



# HARRIS COUNTY, TEXAS

## COMMISSIONERS COURT

1001 Preston, Suite 938 • Houston, Texas 77002-1817 • (713) 755-5113

**Ed Emmett**  
*County Judge*

**El Franco Lee**  
*Commissioner, Precinct 1*

**Sylvia R. Garcia**  
*Commissioner, Precinct 2*

**Steve Radack**  
*Commissioner, Precinct 3*

**Jerry Eversole**  
*Commissioner, Precinct 4*

### CAPITAL IMPROVEMENTS

**June 17, 2008**

**9:00 a.m.**

- 1. Port of Houston Authority**
- 2. Harris County Hospital District**
- 3. Harris County Public Infrastructure**
  - a. Flood Control**
  - b. Toll Road Authority**
  - c. Roads**
  - d. Parks**
  - e. Buildings**
- 4. Libraries**
- 5. Reliant Park**
- 6. Population**

## **1. Port of Houston Authority**

An annual status report from the chairman of the Port of Houston Authority is behind the Port tab. The Port's 2007 revenues of approximately \$190 million were up by \$24 million, or 14%, compared to 2006. Projections for 2008 are that export tonnage should exceed 2007 by approximately 24%, total revenue tonnage should increase by 6%, and import tonnage by 1%. Total cargo handling through April is up by 4%.

The Port handles approximately 70% of container cargo in the Gulf of Mexico and 96% of the containers that move through Texas ports. Container volume for the Port increased by 12% in 2007 compared to 2006, and container revenue increased by 23%. The Bayport Container Terminal opened in February 2007, and the Barbours Cut Container Terminal celebrated its 30<sup>th</sup> year of operation.

Work continues on the Bayport Cruise Terminal and negotiations are ongoing with various cruise lines. The Port said that the new terminal will accommodate the largest cruise ships sailing in the Gulf of Mexico.

Preparation is underway for creation of the Houston Ship Channel Security District which was authorized by legislation from last year's session. Port officials said they hope to have a completed petition with required signatures to present to Commissioners Court in the fall. The district would be formed as a public-private partnership that would include governmental entities and private businesses with a goal of improving security and safety in the Ship Channel area.

An expenditure forecast of bond funds for the period through 2011 is included in the chairman's report. The schedule is under review by Port officials who are concerned about unanticipated cost increases and their impact on construction projects. Port officials will review capital requirements with Management Services before presentation to Commissioners Court.

**2. Harris County Hospital District**

A report on the status of Hospital District projects is behind the HCHD tab. The capital improvement plan is in three phases over a five to seven year period. The first two phases are funded and are shown in the HCHD attachments. The third phase will be reviewed by the HCHD board later in this fiscal year and will involve acute care.

<b><u>Phase I Projects</u></b>	<b><u>Amount</u></b>	<b><u>Expected Completion</u></b>
<b><u>MLK, Alief, SW, LBJ</u></b>		
MLK Clinic and Eligibility Center	\$ 20,500,000	11/09
Alief Clinic	16,117,122	4/09
Southwest Eligibility Center	2,800,000	6/09
LBJ Emergency and Parking	44,000,000	4/10
Subtotal	<u>\$ 83,417,122</u>	
<b><u>Holly Hall Projects</u></b>		
Parking Garage	\$ 17,248,000	10/09
Ambulatory Care Center	52,215,000	3/11
Equipment	40,638,069	3/11
Other Project Costs	12,581,500	3/11
Subtotal	<u>\$122,682,569</u>	
<b>Total, Phase I</b>	<u>\$206,099,691</u>	
<b><u>Phase II Projects</u></b>		
Old Ben Taub Renovation	\$ 47,500,500	9/10
Ben Taub Day Surgery	16,000,000	10/11
LBJ Specialty Clinic	58,000,000	1/11
Physical Therapy Center	3,750,000	11/11
Ben Taub EC Remodel	38,400,000	10/11
<b>Total, Phase II</b>	<u>\$163,650,500</u>	
<b>Total, Phases I &amp; II</b>	<u>\$369,750,191</u>	4/09-11/11

### **3. Harris County Public Infrastructure**

#### **a. Flood Control**

The Flood Control director has \$325.2 million available at this time for continuation of the district's current \$335 million five-year capital program. Another \$9.8 million of the program was spent as of April 11, 2008 and \$67.8 million encumbered. Of the remaining \$257.4 million, \$144.2 million has been programmed for projects and \$113.2 million will be programmed. The five-year period is for FY 2008-09 through FY 2012-13. Management Services will prepare a schedule for funding in FY 2009-10 to maintain the district's capital program at the current level for each five-year period of approximately \$200 million per year, including \$170 million in local funds and \$30 million from federal and other sources. The director in his report expresses caution concerning the future level of federal support. He said he will provide information and recommendations on this subject at a later date. The director's report to the court members shows a total of \$2.5 billion in future projects from the district's long-range Watershed Master Planning process. Those projects are brought into the five-year funded plans as they are updated each budget year.

The tables on the next page show the current five-year budget amounts for the watersheds and fund sources in the total amount of \$325.2 million.

#### **b. Toll Road Authority**

The Toll Road Authority has listed expenditure plans in the total amount of \$5.2 billion for the period of FY 2008-09 - FY 2012-13. The current year total, for FY 2008-09, is \$1.5 billion.

FY 2008-09 provides \$1.2 billion for future infrastructure, including work for Beltway 8 Tollway East, Hardy Downtown Connector, Hempstead Tollway, SH 288 between US 59 and SH 99, Fairmont Parkway between BW8 East and SH 99, South Post Oak Extension from IH 610 to Fort Bend Tollway, contingency funds, a Toll Road system investment grade study, and funds for unidentified future infrastructure projects. SB 792 from the last legislative session authorizes Harris County to develop, construct and operate the six projects listed above.

Another \$255.1 million is for work on existing infrastructure for Sam Houston Tollway, Hardy Toll Road, Westpark Tollway, system-wide projects, and maintenance; \$9.8 million for traffic management systems and services; \$43.7 million for technology; and \$592,000 for geographic information systems.

PID will provide the court with information on the status of a market valuation process and negotiations with TxDOT during the fiscal year concerning development of SH 99/Grand Parkway. The process includes toll rate calculations with traffic and revenue projections and estimated costs for financing, constructing, maintaining, and operating the project.

Management Services, the Auditor, and PID will continue to work to enhance accounting and informational systems and associated procedures related to the county's road system, including Toll roads and mobility projects along with other county infrastructure. The County Asset Management System (CAMS) is being developed for the purpose of providing for infrastructure tracking and reporting. The process for the roads and mobility projects will be part of that system. Special reports for monitoring and tracking of information and budgets will be developed by Management Services and the Auditor.

**FY 2008-09 - FY 2012-13  
Flood Control**

<b>Watershed</b>	<b>Funding</b>	<b>Percent of Total Funds</b>
Addicks Reservoir	\$ 2,129,584	1%
Armand Bayou	154,215	<1%
Barker Reservoir	114,000	<1%
Brays Bayou	68,906,263	21%
Buffalo Bayou	4,072,822	1%
Clear Creek	379,277	<1%
Cypress Creek	7,811,388	2%
Galveston Bay	95,000	<1%
Goose Creek	9,162,493	3%
Greens Bayou	9,820,070	3%
Halls Bayou	15,771,967	5%
Hunting Bayou	30,903,358	10%
Jackson Bayou	624,000	<1%
Little Cypress Creek	44,970	<1%
San Jacinto River	-	0%
Sims Bayou	44,679,527	14%
Spring Creek	578,140	<1%
White Oak Bayou	22,748,785	7%
Willow Creek	10,901,820	3%
County-wide (25 projects in various areas)	42,290,786	13%
Contingency and Escalation funds	54,005,000	17%
<b>Total</b>	<b>\$325,193,465</b>	<b>100%</b>

<b>Fund</b>	<b>Total Cash</b>	<b>Encumbered</b>	<b>Recommended Programming</b>
3310 – Reimbursement, Fed. & Other	\$ 29,144,323	\$ 6,595,614	\$ 22,548,709
3320 – Bond	25,401,975	10,081,074	15,320,901
3330 – HCFC Bond	87,563,015	24,916,554	62,646,461
3970 – Comm. Paper	146,562,716	24,201,224	122,361,492
FEMA Grants	21,347,141	193,767	21,153,374
Impact Fees	15,174,296	1,841,539	13,332,757
<b>Total</b>	<b>\$325,193,466</b>	<b>\$67,829,772</b>	<b>\$257,363,694</b>

c. **Roads**

The precinct road program shows a total of \$818.5 million in listed projects for the period of FY 2008-09 - FY 2012-13. The amount for the current year, FY 2008-09, is \$156.1 million; FY 2009-10, \$199.6 million; FY 2010-11, \$166.5 million; FY 2011-12, \$129.5 million; and FY 2012-13, \$166.8 million.

Management Services will review and prepare funding schedules for the current year and the balance of the five-year period, including use of the \$190 million in bond funds authorized by the voters in November 2007.

d. **Parks**

Parks projects listed for the fiscal year are shown in the PID report. The total is \$35.5 million. Management Services will prepare a funding schedule for the precincts.

Also in the PID material is a list of current parks and acreage. The county has 166 park sites on 26,296 acres of land.

The PID report said that approximately 50% of the land needed for new parks in future years could be obtained through joint use of the acreage to be acquired by Flood Control for regional stormwater detention storage. There are joint use projects that are now in effect in the precincts.

An update of the Parks Master Plan will be prepared this fiscal year.

Management Services will prepare funding schedules on a five-year basis for the parks program, including use of the \$95 million in bond funds authorized by the voters in November 2007.

e. **Buildings**

1. **Downtown**

- a. **Family Law Center** Voters approved bond funding for this project in November 2007 in the amount of \$70 million. Plans are to build it on the block across Franklin from the old Family Law Center and across San Jacinto from the Criminal Justice Center. Additional to the construction cost would be \$16.4 million for furniture, fixtures, equipment, and cabling. The design phase would require \$7 million of the \$70 million and could be accomplished in 14 months. Construction would require 24 months.

The *Coffee Pot Building and Fannin Garage* that are on the block where the Family Law Center will be built must be demolished and the area cleared before construction of the new building could begin. The Coffee Pot Building now holds records of the County Clerk, the District Attorney, and Information Technology.

A search would need to be made for a facility where the records could be relocated so the block for the new FLC could be cleared. One solution would be to find a temporary place for the records, such as the old *1301 Franklin jail building*. An ultimate solution would be for a new *Records Warehouse* to be constructed on county property at 611 John Albers adjacent to the county election equipment warehouse and the Animal Control Shelter on Canino Road. The approximate cost for the Records Warehouse would be \$15 million. The estimated design cost would be \$1.5 million. Design and construction of the warehouse space on Canino would take approximately 24 months. Once complete, the records in the Coffee Pot Building, unless relocated earlier, could be moved to the new Records Warehouse.

Following the move of the records, the Coffee Pot building and Fannin Garage could be demolished at an estimated cost of \$2.2 million.

Other related projects would be the demolition of the *old Family Law Center* building when the new FLC is completed and occupied. The estimated cost would be \$2.1 million. Before the building is razed, the fiber optics line used by ITC must be moved to the Juvenile Justice Center. The estimated cost would be \$750,000.

The *District Attorney building* at 201 Fannin is adjacent to the old FLC and is to be demolished at an estimated cost of \$1.2 million.

Another project that is needed in the downtown complex would be to provide space for a planned *North Bayou Central Plant*. The current central plant at 1303 Preston provides heating and cooling for most of the county buildings on the south side of Buffalo Bayou and the 1200 Baker Street jail in the detention zone on the north side of the bayou. The central plant is now operating near its capacity and new facilities in the downtown complex will require an additional plant. The plan is to provide the North Bayou Central Plant on a portion of county property where the old Iron Mountain Warehouse is located at 700 N. San Jacinto in the detention zone. PID is working with Jacobs, Carter and Burgess to design the new plant. The warehouse facility could be demolished at an estimated cost of \$3.6 million, and the first phase of the new plant construction could be done at an estimated cost of \$20 million. The major portion of the property would not be needed for the new plant and could be used for surface parking until it is required for jail purposes.

The total approximate cost of the above listed items would be \$131.3 million. If, after review of the other building items, the court desires to follow most or all of the steps as outlined above, Management Services will work with PID to develop a timetable and funding schedule for consideration.

- b. **Jail and Related Projects** The jail population continues to increase. On the last day of May 2008, the population was 11,114. The average daily population for the month of May 2008 was 11,287. The population was 9,588 on May 31, 2007 and the daily average for the month of May 2007 was 9,706. The county's jail system capacity is 9,337. A temporary variance from the state allows another 2,064 temporary beds, for a total of 11,401. Traditionally, the jail population increases to an annual high point in September. Currently, the Sheriff's Department is contracting with a parish in Louisiana to hold up to 730 Harris County inmates and is seeking contracts with other parishes for transfers of up to 1,000 more inmates if necessary.
1. The Sheriff has approximately 1,000 inmates at *1307 Baker Street* in the Harris County detention zone. That facility is owned by Community Supervision & Corrections. The building is in need of roof and HVAC repairs in the total amount of \$1.6 million, and additional cleanup work at an unknown cost. It is recommended that the court authorize the repairs and related work to be done by the county and that PID, Management Services, and the Sheriff's Department be authorized to negotiate with the District Judges and CSCD regarding the future use and ownership of the facility, and with the county's Peden building in the detention zone, plus programs and facilities at the county's Atascocita property. The county's cost for repairs to the 1307 Baker facility would be a factor in negotiations with CSCD.
  2. The *701 San Jacinto jail's* security system must be replaced. Following analysis by Jacobs, Carter & Burgess, the project is ready for bid. The cost estimate is \$6.25 million. The jail's population exceeds its capacity of 4,109 inmates. The Sheriff's detention staff will prepare a coordination plan that would allow the work to be done on the floors.
  3. Voters defeated a proposal for a *Central Processing Center* in the amount of \$195 million in November 2007. The court requested that a revised proposal be prepared for consideration. The revision, developed by staff of the Sheriff, PID, and Management Services, has a cost total of \$144 million. The facility would be built on the Iron Mountain Warehouse site in the detention zone adjacent to the proposed first phase of the North Bayou Central Plant that was described earlier in this report. The new CPC would be five stories and would provide for processing of county and City of Houston prisoners through FY 2024-25. One floor would be designed for healthcare and would include 300 beds for prisoners with medical and mental health needs. Another floor would have 672 beds for inmates who would be expected to be released within 72 hours. That number of beds would include 200 for the city's short-term prisoners. A holding area would be available for those who could be discharged without assignment of a bed.

Additional components of the CPC would include a public lobby, central records, administration and staff support space, a kitchen, and court and related work areas. A contract with the City of Houston would provide a minimum of \$32 million for construction along with funding for a portion of operational costs.



The CPC project would require a second phase of construction to complete the North Bayou Central Plant in the approximate amount of \$11.2 million.

In addition, an upgrade of the *1300 Baker Street parking lot* would be needed for the detention zone at an approximate cost of \$605,000. PID is also evaluating the potential for adding nearby property for parking and could seek authorization to negotiate for acquisition. The cost would be presented to the court at a later date.

4. Once construction documents are complete, the *Atascocita Jail* project could have a bid date in the last quarter of 2008 or the first quarter of 2009. The approximate cost would be \$32 million for space for 1,152 inmates. The facility could be expanded at a later date for another 864 inmates if necessary.

PID is working with Municipal Utility District No. 278 for an agreement to build a sewage treatment plant for the Atascocita complex. Construction would begin during the first quarter of 2009. The estimated cost would be \$11 million. In addition, negotiations are underway with the City of Houston for conversion from ground water usage at a cost of \$1 million for the water impact fee.

PID is also working with the Sheriff's Department, ITC, and Management Services on site selection and costs to implement video visitation for all detention facilities. The initial site would be for the Atascocita facility at an estimated cost of \$1.2 million plus \$250,000 for annual maintenance.

PID is working with the Sheriff's Department, Precinct 4, and PGAL to relocate the bomb range at Atascocita to another site on the property that would be away from detention facilities. An estimated \$250,000 would be needed to complete this work.

5. PGAL Architects have studied various options for the potential use of the old jail building at *1301 Franklin*. Its analysis concluded that the best option would be to raze the facility once the current occupants could be relocated. They include Sheriff's personnel, including the 9-1-1 communications center on the first floor, and the District Clerk's records conversion and imaging project on floors 4-8. The approximate cost to raze the building would be \$6.4 million. The court could then plan for a reuse of the property, which is adjacent to the Criminal Justice Center across Caroline and the Civil Courthouse across Franklin.
6. PID is working with the Sheriff's Department and PGAL on a plan to renovate available Toll Road Authority property at *2202 Nance*.

All of the Sheriff's operations at *1301 Franklin* and *601 Lockwood* could be relocated to the facility which is near the Hardy Toll Road Connector and is one mile from the courthouse complex and detention zone. The approximate cost would be \$38.5 million.

Another alternative for the Sheriff's communications office would be to relocate it in available space at the *Houston Emergency Center* at 5320 N. Shepherd, which is about eight miles from the courthouse complex. The estimated cost would be \$500,000 plus an annual lease amount.

The District Clerk's records project could be relocated from 1301 Franklin to the proposed new Records Warehouse at 611 John Albers and 606 Canino that was described earlier in this report.

The approximate cost of all the projects shown in the above Jail and related facilities section of this report would be \$254.5 million.

In the master plan for the downtown area, there are added options that could be considered other than, or along with, those that have been described. For example, the first item discussed, the Family Law Center, could be placed at the 1301 Franklin site and other plans could be made for the county's block across from the old Family Law Center between Franklin, Fannin, Commerce, and San Jacinto. Administrative, information management, and other court and law enforcement related offices could go into a new facility on the 1301 site, or on the other side of the Criminal Justice Center in the Coffee Pot block if the court were to place the Family Law Center at the 1301 site.

No such decisions should be made, however, until the court considers the balance of the needs of the downtown complex as shown in the next section of this report.

c. **Other Downtown Projects**

1. PID's report said that documents are near completion for construction to restore the historical *1910 Civil Courts Building* for use of the First and 14th Courts of Appeals. The 100th anniversary of the building is scheduled for March 2011 and a goal is to complete the project in time to coincide with that date. The approximate cost remaining is \$50 million. PID obtained \$5.5 million in grant funding from the Texas Historical Commission. Also, upon occupancy of the facility by the Courts of Appeals, the county will receive a refund of approximately \$4 million from the South Texas College of Law where the courts are currently located. The county's contract with the school enables the refund to be made because of county funds spent on the facilities at 1307 San Jacinto. The appellate courts moved to the South Texas block on San Jacinto in 1983. Previously, the courts were in the 1910 Civil Courts Building.

2. The proposed *Plaza/Jury Assembly* will be ready for bids to be taken for construction this fall. The project, to be provided on county property between Congress, San Jacinto, Franklin, and Caroline, will require \$19.3 million. The county will receive \$2.8 million in federal reimbursement through TxDOT. Once complete, the jury function will be moved to the new facility from the first floor of *Congress Plaza* at 1019 Congress. The new jury assembly building will be tunnel-connected to the Criminal Justice Center, Civil Courthouse, Juvenile Justice Center, and the new Family Law Center. PID and FPM will have a study conducted of the existing downtown tunnel system to determine corrective action to alleviate water leaks.

The court, in considering its master plan for the downtown complex, could decide on a future use of the jury assembly area that will become vacant.

3. The *Administration Building* at 1001 Preston, now in its 30th year, must have a fire sprinkler system installed to meet the city's revised fire safety regulations. PID said the design, which will require \$200,000, should be done this year. Installation would require \$2 million. A separate water supply will be required on all floors and plans for the sprinkler system are to be in place by December 31, 2009. By December 31, 2014 the automated sprinkler system must be installed on at least half the building's floors, and the system should be in place on the rest of the floors by December 31, 2017.

PID has contracted with Jacobs, Carter & Burgess for a total building analysis.

PID is completing design drawings for build-out of the fifth floor of the Administration Building. An outside consultant will prepare construction documents for bids to be taken. The estimated cost is \$2.1 million. PID is also completing drawings for build-out of the seventh floor. The estimated construction cost is \$1.3 million. Both floors, at a total cost of \$3.4 million, would be for PID offices.

FPM has requested that the elevator controls be replaced in the Administration Building at an estimated cost of \$2 million. This work would be contingent on the recommendation of Jacobs, Carter & Burgess in its building analysis.

Aside from the \$7.6 million listed above, PID said the Administration Building, opened in 1978, has various mechanical, electrical, and plumbing systems that are close to the end of their expected life-cycle and will require replacement. The total expected costs for continued operations will be determined by the Jacobs, Carter & Burgess analysis. PID has also contracted with Walter P. Moore Engineering to determine the extent of concrete required for the exterior of the building. Recommendations will be presented to the court upon completion of the studies.

A question arises as to whether the court should consider if a new Administration facility should be built on county property in the downtown complex that could incorporate the needs of various departments, including Information Technology. If such a facility were built, certain vacated facilities, such as the *Administration, Anderson-Clayton, old Fire Station, Drug, and Hogan-Allnoch buildings*, could be sold.

Meanwhile, an emergency backup generator is requested for the ITC headquarters building at *406 Caroline*. The estimated cost is \$2.4 million.

In the *Criminal Justice Center*, PID is working with Urban Architects for the build-out of a portion of the sixth floor for expansion of the District Attorney's Office at an estimated cost of \$1.6 million.

Also in the Criminal Justice Center, Management Services will present a proposal for the Sheriff's Department to assume security of the total building. The plan will include transition of officers of Constable, Precinct 1 to other duties. The Sheriff will also assume control of security screening services in the downtown complex. This change is in accordance with a recommendation from a courthouse security study.

In another downtown project, the court authorized renovation of space in the *old Wilson Building* at 49 San Jacinto for Pretrial Services. The estimated cost will be \$500,000.

The County Attorney is asking for authorization to work with PID for additional space in *Annex 44, Congress Plaza*. A recommendation will be prepared for consideration of the court.

Also in the downtown area, it appears that *ITC's Radio Shop* at 2500 Texas, and the *Fleet Services facility* at 2505 Texas, may have to be relocated as a result of a new soccer stadium and Metro line that are planned. If those moves become necessary, PID will consider alternative sites and will present options, timetables, and cost estimates to the court.

The approximate amount for the items listed with cost estimates under Other Downtown projects is \$81.4 million.

## 2. Juvenile Facilities

- a. Based on an analysis by Jacobs, Carter & Burgess, the cost to retrofit Juvenile Probation's property at 3540 W. Dallas for 159 pre-adjudication juvenile beds would be \$9 million. The renovation would extend the life of the facility for another 10 years. Design work would require \$900,000. The 45-bed Westside facility leased from the City of Houston could be closed when the W. Dallas property is occupied.
- b. Funds in the amount of \$1.1 million would be required to provide bulkhead repairs at the Youth Village to protect the property. Construction documents have been completed. The court and Juvenile Board should decide if they want to proceed on this project or if, at this time, the funds should be spent on juvenile housing and security programs.
- c. At the Katy Boot Camp, a cost analysis by Water Engineers, Inc., has determined that a new sewage plant is needed. The estimated cost would be \$650,000.
- d. The Chief Juvenile Probation Officer has requested that the court consider certain safety concerns and operational enhancements for the Juvenile Justice Center which opened in April 2006. He also requests that a master design plan be developed for the Burnett-Bayland property, that a list of improvements be made for other juvenile program properties, that additional field probation offices be considered, and added space be obtained for the Juvenile Justice Alternative Education Program.
- e. In addition, the director is asking that video surveillance and recording systems be installed for residential facilities along with fencing and security lighting at Burnett-Bayland, that a security gate and fence be installed for the Youth Village, and that permanent lighting be provided at the Boot Camp.

In addition, the director has requested replacement radios for staff in residential facilities in the approximate amount of \$250,000.

Management Services will consult with the appropriate departments regarding the various issues brought by Juvenile Probation. Approximately \$11 million would be necessary for the above items that have cost estimates. Additional funds would be required for other safety and operational concerns listed for the various facilities.

## 3. Medical Examiner

Voters in November 2007 authorized \$80 million for a replacement *Forensic Center* to be built adjacent to the department's existing facility in the Medical Center. Approximately \$25 million in added funding would be needed for furniture, fixtures, cabling, and parking. Approximately \$8 million of the \$80 million would be required this fiscal year to begin design of the new building. Total funds required would be \$105 million.

PID is conducting an analysis of the long-term cost that would be involved in leasing parking spaces from the Medical Center. Alternative sites could be considered along with further negotiations with Medical Center officials. Recommendations will be given to the court.

4. **Other Annexes**

- a. **Annex 4, Pasadena** Prozign Architects is completing construction documents for bids to be taken for construction of a replacement facility for the Pasadena annex. The estimated cost is \$16 million.
- b. **Annex 10, Bay Area** Final documents are available for renovation of space formerly occupied by the Freeman branch library. Space will be built out for use by the Constable of Precinct 8 and JP 8.2. The approximate cost will be \$1.6 million.
- c. **Annex 19, Chimney Rock** The Chimney Rock annex will be replaced by an annex to be built on Boone Road. Design drawings for the new facility require an additional \$140,000 to complete. Estimated construction cost is \$7.2 million. Once the new *Boone Road annex* is occupied, the Chimney Rock facility could be sold.
- d. **Annex 37, Animal Control Shelter** A study by Jackson & Ryan recommends a renovation and that a new two-story facility be constructed adjacent to the current shelter on Canino Road. The estimated cost is \$20.3 million, including \$2 million for design.
- e. **Annex 44, Anderson Clayton** Walter P. Moore is completing plans for the final phase of waterproofing needed for this building at 1310 Prairie. The estimated cost is \$200,000.
- f. **Annex 60, 9111 Eastex** Community Supervision is requesting build-out of space at Annex 60 for an offender workforce program. The estimated cost is \$611,000.
- g. **Annex 83, RTC** PID is asking for court approval to relocate an office of the Sheriff's Department from this annex. The move would allow Public Health & Environmental Services to expand while remaining in one facility. The estimated cost for moving the Sheriff's staff would be \$150,000. The Sheriff's group is asking for space in the Greenspoint area.
- h. **Annex B, 3330 OST** PID has final documents for expansion and renovation of space for Mosquito Control at this facility at SH 288 and OST. Construction is estimated at \$4 million. The county has an option to purchase this property at a cost of \$2,951,814.

- i. **Delta Building, 10555 N.W. Freeway** The county paid \$5.5 million to purchase this facility in FY 2006-07 for use by PID and provided funds for renovations in the amount of \$1.8 million. Additional renovations are estimated at \$5.1 million for Permits and Watershed Management and to meet building code requirements.
- j. **Security** Management Services and the County Courts Manager will provide an agenda item in July with recommended improvements and personnel for security in the various annexes that have *JP courts*.

The estimated cost of the above items under the Other Annexes caption would be approximately \$58.3 million.

## 5. **Additional Items**

- a. **TranStar** PID is the design and construction phase property manager for an approximate \$8.9 million TxDOT-funded renovation and expansion of TranStar at 6920 Old Katy Road. The TranStar partners, Harris County, Houston, Metro, and TxDOT, are to initially fund the project and then obtain 80% reimbursement. Each of the four entities would be responsible for the remaining 20% which would be approximately \$1,780,000, or \$445,000 each. The court indicated it wanted to consider the county's future relationship with TranStar and whether the Sheriff's Department and others should be located at the facility. A request for qualifications proposal to obtain a listing of qualified firms capable of performing the renovation and expansion work was held by the court on June 3.
- b. **Lyons Camp, Precinct 4** A household hazardous waste collection facility, county fuel site, and expanded emergency operations are among multiple uses being considered for the former Lyons Camp area at US 290 and Gessner Road. The estimated cost would be \$600,000.
- c. **Fuel Canopies** Fuel canopies are proposed to be constructed at four existing facilities: the *Kyle Chapman Annex*, *Wallisville fuel station*, *Clay Road fuel station*, and the *Fisher Road fuel station*. Final design of the fuel canopies has been completed. Estimated cost is \$275,000.
- d. **Storage Tanks** PID has received notice from the Texas Commission on Environmental Quality that county properties at *6104 Dixie Drive* and *601 Lockwood* are in violation of requirements for petroleum storage tanks. PID is in the process of contracting for consultant services for a plan to remove the tanks from service and provide site work after their removal at \$1 million. If it is determined that groundwater has been impacted, added funds of up to \$5 million could be required.
- e. **Hazardous Waste** PID is providing for design of a household hazardous waste facility and related site work at a multi-use facility at *Gessner and US 290*. The estimated cost is \$7.7 million. Funds in the amount of \$510,000 are requested this fiscal year for final design services. Construction funding will be requested in FY 2009-10.

- f. **Port/Ship Channel Security** Funds are to be sought by PID in estimated amounts of \$150,000 for a command and control site, and \$358,000 for an agreement with the University of Houston and Port of Houston Authority for consulting and coordination of the Port of Houston-Houston Ship Channel Security Project. Grant funds are to be sought to cover the cost of the contract. A contingency fund is requested in the amount of \$150,000 to cover inflationary cost increases.
- g. **Atascocita Driving Track** The Sheriff's Department is asking for consideration of funds in the amount of \$6.1 million to build a driving pursuit course at the Atascocita complex. The department would hope to have the county sell certain property at FM 2920 that it controls to help finance the project.
- h. **PID Funds** PID is asking for funds this fiscal year in the amount of \$1 million for the A&E Division to have a capital projects improvements fund; FPM to have \$4 million for a repair and replacement fund for resolving health and/or safety risks that may occur during the fiscal year; and for A&E to have a fund of \$1,950,000 for roofing replacement and repair projects.
- i. **CAMS** PID is requesting added funding in the amount of \$1.9 million for further development of the County Asset Management System for infrastructure tracking and reporting.

The cost estimates total \$8,493,000 for the above items a-f, and \$14,950,000 for items g-i, for a total of \$23,443,000.

- j. **PID Space Planning Committee** FPM has designed a process through a new website to receive and record space requests and to facilitate evaluation and response through a PID Space Planning Committee. All requests by departments would go through this process. The PID Committee would prepare recommendations for Commissioners Court.

The total estimated cost of all building projects listed in the Buildings portion of this report is \$665 million.



#### 4. Libraries

The County Library Department has listed seven projects that if approved would require funding in the approximate amount of \$47.4 million.

<u>Branch</u>	<u>Construction</u>	<u>Furnishings</u>	<u>Technology</u>	<u>Collections &amp; Supplies</u>	<u>Totals</u>
<b>Parker Williams</b>					
<i>Renovation</i>	\$ 1,800,000	\$ 600,000	\$ 220,000	\$ -	\$ 2,620,000
<b>Evelyn Meador</b>					
<i>Replacement</i>	4,100,000	600,000	316,572	850,000	5,866,572
<b>McNair</b>					
<i>New</i>	6,150,000	900,000	483,500	2,000,000	9,533,500
<b>Stratford</b>					
<i>Replacement</i>	4,100,000	600,000	316,572	950,000	5,966,572
<b>Baldwin Boettcher</b>					
<i>Replacement</i>	7,175,000	1,050,000	528,425	1,500,000	10,253,425
<b>Fairbanks</b>					
<i>Replacement</i>	7,175,000	1,050,000	528,425	1,500,000	10,253,425
<b>Kingwood</b>					
<i>Replacement</i>	-	900,000	483,500	1,500,000	2,883,500
Totals	\$30,500,000	\$5,700,000	\$2,876,994	\$8,300,000	\$47,376,994

The *City of Seabrook* is providing \$1,299,000 for construction of the *Evelyn Meador* branch, which will reduce the county's total cost for the project from \$5,866,572 to \$4,567,572.

The *McNair* project will have Community Development Grant funds to assist with construction cost, but the amount that will be available is not known at this time.

Joint projects with *Lone Star College System* are possible for the *Baldwin Boettcher* branch at the North Harris campus, and the *Fairbanks branch* at the Cy-Fair Fairbanks Center.

The *Kingwood* project will be constructed during 2009 by the City of Houston at an approximate cost of \$6 million.

The department is also requesting \$151,021 for an emergency generator for backup for the Library's information technology network and HVAC monitoring. In addition, there is a request for \$1,012,300 for replacement of personal computers, self check-out machines, and computer equipment for the central office and the branches.

The total approximate amount for the listed projects and related items is \$48.5 million.

Management Services will prepare a funding schedule and timetable for consideration of the court.

## **5. Reliant Park**

A report from the *Harris County Sports & Convention Corporation* for capital improvements is behind the Reliant Park tab. The total request is for \$13,141,608 for various improvements throughout the complex. It is recommended that the report be referred and that Management Services be instructed to work with Reliant staff to develop a timetable and funding plan for necessary improvements.

Regarding the *Reliant Astrodome*, a draft lease and development agreement has been prepared for Astrodome Redevelopment Corporation to convert the stadium into a convention center hotel. The County Attorney's Office has the draft agreement under review with the Reliant Park tenants.

## **6. Population**

A Harris County population status update report is behind the Population tab for the court's review and reference.

## **Summary**

The increasing cost of construction products, diesel fuel, and other necessary items will have an impact on costs for constructing and maintaining projects for the Port, Hospital District, Flood Control, Harris County roads, parks, buildings, and libraries, and improvements for Reliant Park. Inflation factors have been provided in figures used. However, if costs were to continue to escalate at a higher level over time, additional funds may be required for those projects selected by the court as priorities.

#