Estimated Annual Utility Costs:	<b>\$30,000</b>	<b>\$24,000</b>		<b>\$51,000</b>