



Comm. John A. Amsler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Walter Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Kendric D. Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Justin Beckendorff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RESOLVED** by the Waller County Commissioners Court on this February 11, 2026.

**WALLER COUNTY, TEXAS**

\_\_\_\_\_  
Carbett “Trey” Duhon, III, County Judge

\_\_\_\_\_  
John A. Amsler, Commissioner Pct. 1

\_\_\_\_\_  
Kendric D. Jones, Commissioner Pct. 3

\_\_\_\_\_  
Walter Smith, Commissioner Pct. 2

\_\_\_\_\_  
Justin Beckendorff, Commissioner Pct. 4

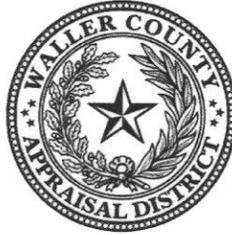
Attest:

\_\_\_\_\_  
Debbie Hollan, County Clerk

# EXHIBIT 1

## WALLER COUNTY APPRAISAL DISTRICT

PHYSICAL ADDRESS:  
900 13<sup>th</sup> STREET  
HEMPSTEAD, TX 77445  
(979) 921-0060



MAILING ADDRESS:  
P. O. Box 887  
HEMPSTEAD, TX 77445  
(979) 921-0377 FAX

JANUARY 27, 2026

WALLER COUNTY  
% MR. TREY DUHON, JUDGE  
836 AUSTIN STREET  
HEMPSTEAD, TEXAS 77445

RE: PROPOSED PURCHASE AND RENOVATION OF HEADQUARTERS BUILDING

DEAR MR. DUHON:

PLEASE FIND ENCLOSED A COPY OF A RESOLUTION REFLECTING ACTION BY THE WALLER COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS (EXHIBIT A). THE DISTRICT HAS OUTGROWN ITS CURRENT HEADQUARTERS BUILDING WHICH IT LEASES, SO THE BOARD PROPOSES PURCHASING LAND AND IMPROVEMENTS AT 48600 BUSINESS 290 FROM THE CURRENT OWNERS FOR \$2,300,000 EXCLUSIVE OF CLOSING COSTS. THE BOARD ALSO PROPOSES UNDERTAKING RENOVATIONS TO THE EXISTING BUILDING ESTIMATED TO COST \$7,912,677 TO MAKE THE PROPERTY MORE SUITABLE FOR AN APPRAISAL OFFICE. WE EXPECT THAT THIS ACQUISITION WILL BE FINANCED BY A THIRD-PARTY LENDER. THIS NEW RESOLUTION WAS ADOPTED TO INCLUDE THE ESTIMATED RENOVATED COSTS.

ACQUISITION OF LAND AND BUILDINGS BY AN APPRAISAL DISTRICT IS GOVERNED BY PROPERTY TAX CODE SECTION 6.051. UNDER SUBSECTION (B), THIS LETTER PROVIDES INFORMATION SHOWING THE COSTS OF OTHER AVAILABLE ALTERNATIVES TO THE PROPOSAL CONTAINED IN THE RESOLUTION. ALTERNATIVES ARE:

1. LEASE/PURCHASE (EXHIBIT B). THE DISTRICT WAS APPROACHED BY AN OWNER WITH A PROPOSAL TO PURCHASE A TRACT OF LAND NEAR THE INTERSECTION OF 290 AND FARM ROAD 362 AT WALLER AND TO CONSTRUCT A NEW BUILDING. TOTAL RENT WAS ESTIMATED TO BE \$1,900,000 PER YEAR TO LEASE WITH A PURCHASE OPTION SALE PRICE OF \$18,300,000 WHICH IS MORE THAN THE BOARD'S PROPOSAL CONTAINED IN THE RESOLUTION.
2. LEASE/PURCHASE (EXHIBIT C). ALSO PROPOSED WAS A LEASE OF PROPERTY NEAR THE SAME LOCATION AS THE PROPERTY DESCRIBED IN EXHIBIT A, WITH AN OPTION TO PURCHASE. THE TOTAL LEASE PAYMENTS WERE ESTIMATED TO BE \$1,011,000 FOR SIX YEARS WITH AN OPTION PRICE RANGING FROM \$4,050,000 AT THE END OF THE FIRST TWO YEARS TO \$4,375,000 AT THE END OF YEAR SIX. THE MAXIMUM LEASE TERM WOULD BE SIX YEARS. THE BOARD BELIEVES THAT OWNERSHIP RATHER THAN RENTING IS IN THE BEST INTEREST OF THE DISTRICT.

THREE-FOURTHS OF THE JURISDICTIONS ENTITLED TO VOTE ON THE APPOINTMENT OF WALLER COUNTY APPRAISAL DISTRICT DIRECTORS MUST APPROVE THE PROPOSED TRANSACTION BEFORE IT CAN GO FORWARD.

SECTION 6.051 PROVIDES THAT ON OR BEFORE THE 30TH DAY AFTER THE DATE THE PRESIDING OFFICER RECEIVES NOTICE OF THE PROPOSAL, THE GOVERNING BODY OF A TAXING UNIT BY RESOLUTION MAY APPROVE OR DISAPPROVE THE PROPOSAL. IF A GOVERNING BODY FAILS TO ACT ON OR BEFORE THAT 30TH DAY OR FAILS TO FILE ITS RESOLUTION WITH THE CHIEF APPRAISER ON OR BEFORE THE 10TH DAY AFTER THAT 30TH DAY, THE PROPOSAL IS TREATED AS IF IT WERE APPROVED BY THE GOVERNING BODY.

I WILL BE HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE ABOUT THIS MATTER.

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,

A handwritten signature in cursive script that reads "Becky Gurrola".

BECKY GURROLA, CHIEF APPRAISER  
WALLER COUNTY APPRAISAL DISTRICT

BG/

ENCLOSURE

## Exhibit A

STATE OF TEXAS §

COUNTY OF WALLER §

**RESOLUTION BY THE WALLER COUNTY APPRAISAL DISTRICT  
FOR PURCHASE OF LAND AND IMPROVEMENTS FOR AN  
APPRAISAL OFFICE FACILITY, FOR RENOVATION, AND FOR FINANCING  
SUCH PURCHASE AND RENOVATION**

*WHEREAS*, the Waller County Appraisal District (“District”) is charged by Texas Tax Code to appraise property and perform other functions authorized or required by law; and

*WHEREAS*, Texas Tax Code section 6.05(a) requires that each appraisal district shall establish an appraisal office; and

*WHEREAS*, the Board of Directors determines that the current appraisal office is insufficient for the needs of the District; and

*WHEREAS*, Texas Tax Code §6.051 authorizes the board of directors of an appraisal district to purchase or lease real property and construct improvements as necessary to establish and operate the appraisal office; and

*WHEREAS*, the District’s Board of Directors determines that the acquisition of land and improvements located at 48600 Business 290, Hempstead, Texas 77445, being land and improvements on 11.318 Acres of land in the Justo Liendo Tract 50-1; A-41, Waller County, Texas, is the most appropriate and cost-effective plan for relocation of the offices of the Waller County Appraisal District; and

*WHEREAS*, the Board of Directors proposes for the District to acquire all the land and improvements located at 48600 Business 290, Hempstead, Texas 77445, being land and improvements on 11.318 Acres of land in the Justo Liendo Tract 50-1; A-41, Waller County, Texas, and to pay the seller an amount for this land and improvements not to exceed \$2,300,000, exclusive of closing costs and other amounts incidental to this purchase, if any, and to undertake renovation in the estimated amount of \$7,912,677 to make the property more suitable for an appraisal office, all subject to approval of three quarters of the taxing units entitled to adopt resolutions pursuant to Texas Tax Code section 6.051, and to obtain financing to enable the acquisition of such land and improvements and to undertake renovation; and

*WHEREAS*, Texas Tax Code section 6.051(b) provides that the purchase or lease of real property or construction of improvements by an appraisal district must be approved by the governing bodies of three quarters of the taxing units entitled to adopt resolutions pursuant to that section; and

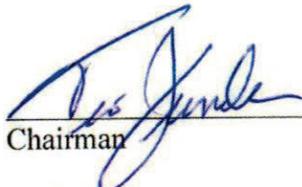
***NOW THEREFORE BE IT RESOLVED***, that on the date shown below the Board of Directors of the Waller County Appraisal District proposes, in accordance with Texas Tax Code section 6.051, to acquire all the land and improvements thereon located at 48600 Business 290,

Hempstead, Texas 77445, being land and improvements on 11.318 Acres of land in the Justo Liendo Tract 50-1; A-41, Waller County, Texas, and to pay the seller an amount for this land and improvements not to exceed \$2,300,000, exclusive of closing costs and other amounts incidental to this purchase, if any, and to undertake renovation in the estimated amount of \$7,912,677 to make the property more suitable for an appraisal office, all subject to approval of three quarters of the taxing units entitled to adopt resolutions pursuant to Texas Tax Code section 6.051, and to obtain financing to enable the acquisition of such land and improvements and to undertake renovation.

**BE IT FURTHER RESOLVED**, that the Chief Appraiser is directed to notify the presiding officer of each governing body entitled to vote on the approval of this proposal by delivering a copy of this resolution, together with information showing the costs of other available alternatives to this proposal.

**BE IT FURTHER RESOLVED**, that the Chief Appraiser is directed to carry out all other activities in furtherance of this resolution.

Adopted this 23rd day of January, 2026.



Chairman



Secretary

# Exhibit B

Beacon Hill – Build to Suit Office for Waller County Appraisal District

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## MEMORANDUM

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**TO:** Becky Gurrola  
**FROM:** David V. Gaffney, David L. Lane  
**DATE:** 9/30/2024  
**RE:** Beacon Hill – Build to Suit Office for Waller County Appraisal District

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### Executive Summary

Wolff Companies' understanding is that the Waller County Appraisal District ("WCAD") is in need of a new office building, as the current WCAD offices are:

- 1) insufficiently sized for the current staff,
- 2) not on par with the CAD offices of neighboring counties such as Fort Bend, Brazoria, Montgomery and Harris, and
- 3) not positioned to be able to meet the growing needs of the county over the next 20 to 40 years.

Additionally, Wolff understands that negotiations with the current WCAD landlord for an expansion have been fruitless, and there are minimal options for the lease of a quality office building in Hempstead.

Wolff Companies would like to propose Beacon Hill Business Park as an alternative location for the WCAD offices, and outlines below hypothetical financial terms for the construction of an office in Beacon Hill which could meet WCAD's needs.

### Example Terms of a Build to Suit Office for WCAD in Beacon Hill:

#### Assumptions:

- Building: 50,000 square feet (*WCAD floorplan in Appendix C, as adjusted*)
- Site: 4.3 acres (*other site options available – See Appendices A & B*)
- Construction Cost: \$204 per square foot (*Partners Real Estate*)
- TI Allowance: \$72.50 per square foot (*Partners Real Estate*)
- All other Costs: \$96 to \$123 per square foot (*Partners Real Estate*)

#### WCAD Option Estimates:

- Lease Option: \$38 per square foot annual rent (*Partners Real Estate*)
- Purchase Option: \$18,300,000 (*Partners Real Estate*)

### Key Open Questions:

Wolff: WCAD funding source, approvals needed, timeline  
WCAD: TBD

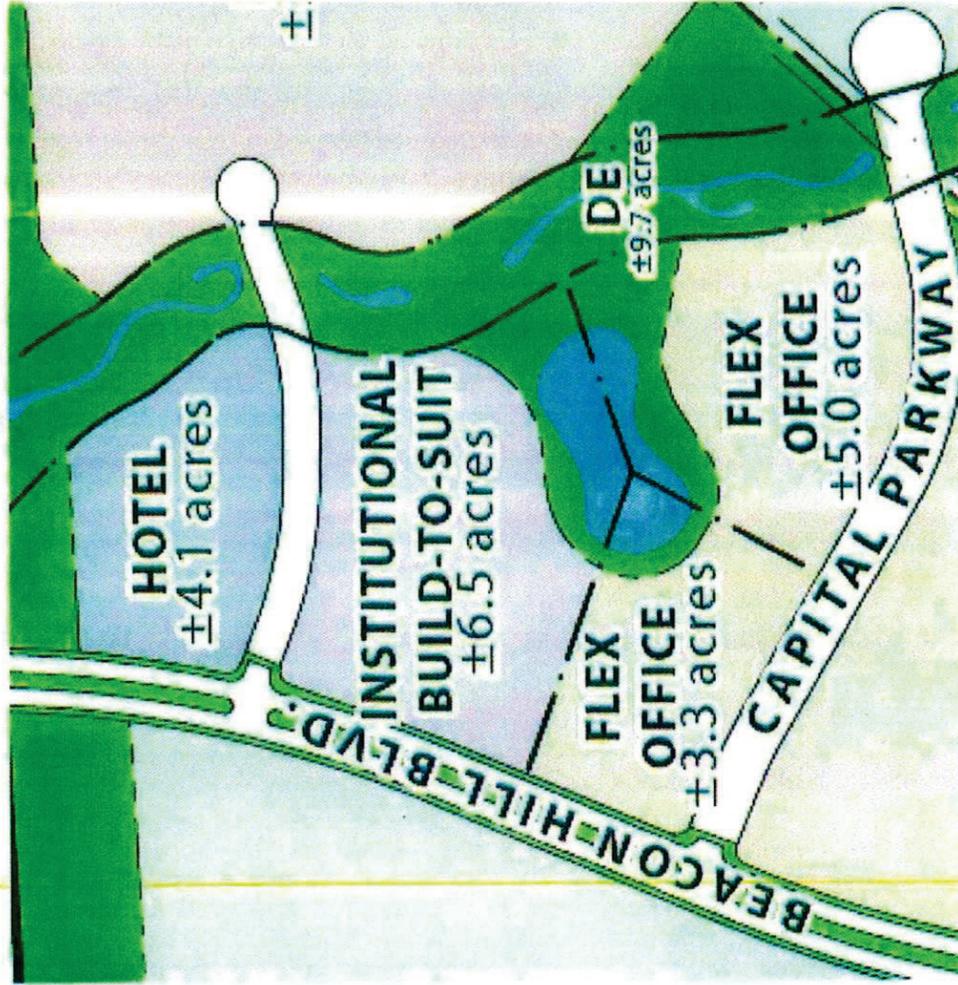
# Appendix A

## Overall Site Plan



## Appendix B

Flexible Office Options





**Appendix D**  
Partners Real Estate Overview Brochure  
(enclosed)

A NEW FACILITY FOR WALLER COUNTY APPRAISAL DISTRICT	
PRELIMINARY PROJECT BUDGET ESTIMATE 10-14-2024	
	ESTIMATED AMOUNT
<b>CONSTRUCTION BUDGET</b>	
Building Construction & Site Development - Assumed Construction Start Date of April 2026	\$7,351,000
<b>SUBTOTAL</b>	<b>\$7,351,000</b>
<b>PROJECT COST ALLOWANCES &amp; INDIRECT COSTS</b>	
Impact Fees	By Owner
FF&E (Furniture, Phone, Window Treatments, etc), Design & Engineering Fees, Permit Fees	\$1,605,000
Landscape and Irrigation Allowance	\$50,000
Detention/Storm Sewer Allowance	\$150,000
Site Water & Sanitary Sewer Allowance	\$50,000
Construction Material Testing	By Owner
Fire Sprinkler Allowance	\$170,000
Access Control Allowance	\$25,000
Construction Contingency and/or Escalation	\$815,000
<b>Total Project Allowances</b>	<b>\$2,865,000</b>
<b>TOTAL CONSTRUCTION BUDGET WITH ALLOWANCES</b>	<b>\$10,216,000</b>

*New Construction*

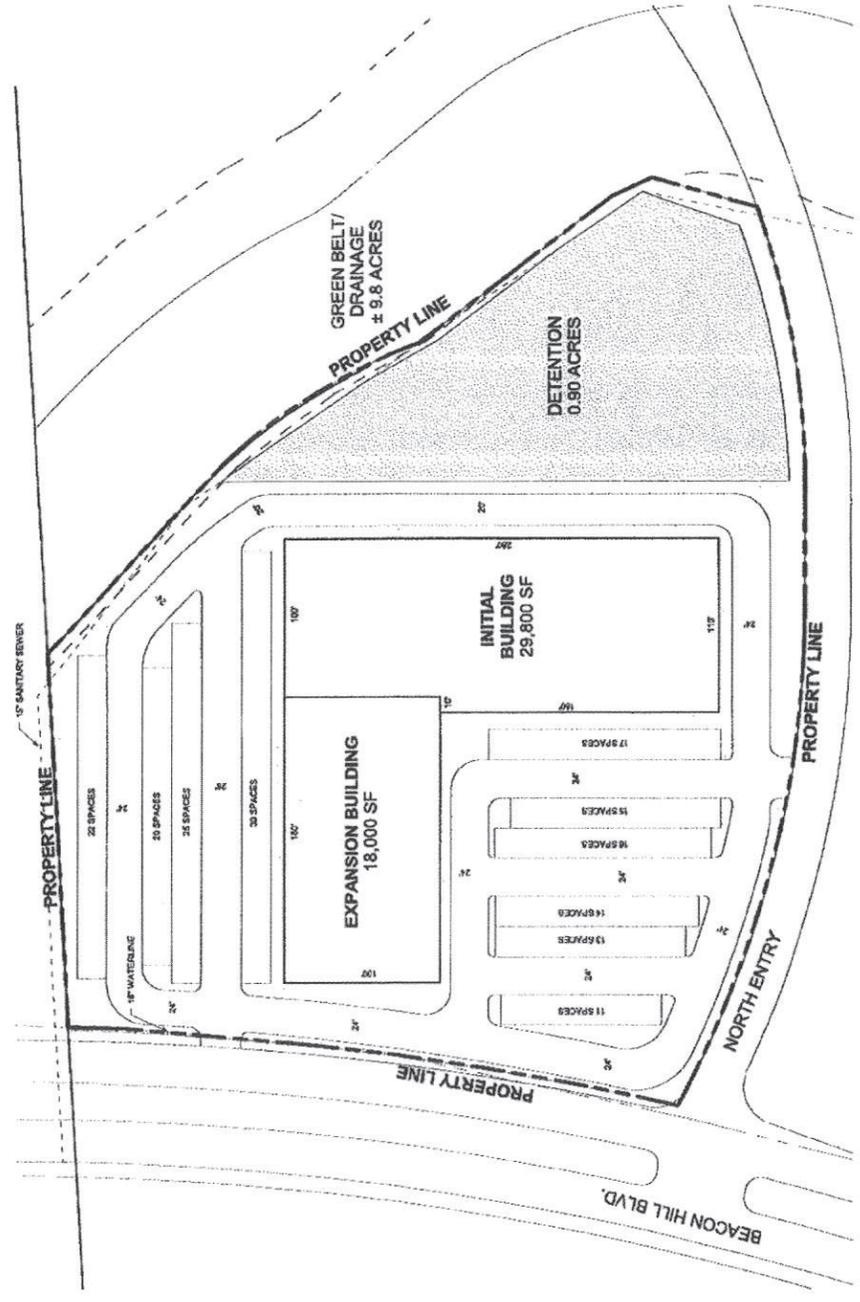
*Not Counting  
land*

*4.3 acres*

**DISCLAIMER**  
 THE DRAWINGS ONLY REPRESENT ONE LINE OF BUSINESS PLAN. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

**SCALE**  
 1/32" = 1'-0"

**NOTES**  
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M24-01-80144 WCAD AT BEACON HILLS  
 BEACON HILL BLVD, WALLER COUNTY, TX 77484

CONCEPTUAL SITE PLAN  
 12.03.2024

# Exhibit C

**Becky Gurrola**

---

**From:** Becky Gurrola  
**Sent:** Thursday, September 11, 2025 4:59 PM  
**To:** Ryan James  
**Subject:** FW: Bob Humphrey

Lease option to purchase.

*Becky Gurrola*  
*Chief Appraiser*

*Waller County Appraisal District*  
*900 13<sup>th</sup> Street*  
*Hempstead, Texas 77445*  
*Phone: 979-921-8412*  
*Fax: 979-921-0377*  
*Email: [beckyg@waller-cad.org](mailto:beckyg@waller-cad.org)*

*See below*

**From:** Becky Gurrola  
**Sent:** Wednesday, September 10, 2025 2:40 PM  
**To:** Tim Junek <tjuneke@me.com>; Rick Welch <mrprspctor@aol.com>; rv047367@gmail.com; Jaime Davis <jdavis5424@yahoo.com>; Brenda Nicholas <nichassociates@yahoo.com>; c.miedke@wallercounty.us  
**Subject:** FW: Bob Humphrey

This is information that I received concerning the lease purchase from Mr. Humphrey. I will have copies available in your packet when you come Friday.

\$ 324,000 annual rent plus NNN for year 1 and year 2  
Lease to purchase at \$ 4,050,000 at the end of year 2

\$ 337,000 annual rent plus NNN for year 3 and year 4  
Lease to purchase at \$ 4,225,000 at the end of year 4

\$ 350,000 annual rent plus NNN for year 5 and year 6  
Lease to purchase at \$ 4,375,000 at the end of year 6

Yahoo Mail: Search, Organize, Conquer

# Programming



## Waller County

Waller CAD Office Program

Source Name Qty NSF Total Notes

Source Name	Qty	NSF	Total	Notes
<b>Administrative Spaces</b>				
Analyst's Offices	10	1,500		
Analyst's Term Desk	1	200	200	This will be in a shared area near the
Analytics Print Room	1	300	300	Analytics offices
Commercial	2	350	300	
Sales Analysts Office	1	200	200	Office needs a separate storage room
Deputy Chief Appraisal	1	250	250	Office needs a separate storage room
Director of Land	1	250	250	Office needs a separate storage room
Deputy Chief Office	1	250	250	Office needs a separate storage room
Chief Appraiser Office	1	250	250	Office needs a separate storage room
Administrative Assistance	1	250	250	Office needs a separate storage room
Ag. Timber Wildlife Office	1	200	200	
Personal Property Office	1	200	200	
Supply/ Mail Room	1	200	200	
GIS Lead Office	1	225	225	
GIS Analysts	3	450	450	Near the MDF Room
IT Offices	1	100	100	
Data Entry Offices	10	500	1,000	Cur-Cies (10 spaces at the front)

## Waller County

Waller CAD Office Program

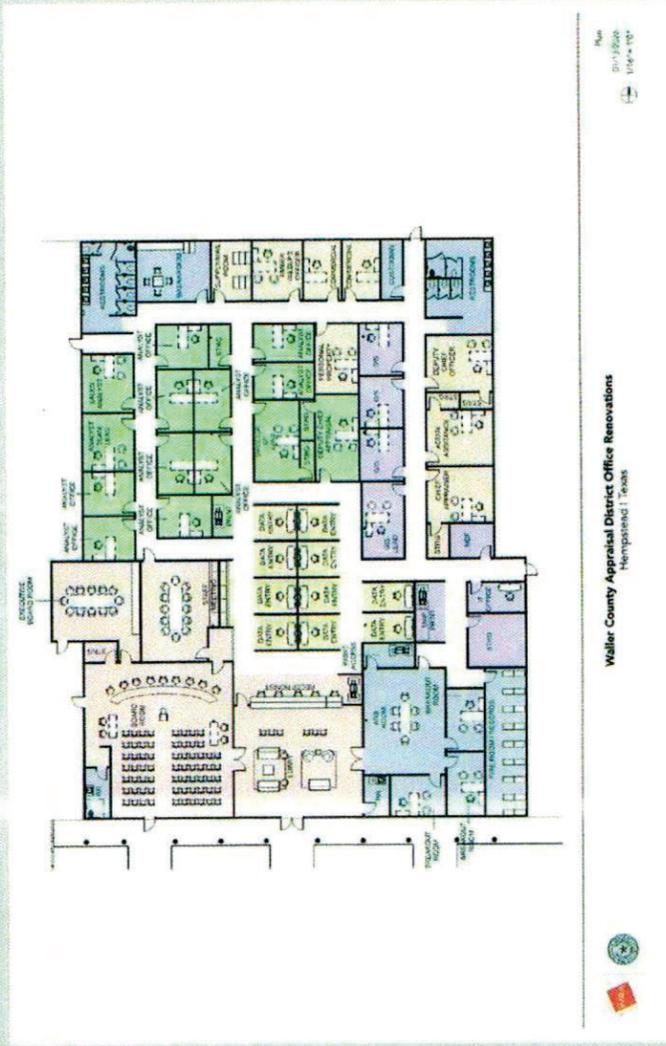
Source Name Qty NSF Total Notes

Source Name	Qty	NSF	Total	Notes
Mappers Print Room	1	100	100	This will be in a shared area near the GIS offices
Public Access Offices	2	160	320	Adjacent to the Administrator Room
Public Access Lead Office	1	150	150	
Public Access Print Room	1	100	100	This will be in a shared space
Records Print Room	1	400	400	
Board Room	1	1,000	1,000	With an adjacent storage room
Executive Board Room	1	500	500	
Staffing Meeting	1	100	100	
Breakroom	1	200	200	Conference room at the front
Storage	1	300	300	At the back of the building
Core Space Subtotal	2	50	10,650	Various throughout the building
<b>Public Spaces</b>				
Front Lobby/Reception	1	1,200	1,200	
Core Space Subtotal			1,200	
<b>Service and Support</b>				
Restrooms	0	0	0	Existing Restrooms throughout building
MDF Room	1	120	120	Near IT Room
Customian Office/Processing	1	200	200	with Map unit
Server and Support				
IT Server Room			13,200	
IT Office			4,250	
<b>Total Core Space Subtotal</b>			<b>16,646</b>	



GALLAGHER  
A CUMMINS GROUP COMPANY

# Building Layout



Plan  
DW-1304a  
1/16/10

Waller County Appraisal District Office Renovations  
Houston, Texas



**GALLAGHER**  
A CUMBRIDGE GROUP COMPANY



# Cost Estimate



Waller County Appraisal District Office Renovations  
 Hemstead, TX  
 WRA Project #25146

1/13/2026  
 Pre-Design Estimate

	17,110 SF	77,500 SF	
Renovations/Addition	\$/SF	\$/SF	
Proposed Scope of Work			
Total Estimated Construction Budget	\$ 5,328,201	\$ 311	\$ 20
Total Estimated Project Budget	\$ 6,186,580	\$ 362	\$ 22
			Grand Total
			\$ 6,896,644
			\$ 7,912,617



	Renovations/Addition				Site Improvements		Total
	SQFT		17,110		SQFT		77,500
	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/SF	Cost
1 General Requirements	\$ 351,214	\$ 20.53	\$ -	\$ -	\$ 114,739	\$ 1.48	\$ 465,953
2 Existing Conditions/Demolition	\$ 92,180	\$ 5.39	\$ -	\$ -	\$ 23,250	\$ 0.30	\$ 115,430
3 Concrete	\$ 51,090	\$ 2.98	\$ -	\$ -	\$ -	\$ -	\$ 51,090
4 Masonry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5A Structural Metal	\$ 66,720	\$ 3.90	\$ -	\$ -	\$ -	\$ -	\$ 66,720
5B Misc./Ornamental Metal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6A Rough Carpentry	\$ 54,792	\$ 3.20	\$ -	\$ -	\$ -	\$ -	\$ 54,792
6B Finish Carpentry	\$ 145,948	\$ 8.53	\$ -	\$ -	\$ -	\$ -	\$ 145,948
7A Thermal/Moisture Protection	\$ 11,255	\$ 0.66	\$ -	\$ -	\$ -	\$ -	\$ 11,255
7B Roofing	\$ 12,250	\$ 0.72	\$ -	\$ -	\$ -	\$ -	\$ 12,250
8A Doors And Frames	\$ 176,400	\$ 10.31	\$ -	\$ -	\$ -	\$ -	\$ 176,400
8B Glass/Glazing	\$ 49,000	\$ 4.03	\$ -	\$ -	\$ -	\$ -	\$ 49,000
9 Finishes	\$ 928,255	\$ 54.25	\$ -	\$ -	\$ -	\$ -	\$ 928,255
10 Specialties	\$ 99,658	\$ 5.79	\$ -	\$ -	\$ -	\$ -	\$ 99,658
11 Equipment And Furniture	\$ 10,450	\$ 0.61	\$ -	\$ -	\$ -	\$ -	\$ 10,450
12A Casework/Window Treatments	\$ 5,000	\$ 0.29	\$ -	\$ -	\$ -	\$ -	\$ 5,000
13 Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14 Conveying Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21 Fire Suppression	\$ 83,184	\$ 4.86	\$ -	\$ -	\$ -	\$ -	\$ 83,184
22 Plumbing	\$ 208,375	\$ 12.18	\$ -	\$ -	\$ -	\$ -	\$ 208,375
23 HVAC	\$ 510,163	\$ 29.82	\$ -	\$ -	\$ -	\$ -	\$ 510,163
26 Electrical	\$ 804,170	\$ 47.00	\$ -	\$ -	\$ -	\$ -	\$ 804,170
27 Communications	\$ 100,949	\$ 5.90	\$ -	\$ -	\$ -	\$ -	\$ 100,949
28 Electronic Safety And Security	\$ 82,984	\$ 4.85	\$ -	\$ -	\$ -	\$ -	\$ 82,984
31 Building Earthwork	\$ -	\$ -	\$ -	\$ -	\$ 368,513	\$ 4.76	\$ 368,513
32A Site Paving	\$ -	\$ -	\$ -	\$ -	\$ 465,000	\$ 6.00	\$ 465,000
32D Exterior Improvements	\$ -	\$ -	\$ -	\$ -	\$ 96,875	\$ 1.25	\$ 96,875
32E Landscaping/Irrigation	\$ -	\$ -	\$ -	\$ -	\$ 193,750	\$ 2.50	\$ 193,750
33 Site Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Direct Cost	\$ 3,853,357	\$ 225.80	\$ 1,262,126	\$ 16.29	\$ 5,115,483		
10.00% Construction Manager & Project Manager OH&P	\$ 385,336	\$ 22.58	\$ 76,228	\$ 0.98	\$ 462,042		
Subtotal	\$ 4,249,493	\$ 248.37	\$ 1,337,854	\$ 17.26	\$ 5,587,547		
Finalists	\$ 172,236	\$ 10.07	\$ 59,501	\$ 0.77	\$ 231,737		
0.50% Building Permit	\$ 21,248	\$ 1.24	\$ 6,689	\$ 0.09	\$ 27,938		
Preconstruction Fees	\$ 15,000	\$ 0.88	\$ 10,000	\$ 0.13	\$ 25,000		
0.80% Payment & Performance Bond	\$ 33,998	\$ 1.99	\$ 10,703	\$ 0.14	\$ 44,700		
2.40% Insurance (General Liability & Builder's Risk)	\$ 101,993	\$ 5.96	\$ 32,108	\$ 0.41	\$ 134,101		
Allowances	\$ 325,000	\$ 18.99	\$ -	\$ -	\$ 325,000		
Technology Allowance	\$ 50,000	\$ 2.92	\$ -	\$ -	\$ 50,000		
Diesel Backup Generator/ATS System Allowance	\$ 175,000	\$ 10.23	\$ -	\$ -	\$ 175,000		
Electrical Service Upgrade Allowance	\$ 100,000	\$ 5.84	\$ -	\$ -	\$ 100,000		
Subtotal	\$ 4,744,932	\$ 277.44	\$ 1,397,354	\$ 18.03	\$ 6,144,286		
Contingencies	\$ 581,269	\$ 33.97	\$ 171,108	\$ 2.21	\$ 752,378		
3.00% Construction Manager's Contingency	\$ 142,408	\$ 8.32	\$ 41,921	\$ 0.54	\$ 184,329		
4.00% Design/Estimating Contingency	\$ 189,877	\$ 11.10	\$ 55,894	\$ 0.72	\$ 245,771		
2.00% Owner Contingency Budget	\$ 94,939	\$ 5.55	\$ 27,947	\$ 0.36	\$ 122,886		
3.25% Escalation Contingency	\$ 154,045	\$ 9.00	\$ 45,346	\$ 0.59	\$ 199,392		
Total Construction Cost + Contingency	\$ 5,326,201	\$ 311.41	\$ 1,568,463	\$ 20.24	\$ 6,894,664		
Soft Costs	\$ 159,379	\$ 9.31	\$ 157,635	\$ 2.03	\$ 317,014		
6.5% Architectural/Engineering Fees	\$ 344,333	\$ 20.24	\$ 101,950	\$ 1.32	\$ 446,283		
Construction Materials Testing	\$ 5,000	\$ 0.29	\$ 25,000	\$ 0.32	\$ 30,000		
TAS Review	\$ -	\$ -	\$ -	\$ -	\$ -		
Geotechnical Report	\$ 5,000	\$ 0.29	\$ 15,000	\$ 0.19	\$ 20,000		
Storm Shelter Peer Review	\$ -	\$ -	\$ -	\$ -	\$ -		
\$ 20.00 Furniture, Fixtures, & Equipment	\$ 342,200	\$ 20.00	\$ -	\$ -	\$ 342,200		
Misc. Owner Direct Costs	\$ 159,884	\$ 9.34	\$ 15,685	\$ 0.20	\$ 175,531		
Total Project Cost	\$ 6,186,580	\$ 361.58	\$ 1,726,097	\$ 22.27	\$ 7,912,677		