



New Hidalgo County Courthouse

Schematic Design Presentation

June 17, 2014

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Architectural Phases & Timeline

Schematic Design Deliverable



- Discovery
- Design Development
- Bidding/Negotiations
- Schematic Design
- Construction Documents
- Construction Administration

ESTIMATES



▶ GENERAL DESCRIPTIVE

- Site plan
- Floor plans
- Elevations
- Outline specifications
- Illustrative models or renderings
- Equipment required by the County

▶ CALCULATIONS

- Areas and volumes
- Plan efficiency by usable area method
- Probable cost of construction

▶ SYSTEM DESCRIPTION, SPACE & LOCATION REQUIREMENTS

- Structural
- Mechanical
- Electrical

Schematic Design Deliverables

Schematic Design Deliverable

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Schematic Design Program

Tab 1e: Program by Department

Component	REVISED SPACE PROGRAM			ORIGINAL PROGRAM	
	Net Square Feet	Gross Factor	Departmental Gross Square Feet	Departmental Gross Square Feet	
Courts	97,176	1.25	121,470	111,708	
- Judicial Support	26,280	1.35	35,478	50,216	
Court of Appeals	2,400	1.20	2,880	3,240	
- Judicial Support	7,538	1.35	10,176	9,422	
Ancillary Spaces	13,980	1.25	17,475	32,346	
Bar Association	2,287	1.30	2,973	3,087	
IT	884	1.25	1,105	12,023	
Lobby	19,000	1.20	22,800	25,920	
Sheriff Security	3,623	1.25	4,529	15,502	
Sheriff Holding	8,250	1.35	11,138	34,968	
County Clerk	35,647	1.40	49,906	20,971	
District Clerk	15,365	1.40	21,511	7,090	
Public Defender	5,252	1.35	7,090	3,100	
Indigent Defense	2,296	1.35	3,100	2,300	
District Attorney	2,300	1.35	3,105	2,030	
Facilities	4,204	1.25	5,255		
Mechanical	7,200	1.15	8,280		
Shell Space			84,000		
Sub-Total	253,682	1.29	412,270	417,923	
Building Gross Factor (corridor, stairs, mech shafts)			1.125	1.125	
TOTAL GSF			463,804	470,163.38	

Courthouse Net Space Needs

Schematic Design Deliverable

Tab 3: Probable Construction Costs

Project Construction Cost Limitation (CCL) May 2014

Project Support Costs	3,613,046
Civil and Landscape	4,110,000
Concrete and Deep Foundations	3,934,424
Masonry	4,943,996
Metals	9,836,861
Carpentry and Millwork	7,961,255
Thermal and Moisture	7,603,619
Doors, Glass, Openings	9,471,750
Drywall and Finishes	14,033,805
Specialties	2,359,460
Electronic Security//Data and Equipment	4,074,822
Elevators and Escalators	8,852,984
Mechanical, Plumbing, Fire Protection	17,669,000
Electrical Power and Lighting	13,575,000
General Conditions	4,860,748
Construction Contingency	6,081,191
Contractor Fee	4,723,046

Total Estimated Cost \$ 127,705,007

Determined by HDR Architecture and Balfour Beatty Construction @ \$270 / sq. ft.



Project Soft Costs (estimates)

A/E Fees and Reimbursements (7%)	8,939,350.
Civil Engineering (8% of site work)	328,800.
Security Consultant (.5%)	635,000.
Technology/Acoustic Cons. (.5%)	635,000.
Specialty Consultants	444,500.
Movable Furnishings (3%)	3,831,150.
Security Equipment (2%)	2,554,100.
Courtrroom Technology	2,400,000.
Miscellaneous Expenses	1,993,000.
Hidalgo Co./Owner Contingency	7,611,252.

Soft Costs Total \$ 29,372,152.

Total Project Cost (TPC) - 2014	\$ 157,077,159.
TPC 2017 at 4% Escalation	\$ 176,690,250.
TPC 2017 at 6% Escalation	\$ 187,081,210.

