

WALLER COUNTY

Danny R. Rothe, CCCA
County Facilities Director and Construction Manager



MEMORANDUM

To: Honorable Commissioners' Court

Item: Pct. 2 & 3 Annex Design Cost Increases

Date: August 19, 2026

Background

Judge/Commissioners

The original design budgets for Pct. 2 & 3 Architectural/Engineering Design by Blue Line Architects were based on a +/- 10,000 SF building concept with Pct. 3 being the primary design at a fee percentage of 8.75%, and Pct. 2 being the prototype design at a reduced fee percentage of 6.25%. Pct. 2 & 3 would look like Pct. 4 but only house JP Court, Commissioner Office, and Constable. Pct. 4 is 18,500 SF and also includes Sheriff (Southern Command), DPS offices (proximity to I-10), and satellite County Clerk and Tax Annexes (which already have long lines of citizens almost every day). Pct. 4 also has a generator and water well and can stand alone during emergency situations.

As the design process of Pct. 2 and 3 began it became clear that it was a mistake to limit the departments housed at these buildings. The Sheriff, Clerk, and Tax (new Assessor) Offices also changed their minds and felt strongly that they should be included in Pct. 2 & 3. These decisions were made over a year ago with Commissioners involved during design meetings, and in retrospect now, with the explosive growth of the County that has happened, in my professional opinion the increased size and cost of these buildings is warranted. The County cannot continue to build based on today's need, we must plan for the future.

Pct. 2 & 3 will not have DPS offices, but will have a multi-purpose space.

Pct. Voting Locations: 6 years ago, the intent at Pct. 4 was that the Courtroom would be closed when a voting location was needed. In retrospect, voting at the Pct. 4 building has rarely happened. Because, it puts a burden on the Pct. 4 JP to have to shut down courtroom for weeks during early voting, and there is not a secondary exit door as required by voting regulations. The Elections department has looked for other voting locations other than Pct. 4. Moving the metal detector at Pct. 4 is easy, but ultimately voters cannot be put thru a metal detector. At Pct. 2 & 3 we have added a multi-purpose space that can be used for voting and after-hours public meetings because it has a dedicated outer door and the rest of the building can be secured after hours.

Pct. 2 and 3 are for the most part identical floor plans and also have full building generators. Both have a septic system. Pct. 3 does not have a water well; we are working with the adjacent subdivision to use their MUD for water. Pct. 2 water is still undecided.

In summary, I know that no one likes a cost increase; however, in light of the explosive growth that is coming I believe it would have been a bad decision to have proceeded with a 10,000 SF building design at Pct. 2 and 3. Blue Lines contract and fees are based on building square footage and thus the following design cost increase. The Sheriff needs offices and landing places for deputies on the East side of County. Clerk and Tax Annexes will reduce the growing load at the new Courthouse offices and provide a closer County business location for citizens in those Precincts, just like Pct. 4 is doing.

○	Pct. 2 – Prototype 6.25% Fee:			
○	–	Original SF:	10,000 SF	Design budget: \$187,500 (Prototype Discount)
	▪	New SF:	18,602 SF	New budget: \$348,750
	▪	Design Fee Change:	8,602SF	\$161,250
○	Pct. 3 – Primary 8.75% Fee:			
○	–	Original SF:	10,000 SF	Design budget: \$247,500
	▪	New SF:	18,602 SF	New budget: \$460,350
	▪	Design Fee Change:	8,602SF	\$212,850
	▪	Add Service GeoTech		\$ 8,690
	▪	Total Cost Change:		\$221,540

Costs:

•	Pct. 2	-	\$161,250
•	Pct. 3	-	\$221,850
•	Total	-	\$382,790

Source of Funds:

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Staff Recommendation

Please approve.

Danny R. Rothe
Waller County Construction Manager

d.rothe@wallercounty.us

LDDBlueline

Remit To: LDDBlueline, PO Box 1076, Harrisonburg, VA, 22803

Waller County
836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 52150
Date: 07/31/2026
Due Date: 08/15/2026

Waller County Precinct 2 Annex Building
06.24.008
For Services Rendered Through 7/31/2026
NEW REMIT TO ADDRESS: PO Box 1076, Harrisonburg, VA 22803

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	\$69,750.00	\$69,750.00	100.00	\$.00
Design Development	\$87,187.50	\$75,853.13	90.00	\$2,615.62
Construction Documents	\$122,062.50	\$.00	0.00	\$.00
Procurement	\$17,437.50	\$.00	0.00	\$.00
Construction Administration	\$52,312.50	\$.00	0.00	\$.00
Total Professional Services	\$348,750.00	\$145,603.13		\$2,615.62

Invoice Amount	\$2,615.62
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Waller County

836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 52151
Date: 07/31/2026
Due Date: 08/15/2026

Waller County Precinct 3 Annex Building

06.24.007

For Services Rendered Through 7/31/2026

NEW REMIT TO ADDRESS: PO Box 1076, Harrisonburg, VA 22803

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	\$92,070.00	\$92,070.00	100.00	\$.00
Design Development	\$115,087.50	\$115,087.50	100.00	\$.00
Construction Documents	\$161,122.50	\$120,841.88	90.00	\$24,168.37
Procurement	\$23,017.50	\$.00	0.00	\$.00
Construction Administration	\$69,052.50	\$.00	0.00	\$.00
Added Service: Geotechnical Engineering Study	\$8,690.00	\$.00	100.00	\$8,690.00
Total Professional Services	\$469,040.00	\$327,999.38		\$32,858.37

Invoice Amount	\$32,858.37
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