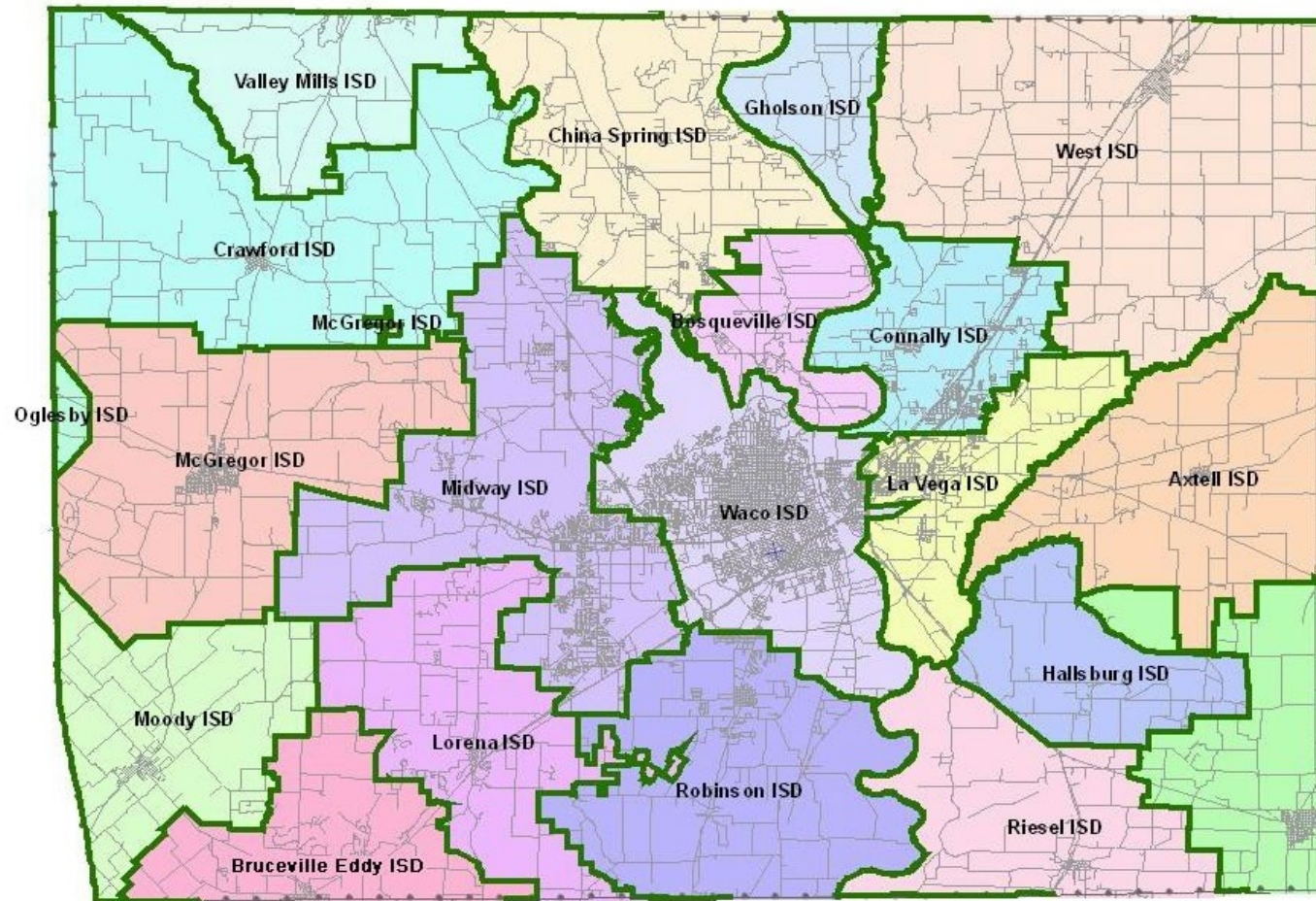


McLennan Central Appraisal District

Building Renovation Proposal



Current Waiting Area

Small waiting area

16 Seats



Customer Service Counter

One window availability.

Confined space.



Hallway to Appraisal Review Board
waiting area and five hearing rooms on
the right.



ARB Waiting Area

Secondary waiting area for ARB hearings at end of hallway.



Recommendation

1. Addition to the current building to create a proper entry and customer service counter. This space would be occupied by the customer service and records departments. The space currently occupied by the records department would be remodeled to add two ARB hearing rooms and a larger ARB waiting area.

Estimated Total Costs:

Approx. 2500 sf building addition @ \$400/sf = \$1,000,000

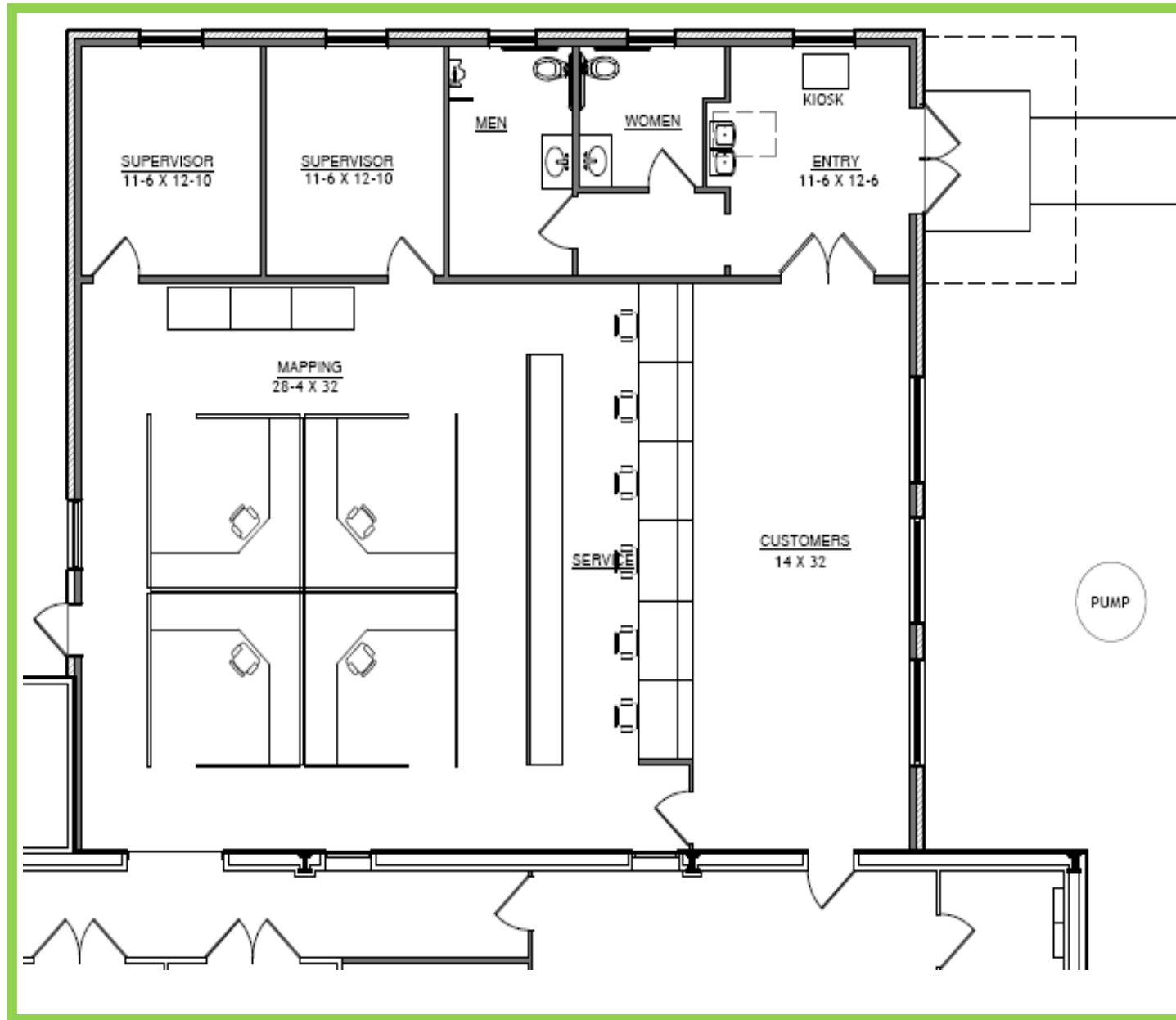
Approx. 25,000 sf Parking lot addition @ \$10/sf = \$250,000

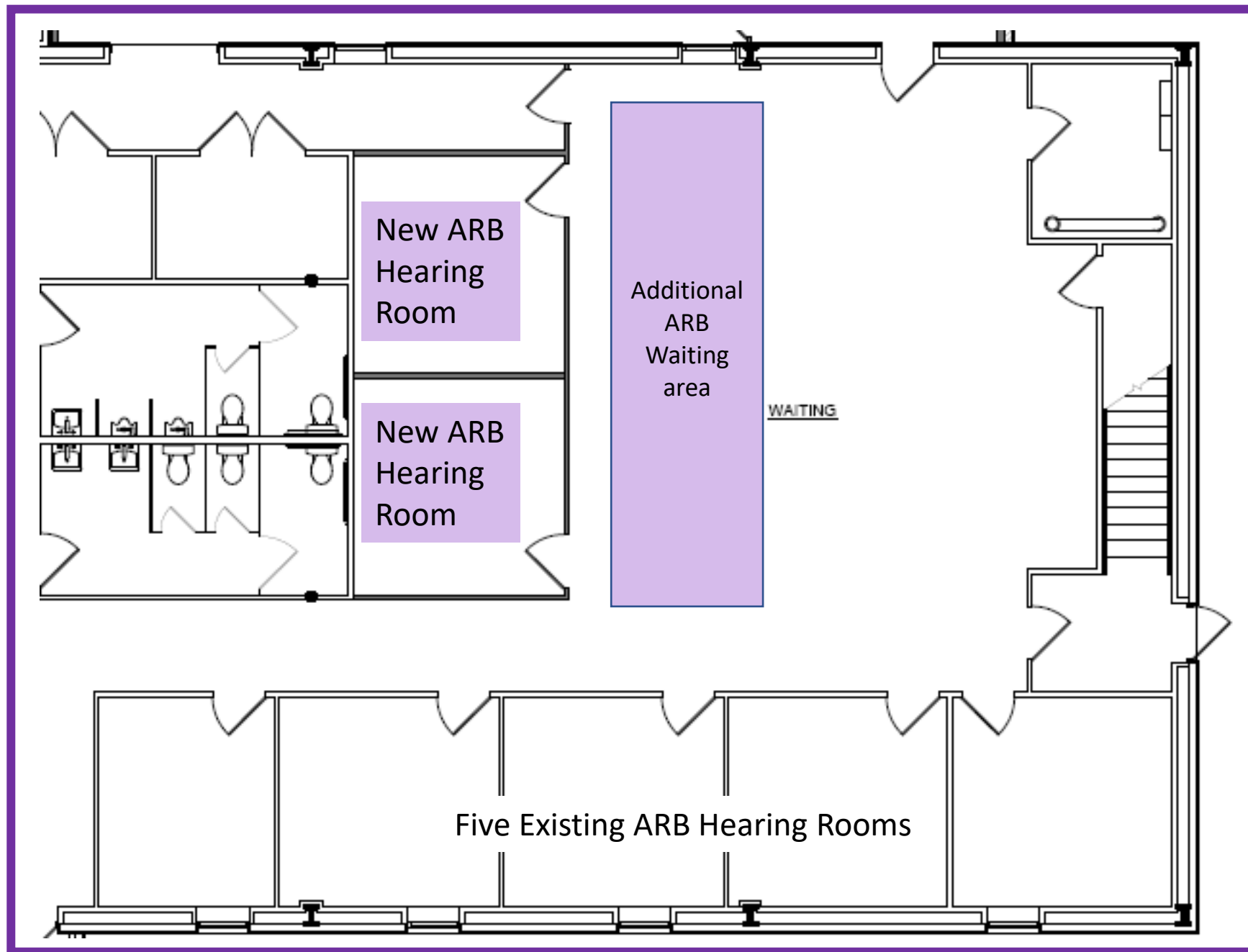
Remodel of existing building = \$250,000 - \$750,000

Estimated Total cost = \$1,500,000 - \$2,000,000



1 FLOOR PLAN
1" = 10' - 0"
2500 SQ. FT.





Parking Lot

Addition to the parking lot to create an adequate flow of traffic.



Alternatives

- Construct a new MCAD office on the vacant land behind the existing building that MCAD already owns. The new building would be designed with customer flow in mind with a larger waiting area and easy access to the ARB area. This would also provide a customer parking lot completely in front of the building.
 - Estimated Cost \$4.6M
- Purchase and remodel building in a different location and sell current facility. Deemed impractical to find suitable site and would require extensive remodeling. Only two buildings that meet size range are currently available and significantly older.
 - Estimated Cost \$2.5M
- 6000 sf addition to the rear of the existing building. The addition would move the main entrance of the building to the back of the property. Customer service and ARB hearing rooms would be in this wing. No remodel to the existing building.
 - Estimated Cost \$2M
- Complete remodeling of the existing building and a small two-story addition to the rear of the building. This would create a central waiting area on the first floor by moving restrooms and elevator. The upstairs would be remodeled to accommodate all valuation departments and administration.
 - Estimated Cost \$3M