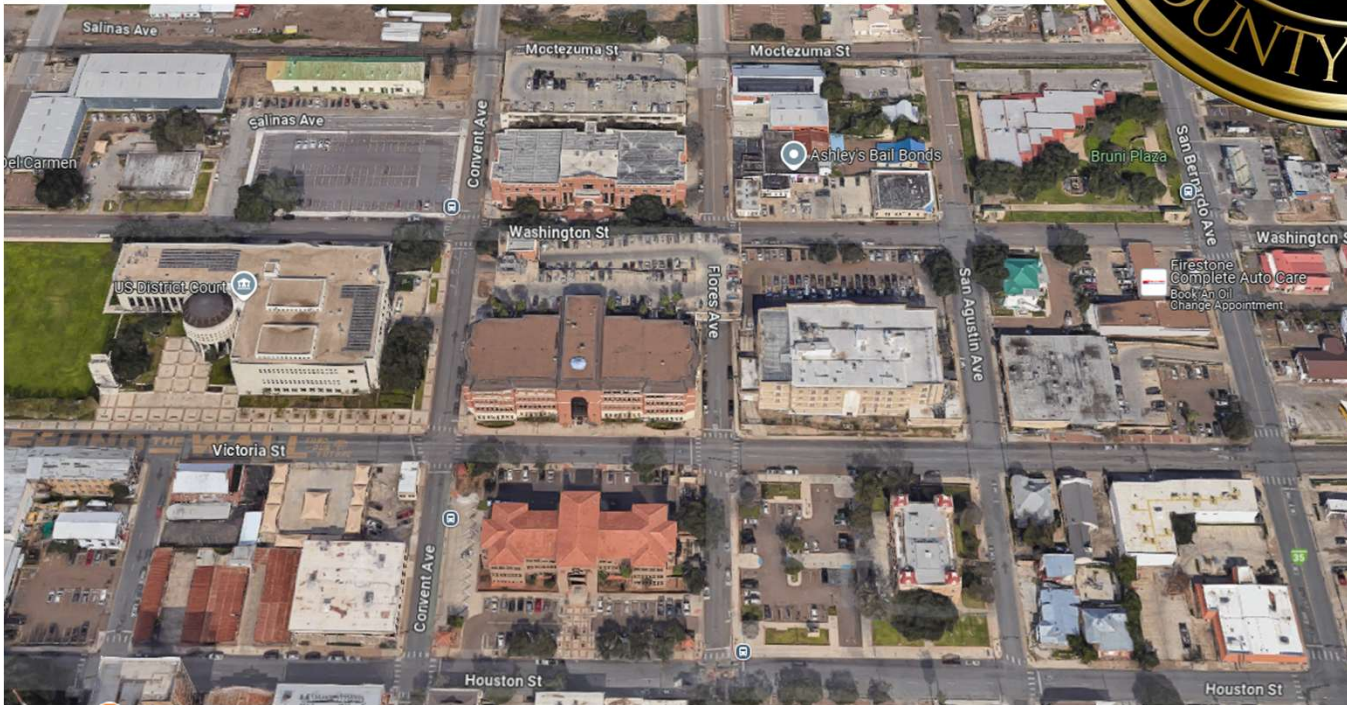


Facilities Master Plan

Update for Commissioner's Court

5/12/25



Schedule

Task	2024				2025			
	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
Contract	■							
Task 1								
Data Collection	■	■						
Kick-Off /Tour Facilities	■							
Fesco Building								
Depts Staff Meeting	■							
Depts Needs	■							
Depts Layout		■	■					
Analyze Exiting Facilities		■	■	■				
Task 2								
On-Site Staff Meetings			■					
Analysis & Review			■					
On-site Staff Meetings			■					
Analysis & Review			■	■				
Preliminary Space Needs				■				
Preliminary Options				■	■			
Present options in workshop					■	■		
Review and Update					■			
Task 3								
Develop Master Plan Options					■	■	■	
Preliminary Costs						■	■	
Present options in workshop						■	■	
Review and Update							■	
Present refined options							■	
Review and Update							■	■
Finalize Master Plans and Costs								■
Task 4								
Prepare Final Report							■	■
Final Presentations								■
Deliver Final Documents								■

First Round of 2 Day Meetings

Met with 20 Department Heads

- Toured 20+ Current Spaces
- Reviewed Questionnaires that were returned (still missing 8)

Toured Buildings

- Fesco Building
- Road and Bridge Campus
- Records Warehouse
- Public Health Building
- Ag Building (Building Maintenance)
- Billy Hall Building
- Tax Office & Pre-Trail Services

Second Round of 2 Day Meetings

Met with 18 Department Heads

- Reviewed Space Needs with Department Heads
- Still need questionnaires from Purchasing and Tax (we met with them and mainly need Staffing)

Second Blush

- Departments that might leave Billy Hall
 - Fire Marshal (mentioned HEB second floor)
 - Public Defenders (maybe Sheriff admin or Tax?)
 - Elections (other option for Sheriff Admin)
- Fesco Building
 - Road & Bridge
 - Engineering
 - Who else?

Third Meeting

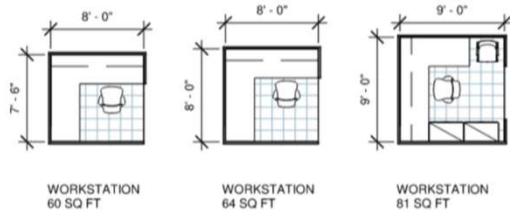
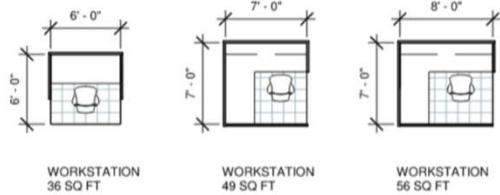
Met with District Attorney's Office

- Toured DA's Current Spaces on 3 floors (17,500 SF)
- Reviewed Questionnaire
- Toured Sheriff Admin Building

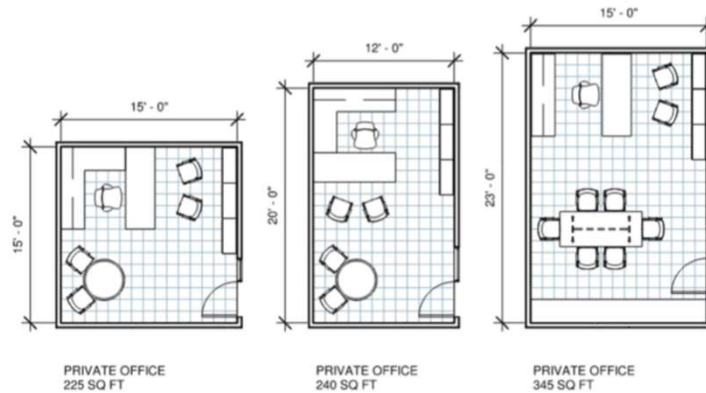
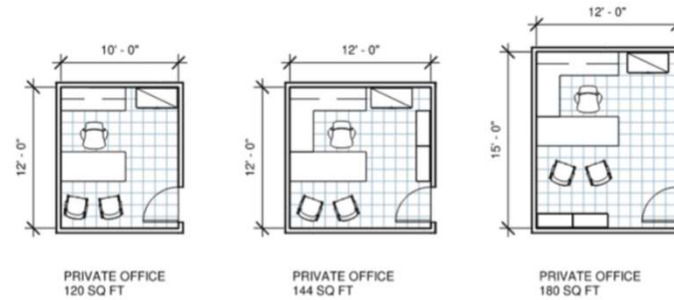
Sheriff Admin Building

- 9,400 SF assignable area (has area open to parking below)
- Building in very poor shape.
 - Structural and Plumbing issues

Standard Workspaces



① WORKSTATIONS
1/8" = 1'-0"



① PRIVATE OFFICES
1/8" = 1'-0"

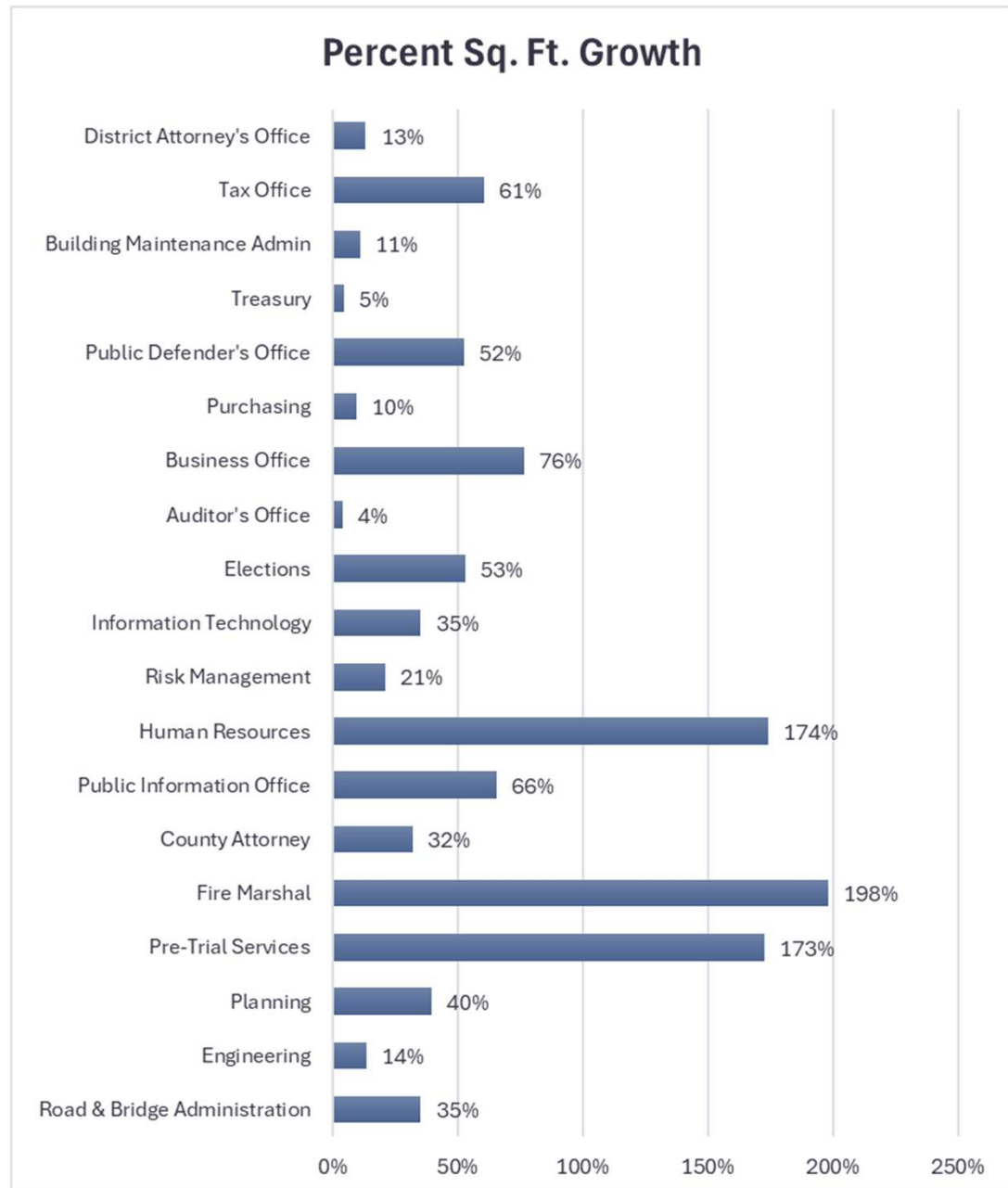
Preliminary Totals

Webb County

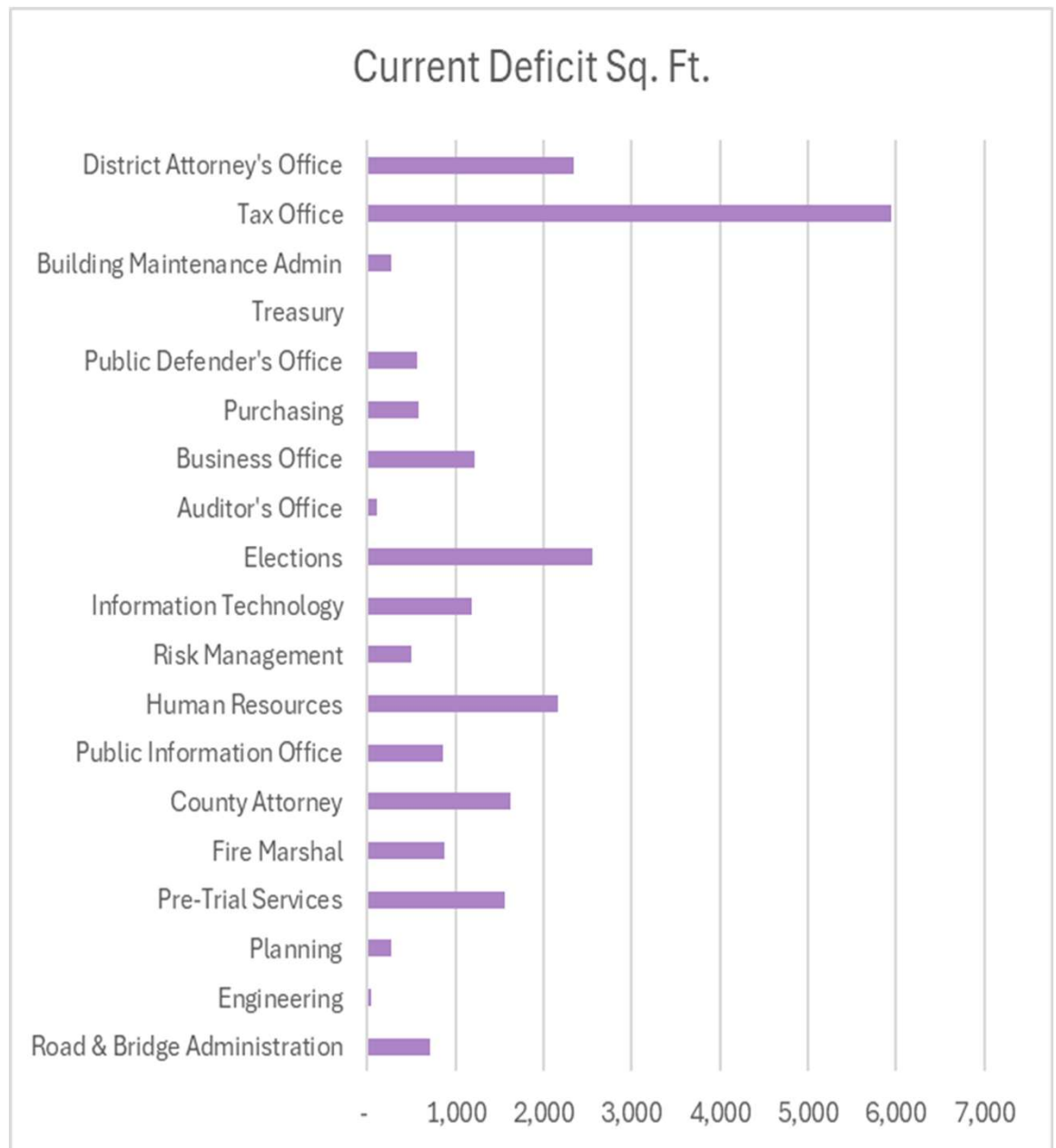
Totals

			Near Term Space Needs		Additional SF (Five Year)		Additional SF (Ten Year)		Notes
No	Department	Current Size	Staff	Total Area	Staff	Total Area	Staff	Total Area	
	Road & Bridge Administration	2,000	11	2,708	11	2,708	11	2,708	
	Engineering	2,500	7	2,446	9	2,726	9	2,726	
	Planning	4,000	13	3,983	17	4,735	20	5,296	
	Pre-Trial Services	1,200	10	2,759	14	3,272	14	3,272	
	Fire Marshal	550	4	1,423	6	1,639	6	1,639	
	County Attorney	6,300	30	7,922	30	7,922	30	8,327	
	Public Information Office	1,300	4	2,155	4	2,155	4	2,155	
	Human Resources	1,500	13	3,665	13	4,108	13	4,108	
	Risk Management	2,800	11	3,293	11	3,387	11	3,387	
	Information Technology	3,700	17	4,888	18	5,007	18	5,007	
	Elections	4,800	6	7,349	6	7,349	6	7,349	
	Auditor's Office	5,700	25	5,809	25	5,928	25	5,928	
	Business Office	1,900	14	3,114	16	3,352	16	3,352	
	Purchasing	6,000	14	6,585	14	6,585	14	6,585	
	Public Defender's Office	8,100	37	8,656	37	8,751	37	8,751	
	Treasury	3,600	10	3,600	11	3,762	11	3,762	
	Building Maintenance Admin	2,400	73	2,664	73	2,664	73	2,664	
	Tax Office	12,950	55	18,904	57	20,693	58	20,787	
	District Attorney's Office	17,525	74	19,872	74	19,872	74	19,872	
	Training Room	2,100		2,100		2,100		2,100	
	Net Subtotal	90,925	428	113,896	446	118,715	450	119,776	includes 2000 of offsite storage

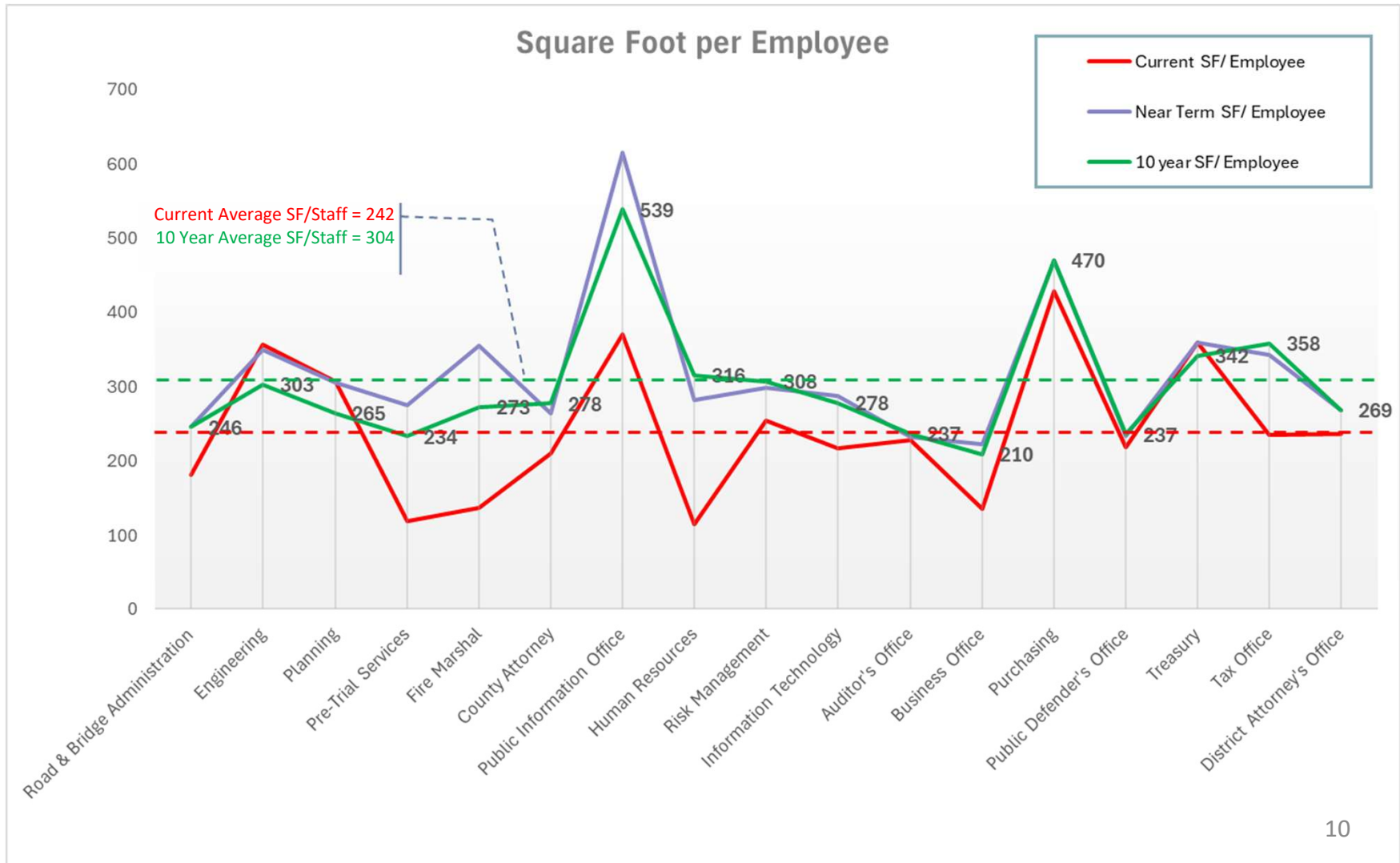
Percentage SF Growth by Department

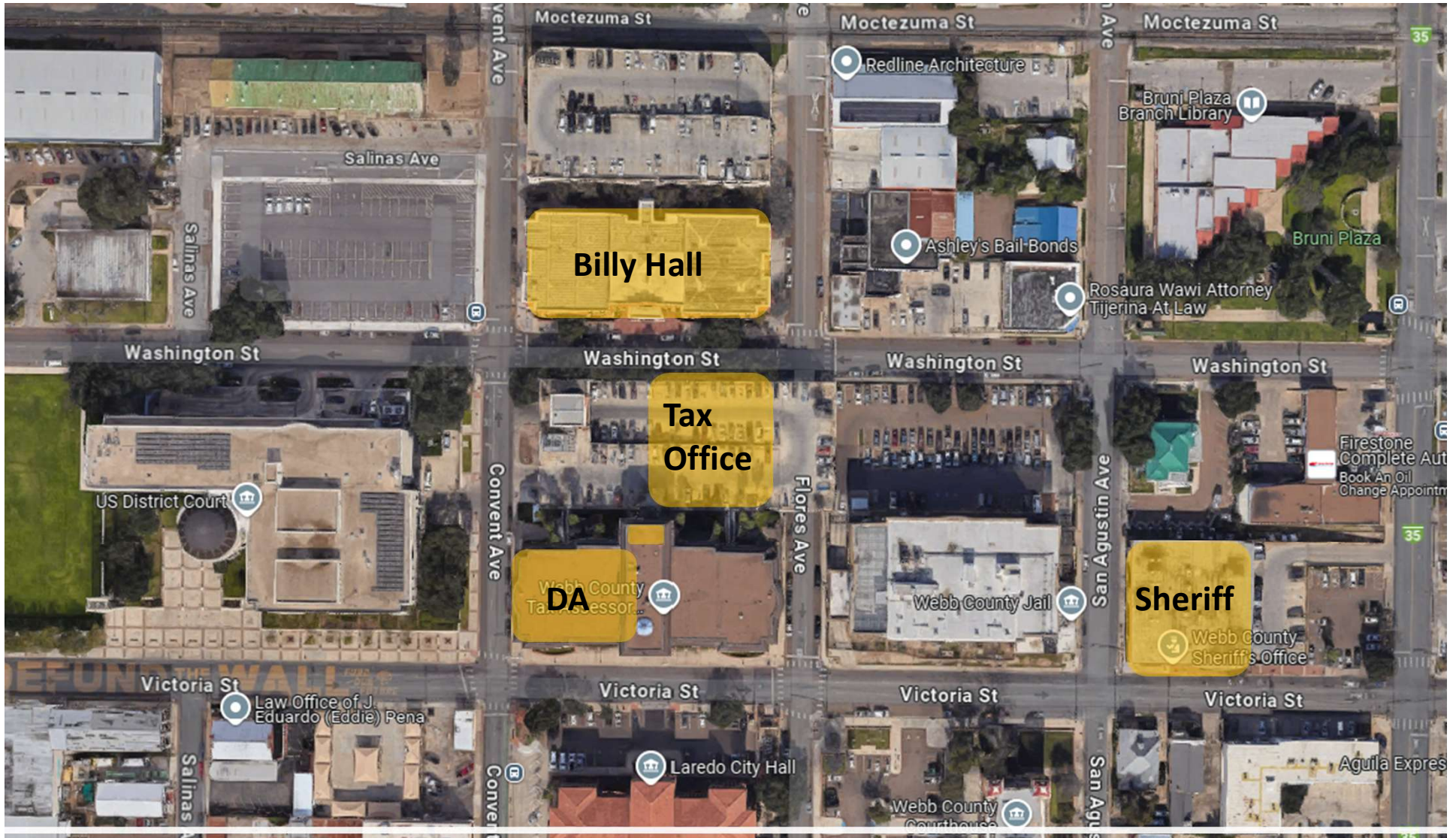


Current Sq. Ft. Deficit by Department

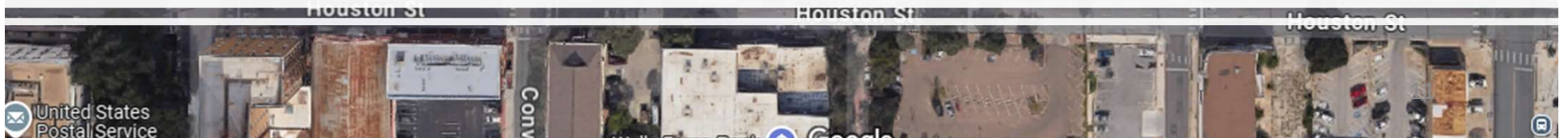


Comparison Square Foot per Employee



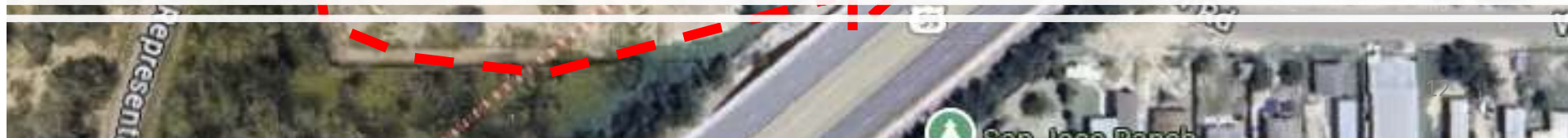


Central Buildings





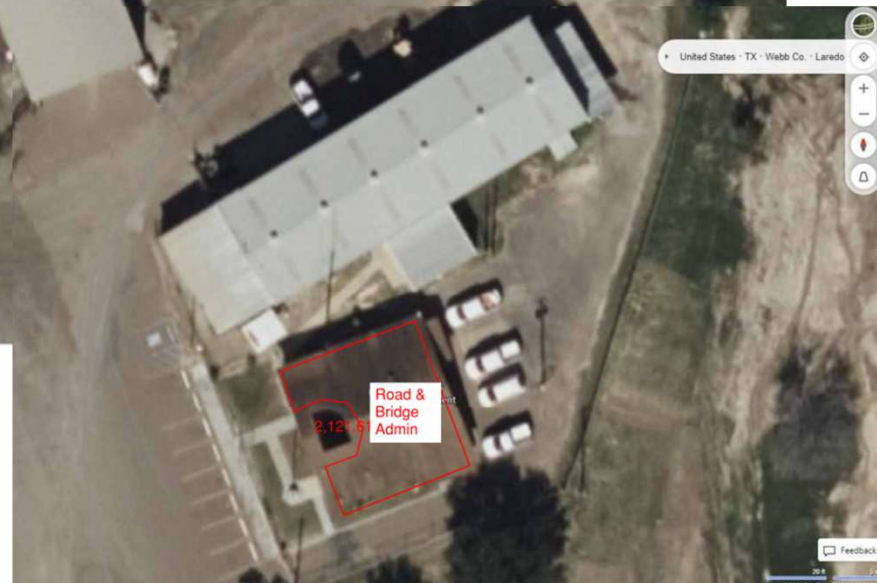
Road & Bridge



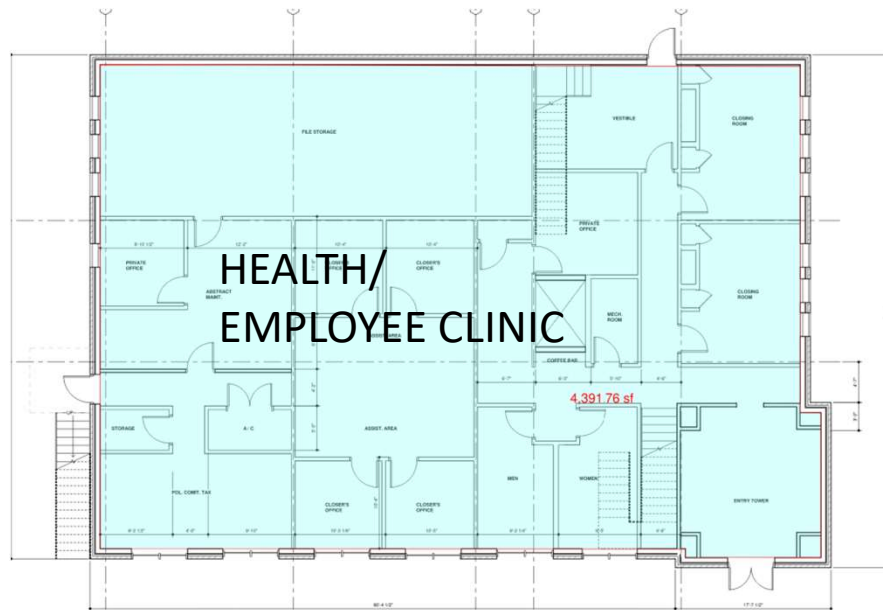
Road & Bridge



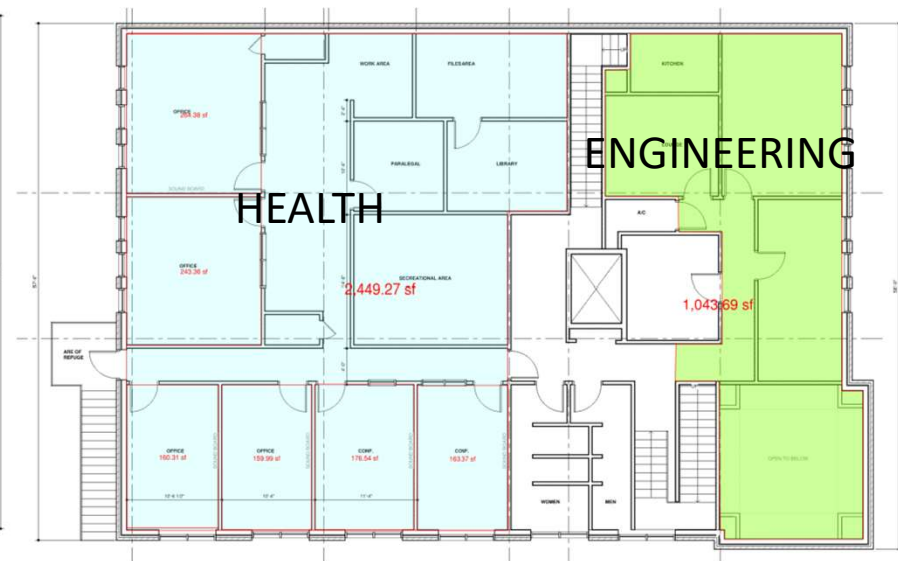
Admin Building Approx
2,000 sf



Health & Engineering Building

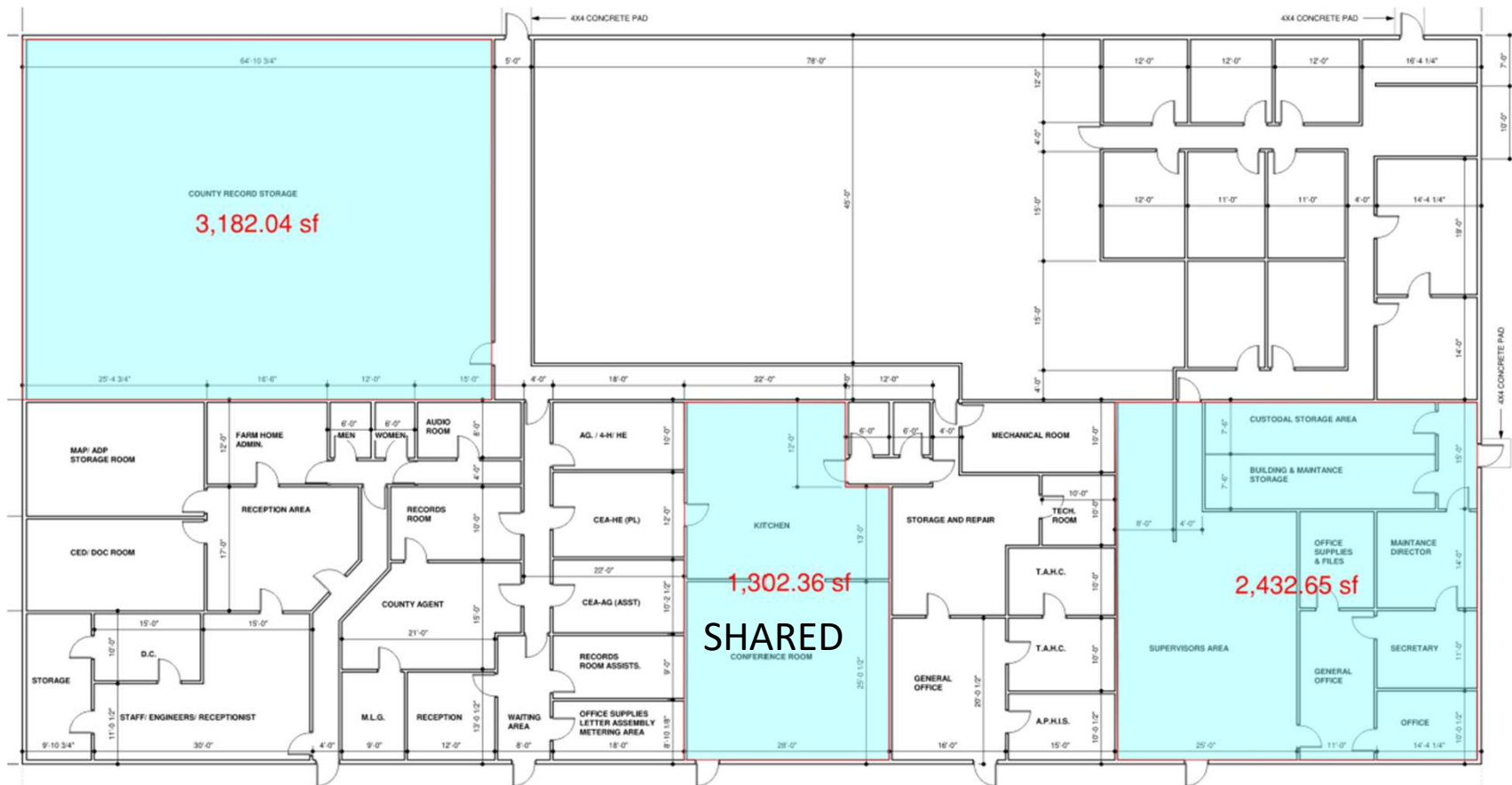


FIRST FLOOR



SECOND FLOOR

Building Maintenance

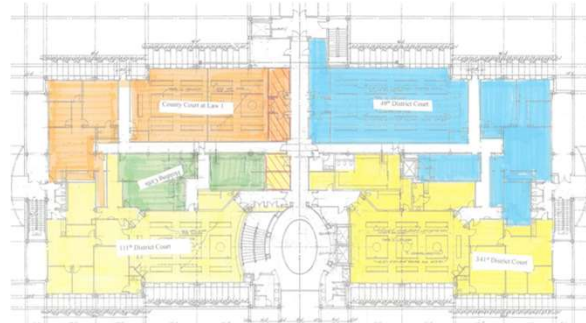


Justice Center

Justice Center First Floor



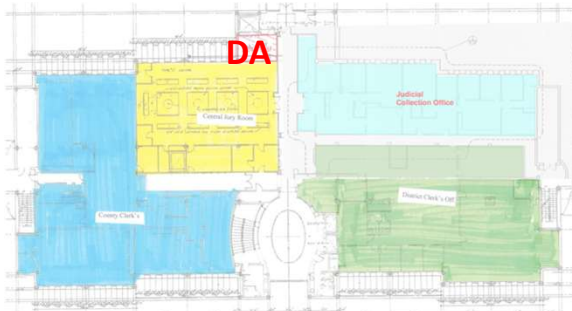
Justice Center Third Floor



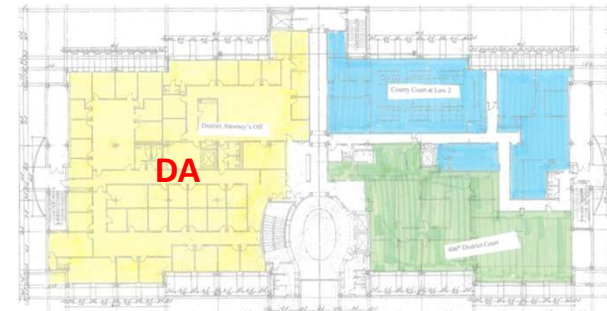
Justice Center Fifth Floor



Justice Center Second Floor



Justice Center Fourth Floor



First Floor:

• Adult Probation	8500sq.ft.
• Child Support	6336sq.ft.
• Law Library	2800sq.ft.
• Constable PCT 1	1640sq.ft.
• CPL 1 Judge H. Liendo	2900sq.ft.
• PL 2 Judge O. Liendo	2900sq.ft.
• Tax Assessor	12599sq.ft.
• Veterans	1151sq.ft.

Second Floor:

• County Clerk's	14000sq.ft.
• Central Jury Room	3025sq.ft.
• Judicial Collection Off.	1420sq.ft.
• Lobby	500sq.ft.
• Districts Clerk's	7000sq.ft.

Third Floor:

• County Court at Law 1	4480sq.ft.
• 111th District Judge	6200sq.ft.
• Holding Cells (3)	960sq.ft.
• 49th District Judge	4900sq.ft.
• 341st District Judge	6720sq.ft.

Fourth Floor:

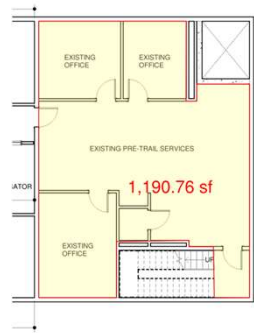
• District Attorney's	15000sq.ft.
• 406th District Judge	6150sq.ft.
• County Court at Law 2	4400sq.ft.

Fifth Floor:

• District's Attorney's	2247.2sq.ft.
• Indigent Defense	1169.1sq.ft.

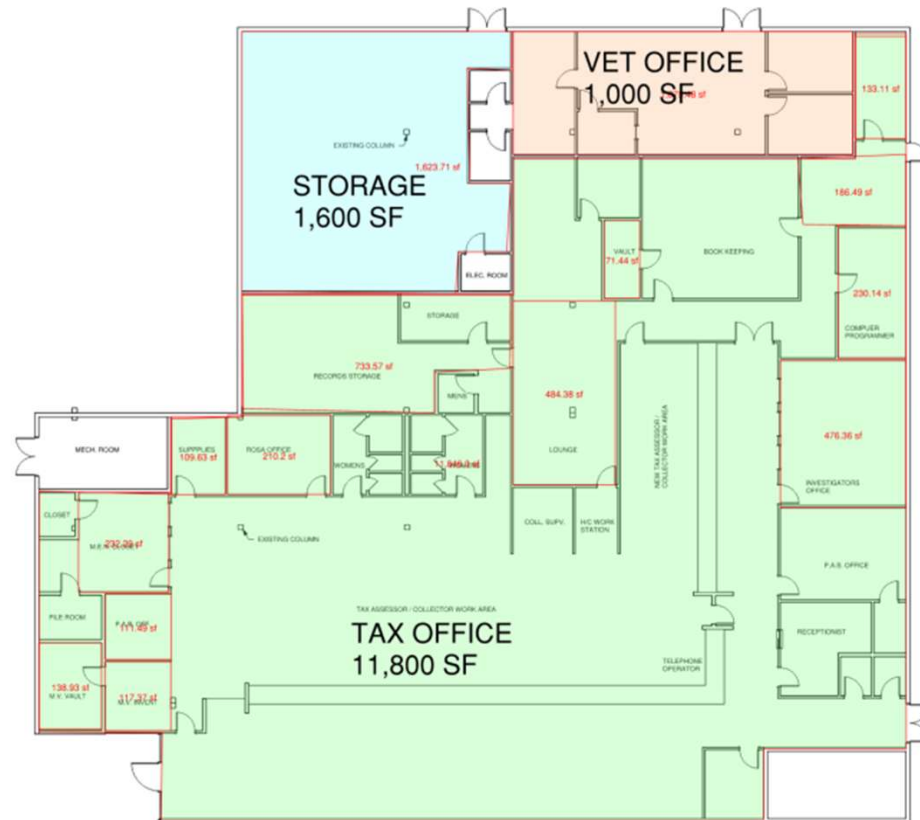
Current DA =17,500 SF

Justice Center – Annex and 5th Floor



1 LEVEL 5 - JUSTICE CENTER
1/8" = 1'-0"

Pre-Trial Services

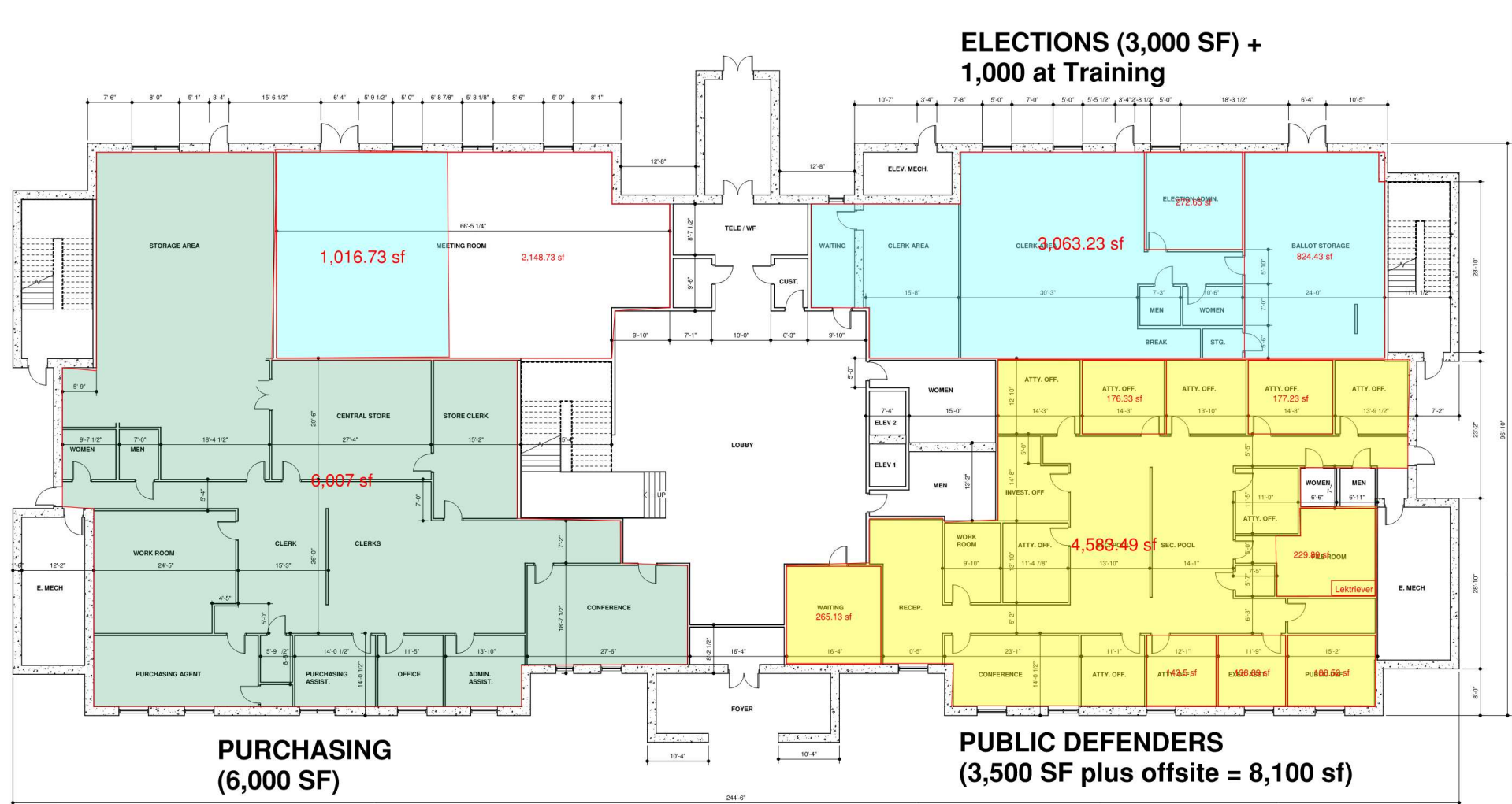


1 LEVEL 1 - TAX ASSESSOR OFFICE
1/8" = 1'-0"



Tax Office

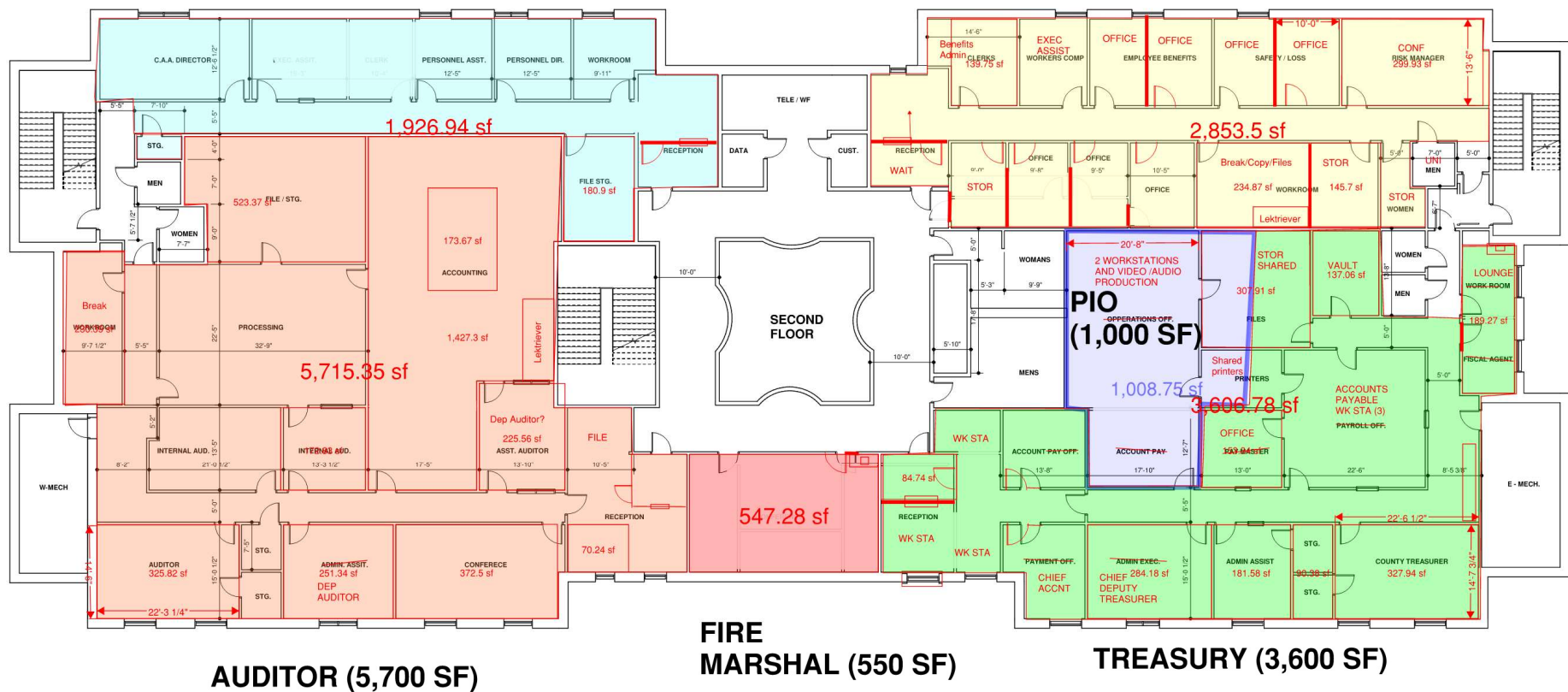
BILLY HALL – LEVEL 1



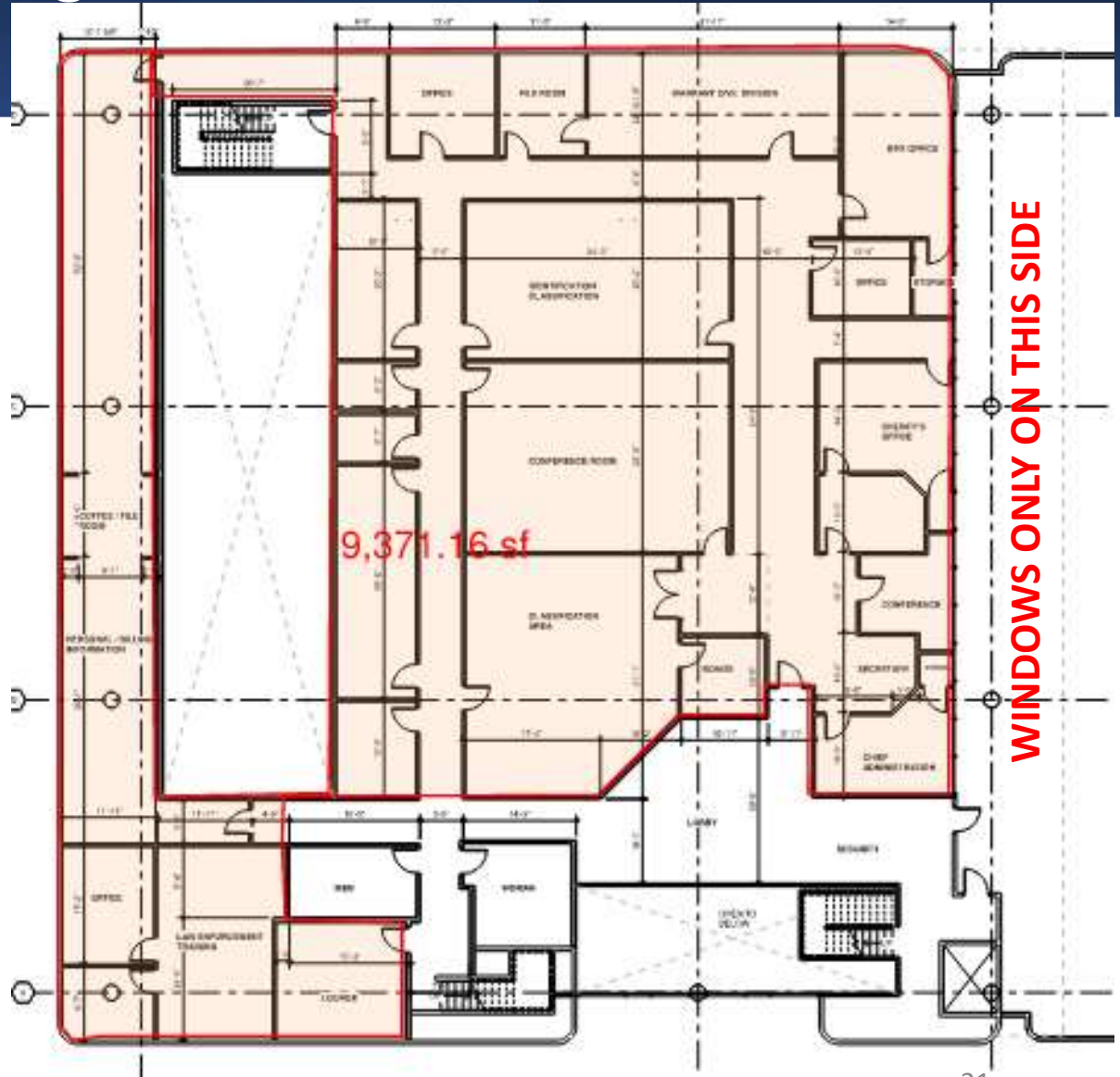
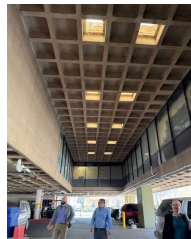
BILLY HALL – LEVEL 2

BUSINESS OFFICE (1,900 SF)

RISK MANAGEMENT (2,800 SF)



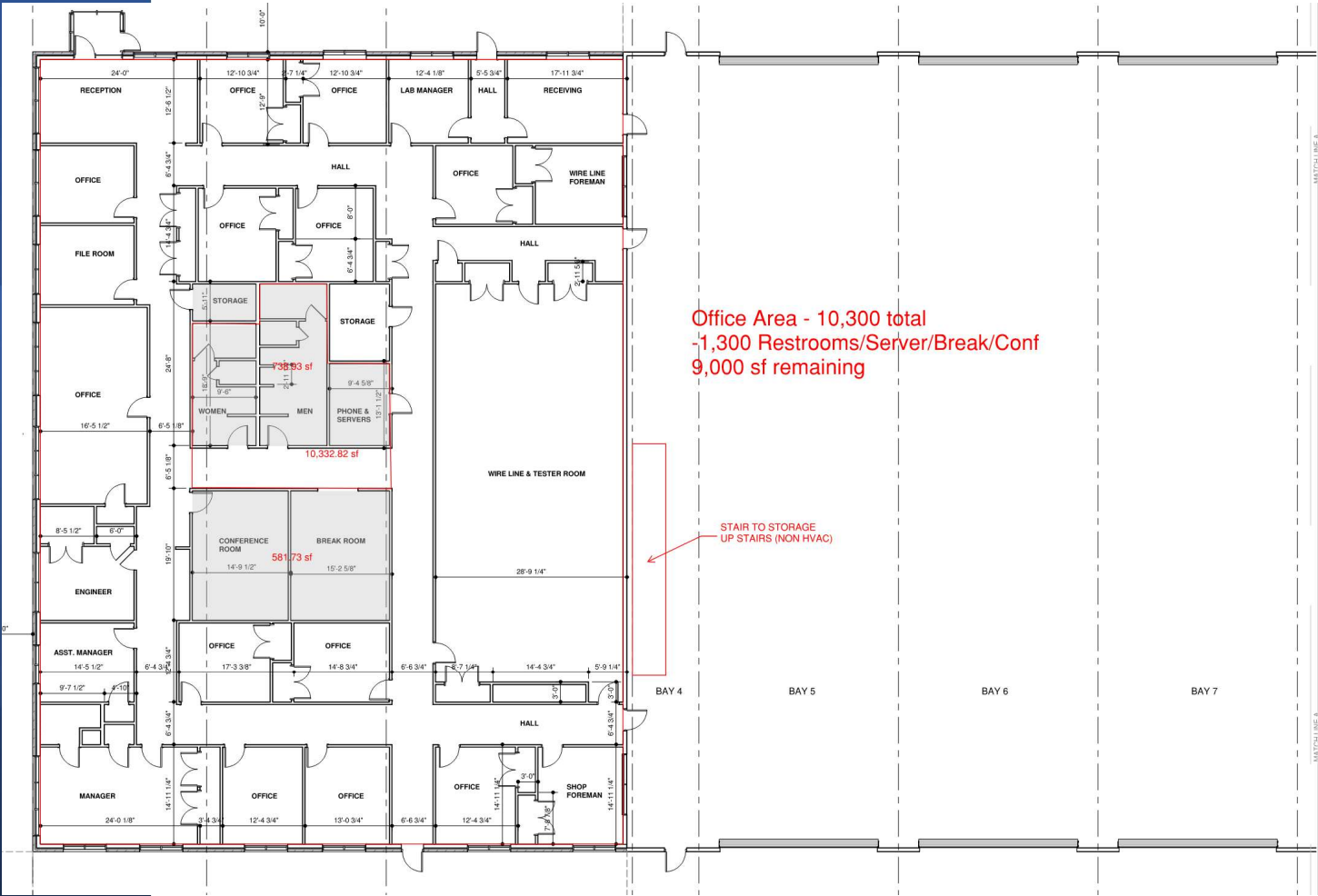
Sherriff Admin Bldg



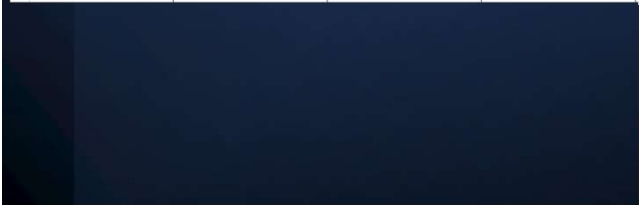
Fesco Building



Fesco Building Office Area



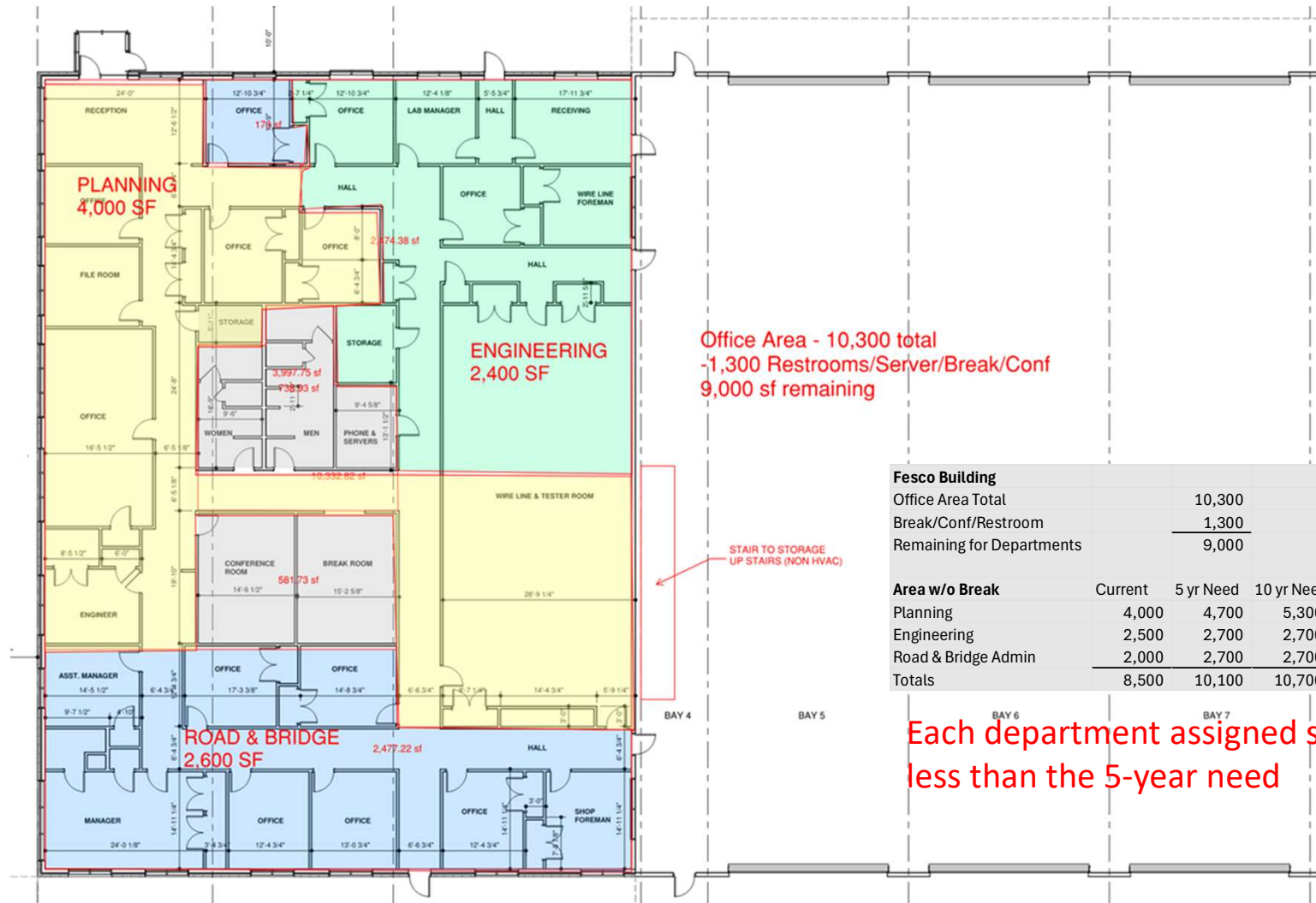
Fesco Building Bay Areas



Fesco Building Alternate 1

Not Selected

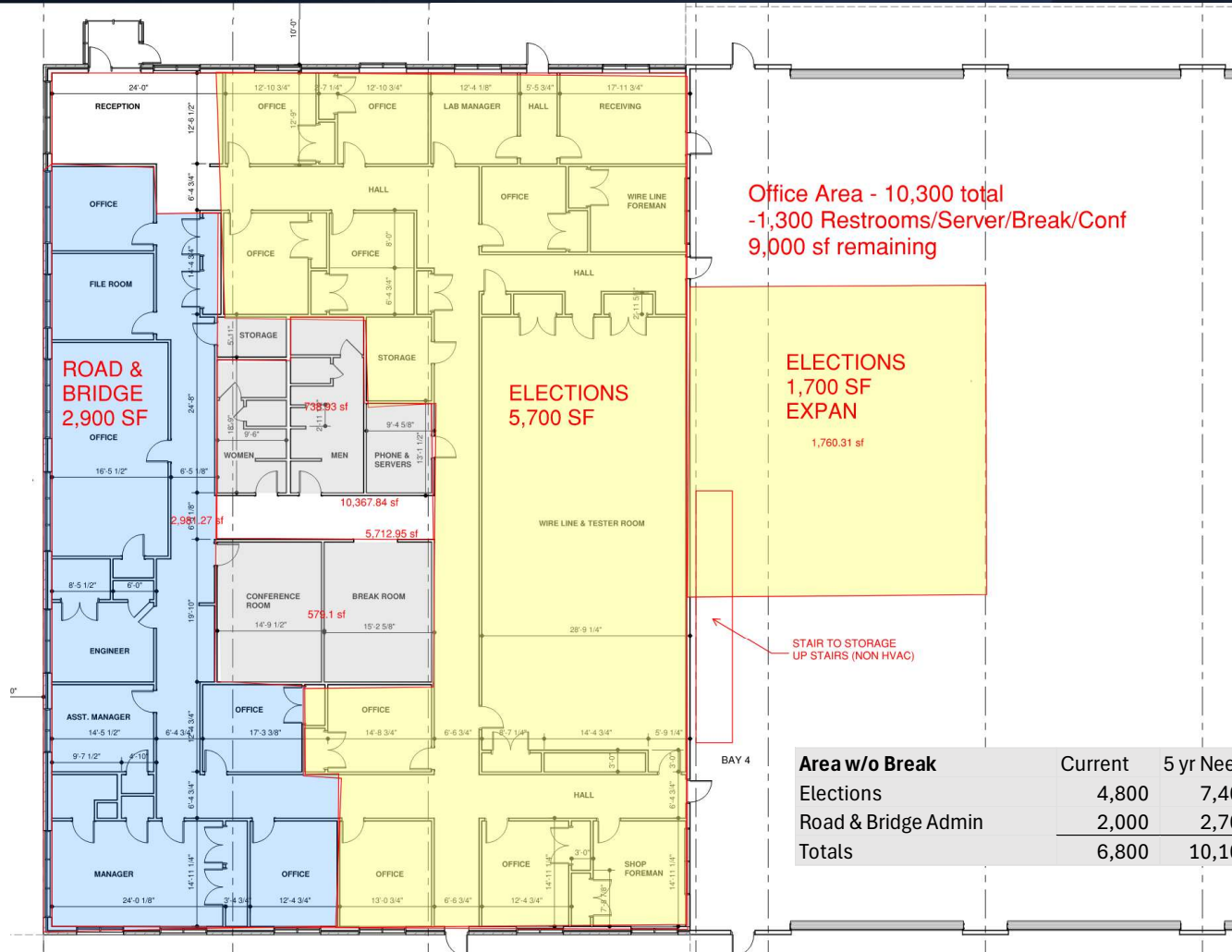
Road & Bridge
Planning
Engineering



Fesco Building Alternate 2

Not Selected

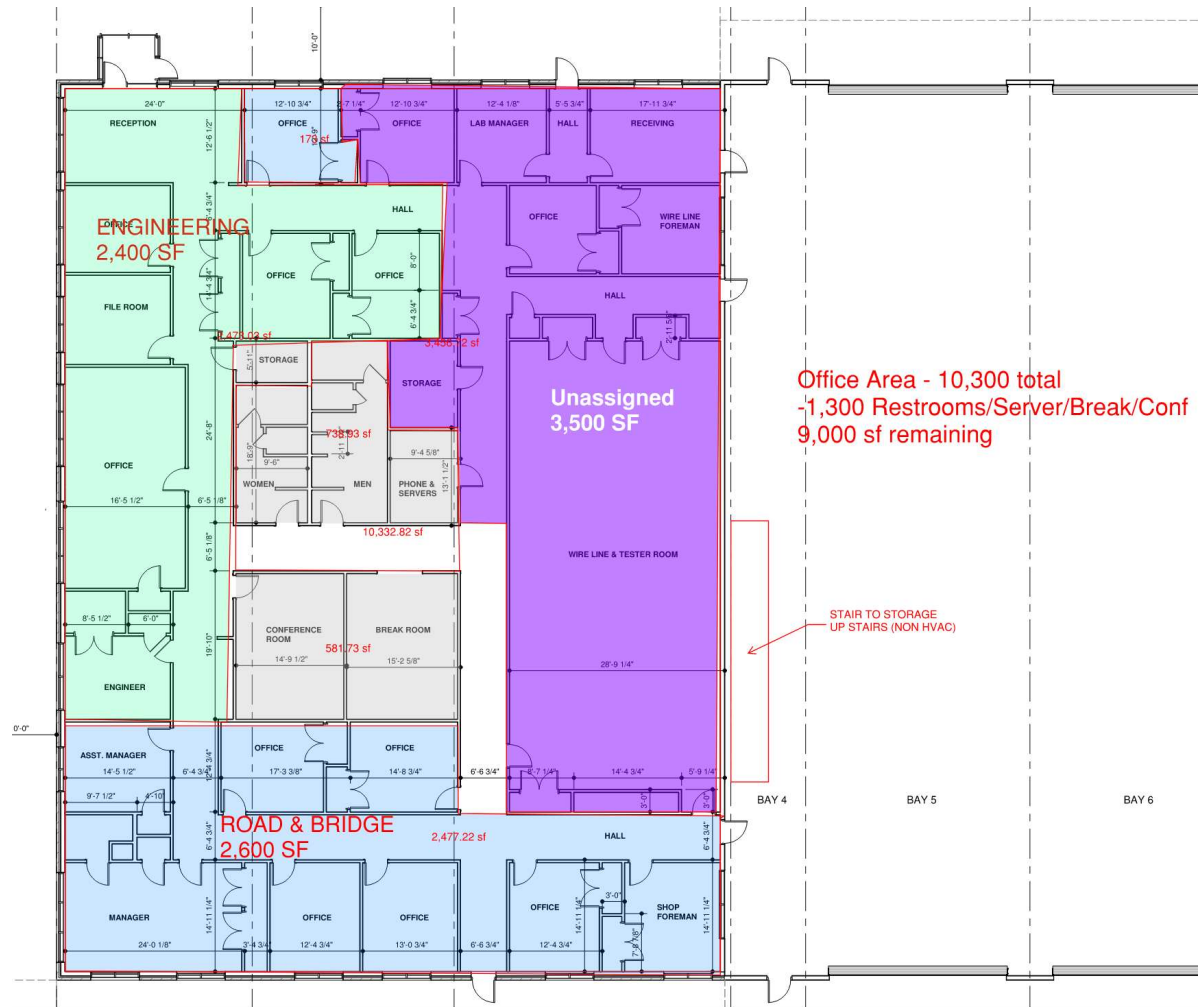
Road & Bridge
Elections



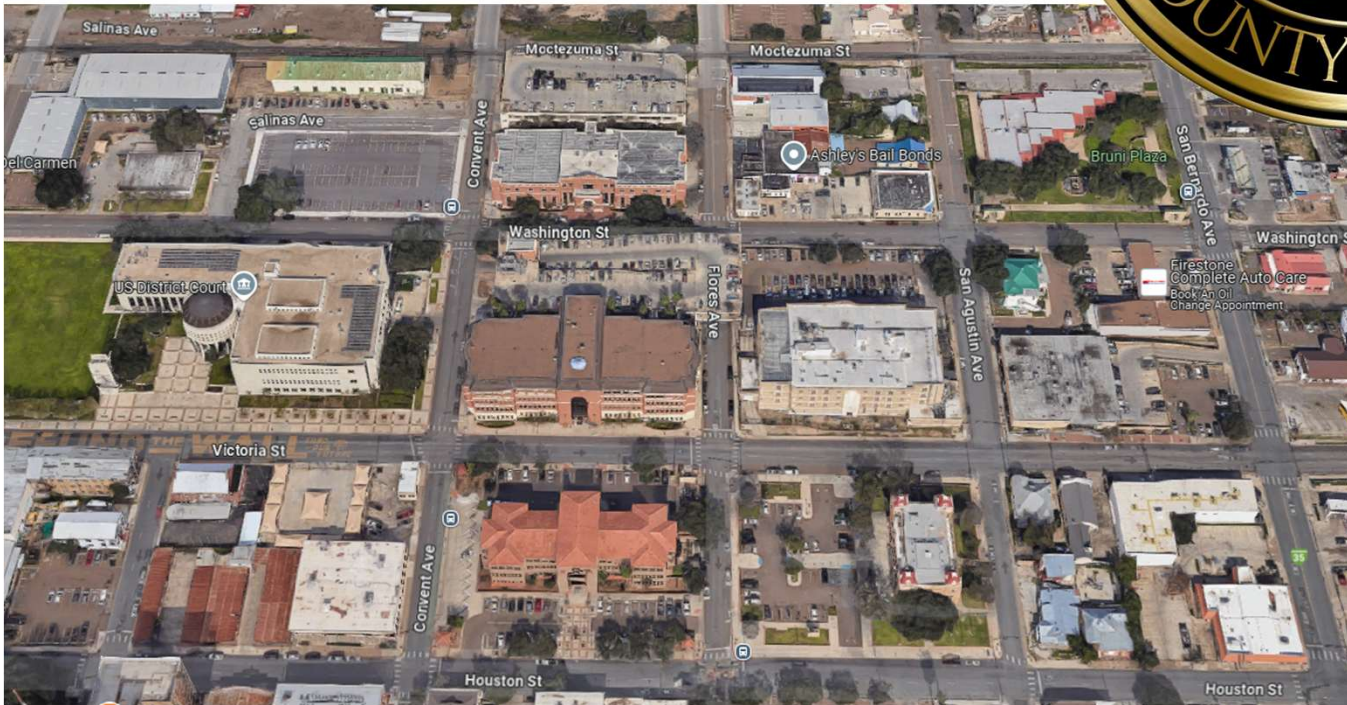
Area w/o Break	Current	5 yr Need	10 yr Need	Assigned	Expansion
Elections	4,800	7,400	7,400	7,400	1,700
Road & Bridge Admin	2,000	2,700	2,700	2,900	
Totals	6,800	10,100	10,100	10,300	

Fesco Building Alternate 3

Road & Bridge
Engineering
Expansion Space



Options for Development



Planned Moves or Expansions

1. Road and Bridge to Fesco
2. Engineering to Fesco
3. Records Management- Expansion at Fesco Building
4. Public Health Department OK (with Engineering moved)
5. Fire Marshal to New Sheriff Building
6. Auditor Stay as is
7. Purchasing Stay as is
8. Treasury Stay as is (move PIO out)

Tax Office

All Present4ed Options
Assume Tax Office moves
to new building/location

Tax Office SF Need
16,200 sf

plus 2,000 offsite storage
could go to Fesco

5064 E Saunders St - Casa Blanca Event Center

24,539 SF Specialty Building Offered at \$6,100,000 in Laredo, TX 78041



PROPERTY FACTS

Price	\$6,100,000	Lot Size	14.12 AC
Price Per SF	\$249	Building Size	24,539 SF
Sale Type	Investment or Owner User	No. Stories	1
Property Type	Specialty	Year Built	1959
Property Subtype	Lodge/Meeting Hall	Parking Ratio	8.15/1,000 SF
Building Class	B		

AMENITIES

- Signage
- Air Conditioning

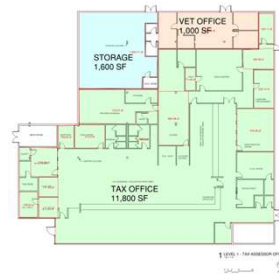
ABOUT 5064 E SAUNDERS ST, LAREDO, TX 78041

This event center was built in 1959 and has had a number of renovations throughout the years. The roof was last replaced 2 years ago and carries a 20 year warranty. Some of the AC units were also replaced a few months ago. There have been many events held here

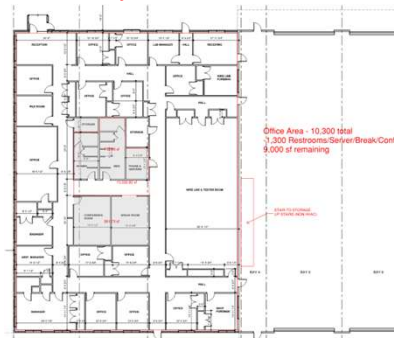
including weddings, conferences, concerts, dances, and boxing/wrestling events. The owners are looking to relocate their business and provide the opportunity for a company to better utilize the 14 acres of prime commercial property.

Current Locations & Size

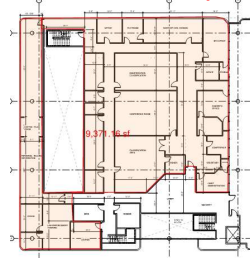
Justice Annex 12,800 SF



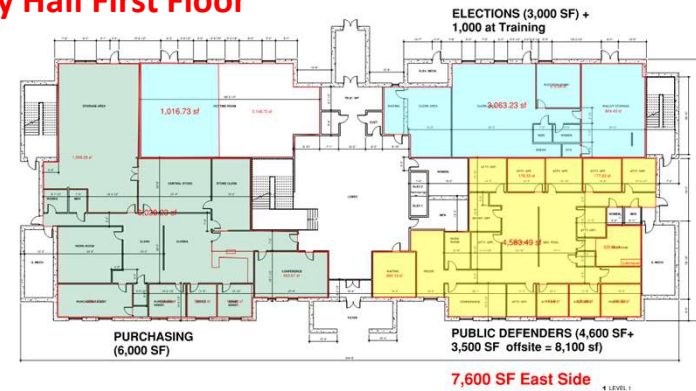
Fesco 9,000 SF



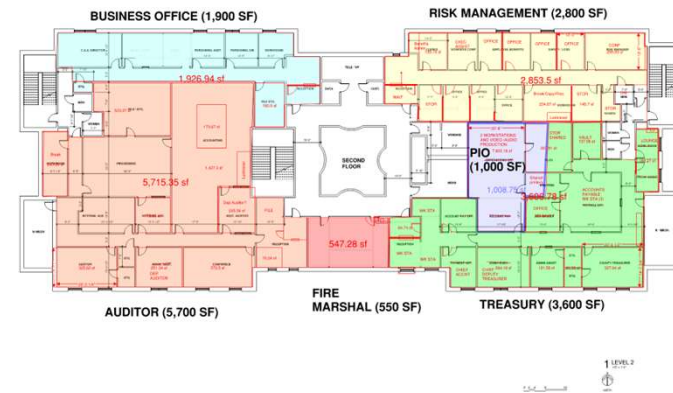
Sheriff Admin 9,400 SF



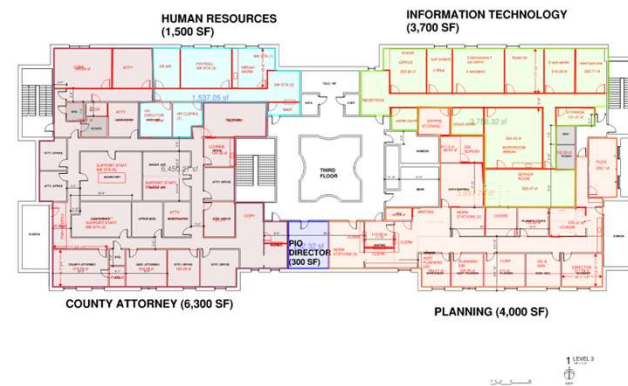
Billy Hall First Floor



Billy Hall Second Floor



Billy Hall Third Floor



Current Locations & Size

First Floor:

• Adult Probation	8500sq.ft.
• Child Support	6336sq.ft.
• Law Library	2800sq.ft.
• Constable PCT 1	1640sq.ft.
• CPL, 1 Judge H. Liendo	2900sq.ft.
• PL, 2 Judge O. Liendo	2900sq.ft.
• Tax Assessor	12599sq.ft.
• Veterans	1151sq.ft.

Second Floor:

• County Clerk's	14000sq.ft.
• Central Jury Room	3025sq.ft.
• Judicial Collection Off.	1420sq.ft.
• Lobby	500sq.ft.
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Third Floor:

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• 111 th District Judge	6200sq.ft.
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Fourth Floor:

• District Attorney's	15000sq.ft.
• 406 th District Judge	6150sq.ft.
• County Court at Law 2	4400sq.ft.

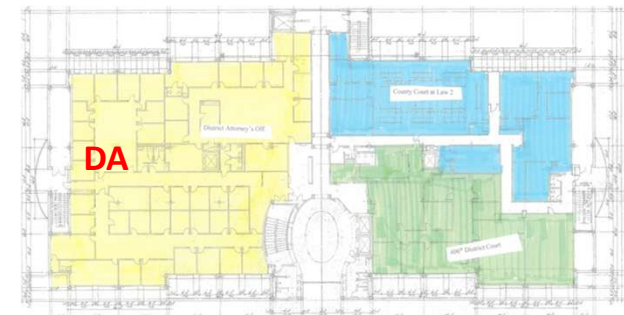
Fifth Floor:

• District's Attorney's	2247.2sq.ft.
• Indigent Defense	1169.1sq.ft.

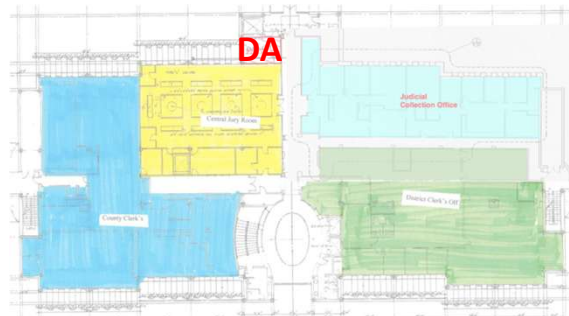
Justice Center First Floor



Justice Center Fourth Floor



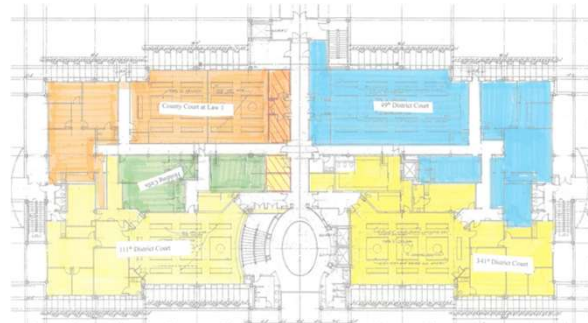
Justice Center Second Floor



Justice Center Fifth Floor



Justice Center Third Floor



Current DA = 17,500 SF

Preliminary Option A

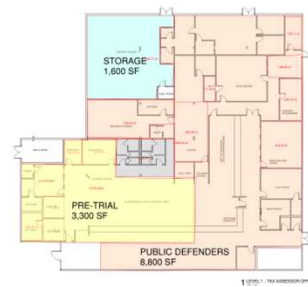
1. Tax Office to New
2. Pre-Trial and Pub Defend to Annex
3. Planning to Fesco
4. Elections and Vets to Sheriff
5. HR and Risk to First Floor
6. Business Office to Second
7. Open Space on Second
8. PIO on Third
9. County Attorney and IT Expand on Third

Tax 16,200 SF

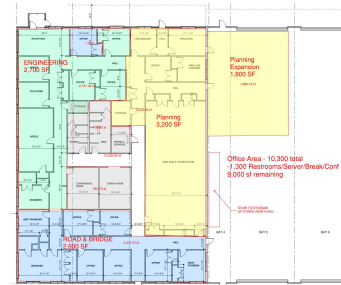
Pre-Trial 3,300 SF

Public Defenders
8,800 SF

To new building/Site
Justice Annex 12,800 SF

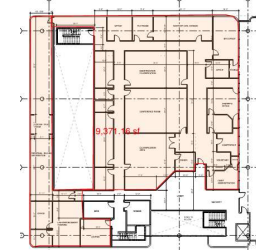


Fesco 9,000 SF



Road & Bridge 2,700 SF
Engineering 2,700 SF
Planning 5,300 SF
(expand 2,100 SF)

Sheriff Admin 9,400 SF



Elections 7,400 SF
Vet Office 1,000 SF
Open 1,000 SF

Billy Hall First Floor

Human Resources 4,100 SF



Purchasing stay 6,000 SF

Risk 3,400 SF

Billy Hall Second Floor

OPEN 1,600 SF

Business Office 3,300 SF



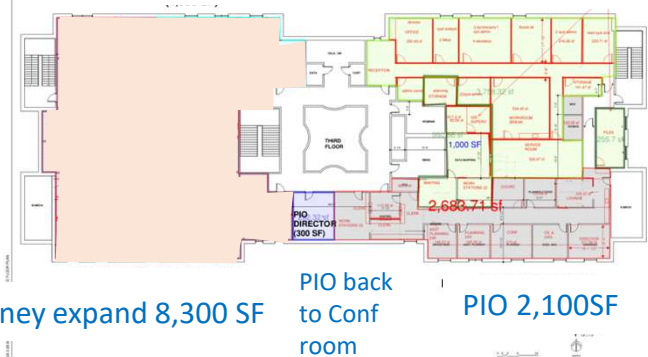
Auditor Stay 5,700 SF

Fire back
to Conf
room

Treasury Stay 3,700 SF

Billy Hall Third Floor

Technology expand 5,000 SF



County Attorney expand 8,300 SF

PIO back
to Conf
room

PIO 2,100SF

Preliminary Option B

1. Tax Office to New
2. Pre-Trial and Pub Defend to Annex
3. Elections to Fesco and Billy Hall 2nd Fl
4. County Attorney and Vets to Sheriff
5. HR and Risk to First Floor
6. Business Office to Second
7. PIO on Third
8. Planning, Engineering & IT Expand on Third

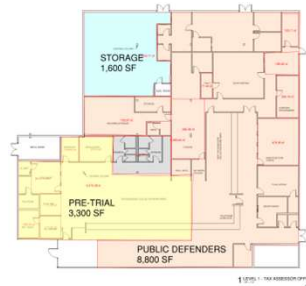
Tax 16,200 SF

Pre-Trial 3,300 SF

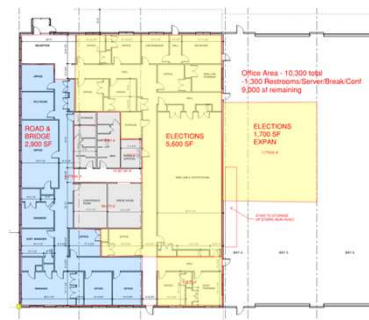
Public Defenders
8,800 SF

To new building/Site

Justice Annex 12,800 SF

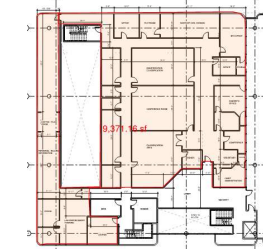


Fesco 9,000 SF



Road & Bridge 2,700 SF
Elections 7,400 SF
expan 1,700 SF storage
or Billy Hall

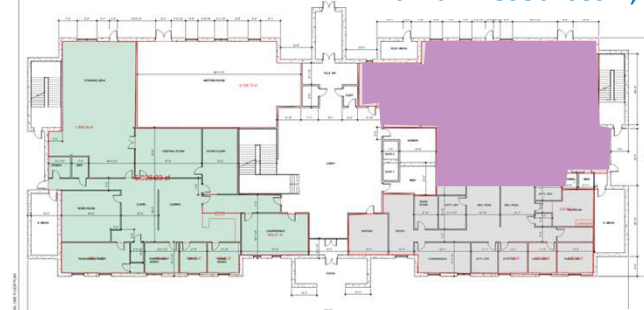
Sheriff Admin 9,400 SF



County Attorney 8,300 SF
Vet Office 1,100 SF

Billy Hall First Floor

Human Resources 4,100 SF



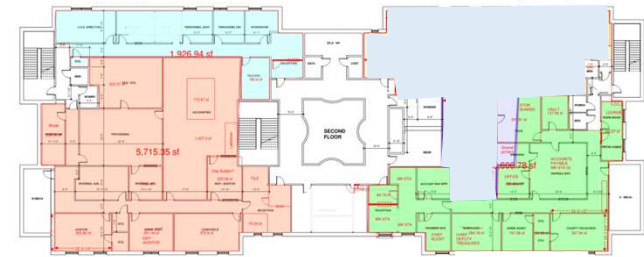
Purchasing stay 6,000 SF

Risk 3,400 SF

Billy Hall Second Floor

Elections 1,600 SF

Business Office 3,300 SF



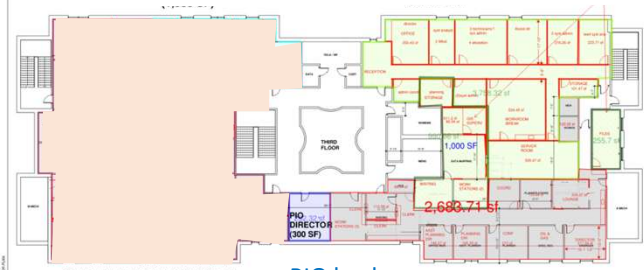
Auditor Stay 5,700 SF

Fire back
to Conf
room

Treasury Stay 3,700 SF

Billy Hall Third Floor

Technology expand 5,000 SF



Planning 5,200 SF

Engineering 2,700 SF

PIO back
to Conf
room

PIO 2,100SF

Preliminary Option B.1

1. Tax Office to New
2. Pre-Trial and Pub Defend to Annex
3. Engineering to Fesco
4. Elections to Fesco and Billy Hall 3rd Fl
5. County Attorney and Vets to Sheriff
6. HR and Risk to First Floor
7. Business Office to Second
8. PIO on Third
9. Planning, Open 2,700 & IT Expand on Third

Tax 16,200 SF

Pre-Trial 3,300 SF

Public Defenders
8,800 SF

Road & Bridge 2,700 SF

Engineering 2,700 SF

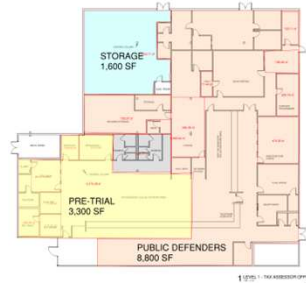
Elections Storage 3,500 SF

County Attorney 8,300 SF

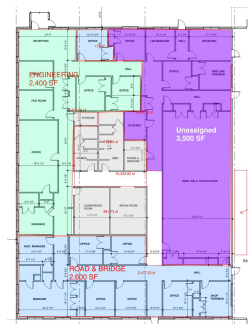
Vet Office 1,100 SF

To new building/Site

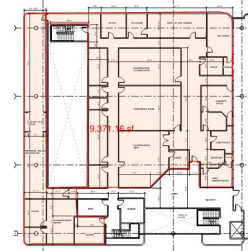
Justice Annex 12,800 SF



Fesco 9,000 SF



Sheriff Admin 9,400 SF



Billy Hall First Floor

Human Resources 4,100 SF



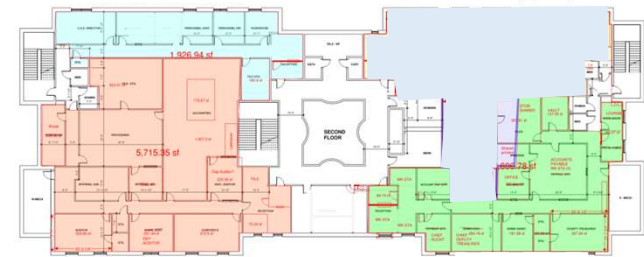
Purchasing stay 6,000 SF

Risk 3,400 SF

Billy Hall Second Floor

OPEN 1,600

Business Office 3,300 SF



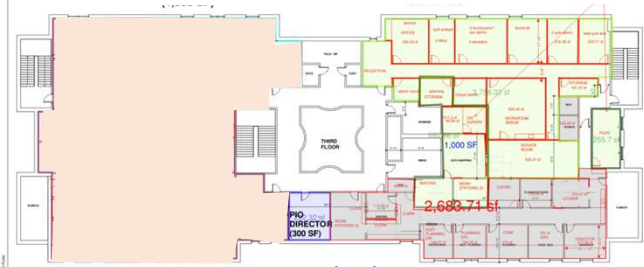
Auditor Stay 5,700 SF

Fire back
to Conf
room

Treasury Stay 3,700 SF

Billy Hall Third Floor

Technology expand 5,000 SF



Planning 5,200 SF

Elections 2,700 SF

PIO back
to Conf
room

PIO 2,100SF

Preliminary Option C

1. Tax Office to New
2. Pre-Trial and Pub Defend to Annex
3. Engineering to Fesco
4. Elections to Sheriff and Fesco
5. Planning to Sheriff
6. County Attorney expand on Third
7. HR and Risk to First Floor
8. Business Office to Second
9. PIO on Third
10. IT Expand on Third

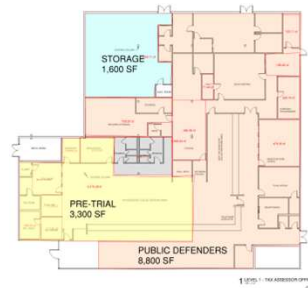
Tax 16,200 SF

Pre-Trial 3,300 SF

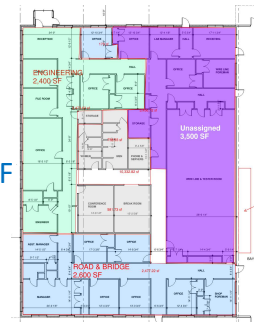
Public Defenders
8,800 SF

To new building/Site

Justice Annex 12,800 SF



Fesco 9,000 SF

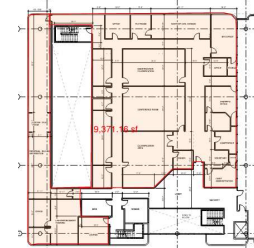


Road & Bridge 2,700 SF

Engineering 2,700 SF

Election Storage 3,500 SF

Sheriff Admin 9,400 SF



Elections 3,100 SF

Planning 5,300 SF

Vet Office 1,000 SF or
second floor of Billy Hall

Billy Hall First Floor

Human Resources 4,100 SF



Purchasing stay 6,000 SF

Risk 3,400 SF

Billy Hall Second Floor

OPEN 1,600 SF

Business Office 3,300 SF



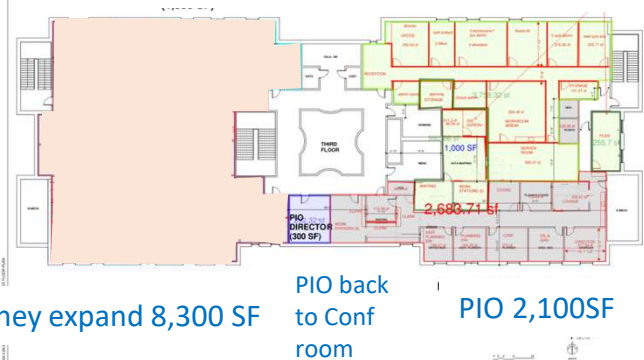
Auditor Stay 5,700 SF

Fire back
to Conf
room

Treasury Stay 3,700 SF

Billy Hall Third Floor

Technology expand 5,000 SF



County Attorney expand 8,300 SF

PIO back
to Conf
room

PIO 2,100SF

600 SAN BERNARDO AVE

Laredo, TX 78040



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Opportunity to access 700 San Bernardo (Annex property) which encompasses a full square block
- Immediate access to IH-35
- Within minutes of international bridges and government agencies
- Prime location situated downtown area with high foot traffic and excellent visibility
- Various layouts offers ample space with a flexible floor plan that can be customized to suit your business needs
- Close proximity to a variety of restaurants, shops, and public services



KAYLA ALVARADO
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kalvarado@killamco.com



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
■ 600 San Bernardo Avenue, Fl 5	Available	2,500 - 5,000 SF	NNN
■ 600 San Bernardo Avenue, Fl 6	Available	2,500 - 5,000 SF	NNN
■ 600 San Bernardo Avenue, Fl 7	Available	2,500 - 5,000 SF	NNN
■ 600 San Bernardo Avenue, Fl 8	Available	2,500 - 5,000 SF	NNN
■ 600 San Bernardo Avenue, Fl 9	Available	2,500 - 5,000 SF	NNN

Preliminary Option D

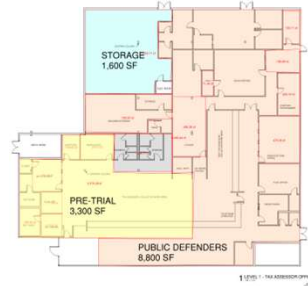
1. Tax Office to New
2. Pre-Trial and Pub Defend to Annex
3. Engineering to Fesco
4. Planning to Temp Space then BH Third Floor
5. Elections to Fesco & BH Second FL then new building
6. County Attorney stay until new building
7. HR and Risk to First Floor
8. Business Office to Second
9. PIO on Third
10. IT Expand on Third

Tax 16,200 SF

Pre-Trial 3,300 SF

Public Defenders
8,800 SF

To new building/Site
Justice Annex 12,800 SF



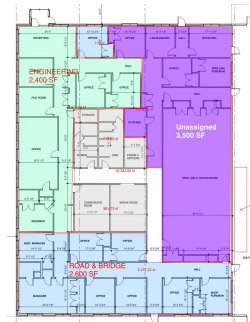
Fesco 9,000 SF

Road & Bridge 2,700 SF

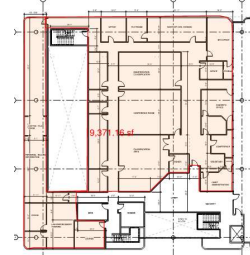
Engineering 2,700 SF

Open 3,500 SF

Elections Temp 3,500



Sheriff Admin 9,400 SF



Demo & build
43,000 to 64,000 sf
for Elections, DA,
County Attorney and
Expansion

Planning 5,300 SF to 600 Bernardo
then into county attorney space

Billy Hall First Floor

Human Resources 4,100 SF



Purchasing stay 6,000 SF

Risk 3,400 SF

Billy Hall Second Floor

Elections 1,600 SF Temp

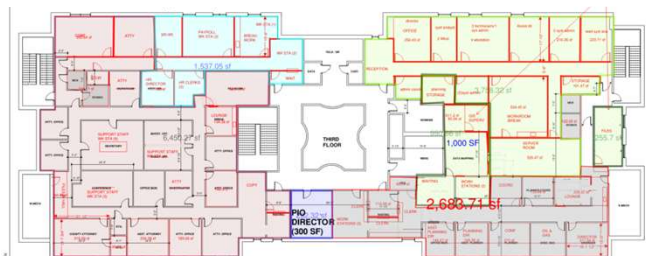
Business Office 3,300 SF



Billy Hall Third Floor

Vet Office 1,000 SF

Technology expand 5,000 SF



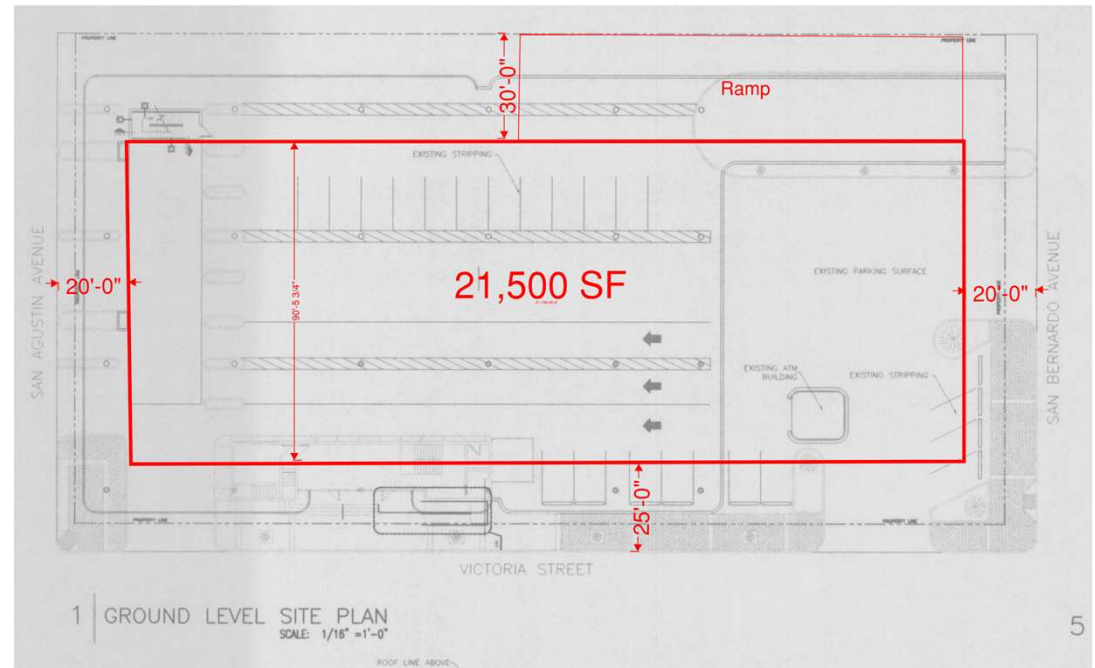
County Attorney until new building
then Planning

PIO back
to Conf
room

PIO 2,100SF

New Building at Sheriff Site

- Approx.. 21,000 SF per floor
- Could do staff parking below
- 2 to 3 floors = 43,000 to 64,500 sf
- District Attorney – 20,000 SF
- Elections – 7,300 SF (street level for box truck access)
- County Attorney – 8,300 SF
- Expansion Space



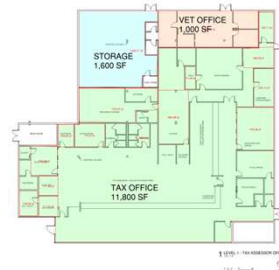
Preliminary Option E

Before Tax Move

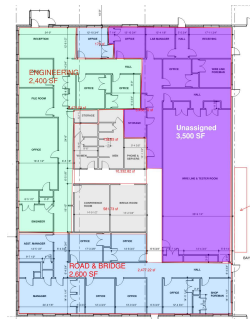
1. Tax Office and Vet Stays until New Buildings
2. Engineering to Fesco
3. Planning to Temp Location
4. HR and Risk to Sheriff
5. Elections Stay (move storage to Fesco)
6. Public Defender Stay & Expand to Third Floor
7. Pre-Trial to BH Second Floor
8. Business Office to BH Second
9. PIO on BH Third
10. County Attorney Stay and IT Expand on Third

Tax and Vet Stay

Justice Annex 12,800 SF

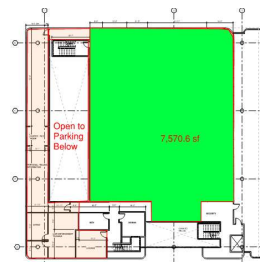


Fesco 9,000 SF



Road & Bridge 2,700 SF
Engineering 2,700 SF
Elections Storage- 3,500 SF

Sheriff Admin 9,400 SF



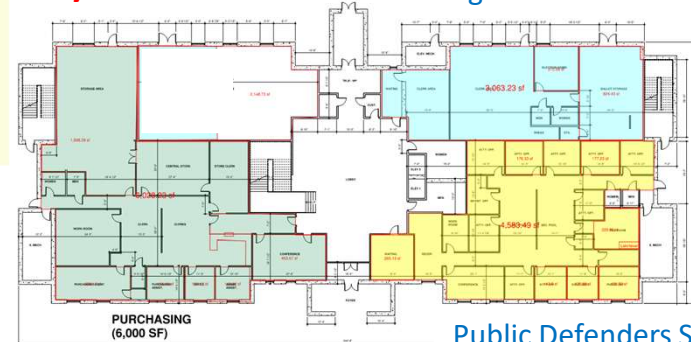
Human Resources 4,100 SF

Risk 3,400 SF

Open 1,900

Planning 5,300 SF to 600 Bernardo

Billy Hall First Floor

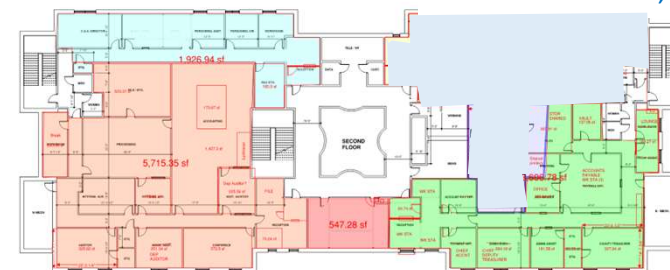


Elections 3,000 SF &
storage at Fesco



Billy Hall Second Floor

Pre Trial 1,900 SF



Public Defenders Stay
Expand to 2,100 Third Floor

Business Office 3,300 SF

Auditor Stay 5,700 SF

Fire back
to Conf
room

Treasury Stay 3,700 SF

Billy Hall Third Floor

PIO 1,500 SF

Technology expand 5,000 SF



County Attorney Stay 6,300 SF

Public Def 2,400 SF

Next Steps

1. Decide on which option to refine and price
2. Team to draft report

