



# JJAEP Building Re-Use Potential

**Office  
Space**



**June 25  
2012**





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3

4

# JJAEP Building



JJAEP Entrances



Juvenile Probation

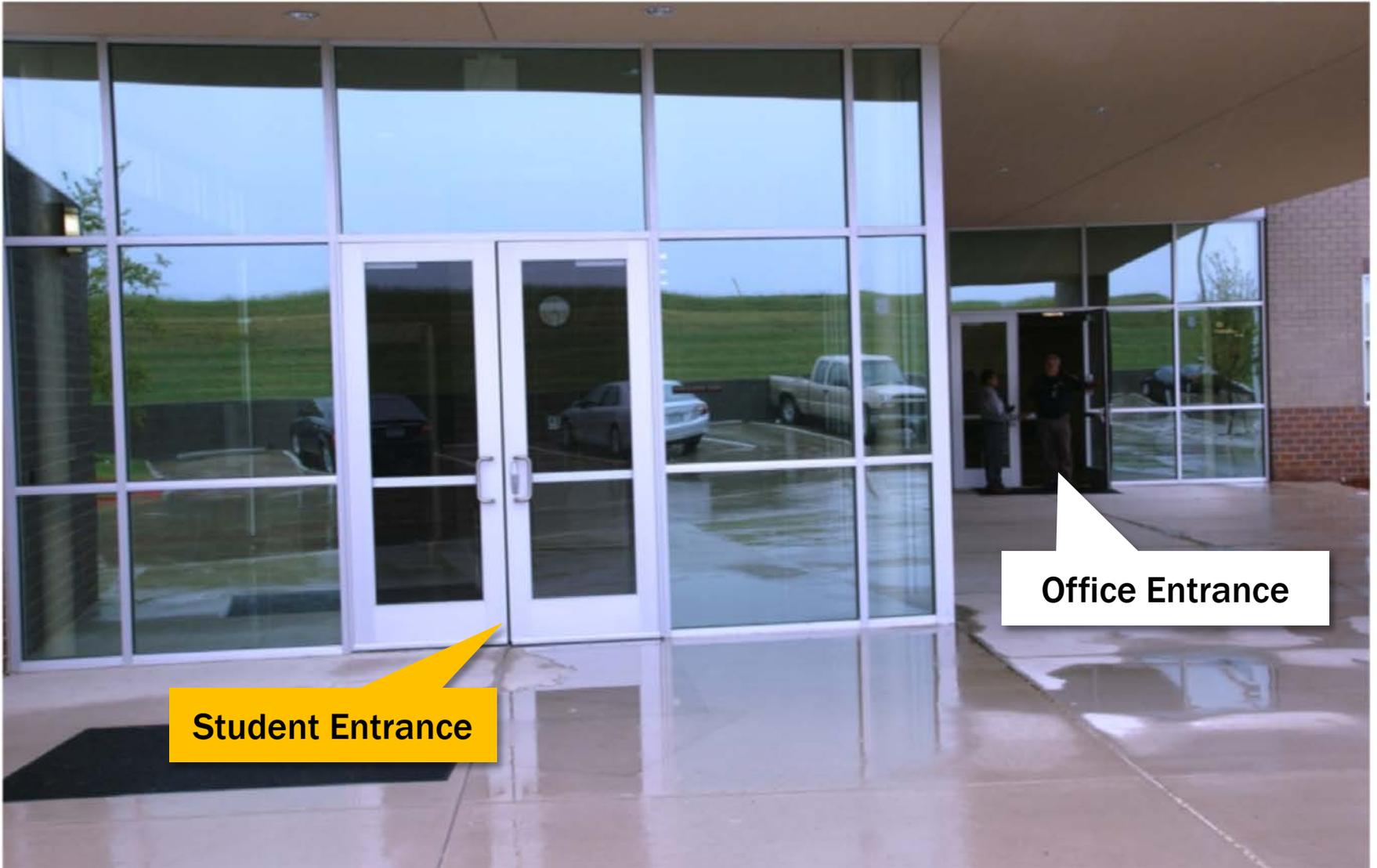


Rear Parking



1 F 1 2 3 4

# JJAEP Building



**Student Entrance**

**Office Entrance**



# JJAEP Building (Current use)





# JJAEP Administrative Offices



## Possible Tenants for External Use:

- DPS Drivers License; McKinney ISD
- Both declined**

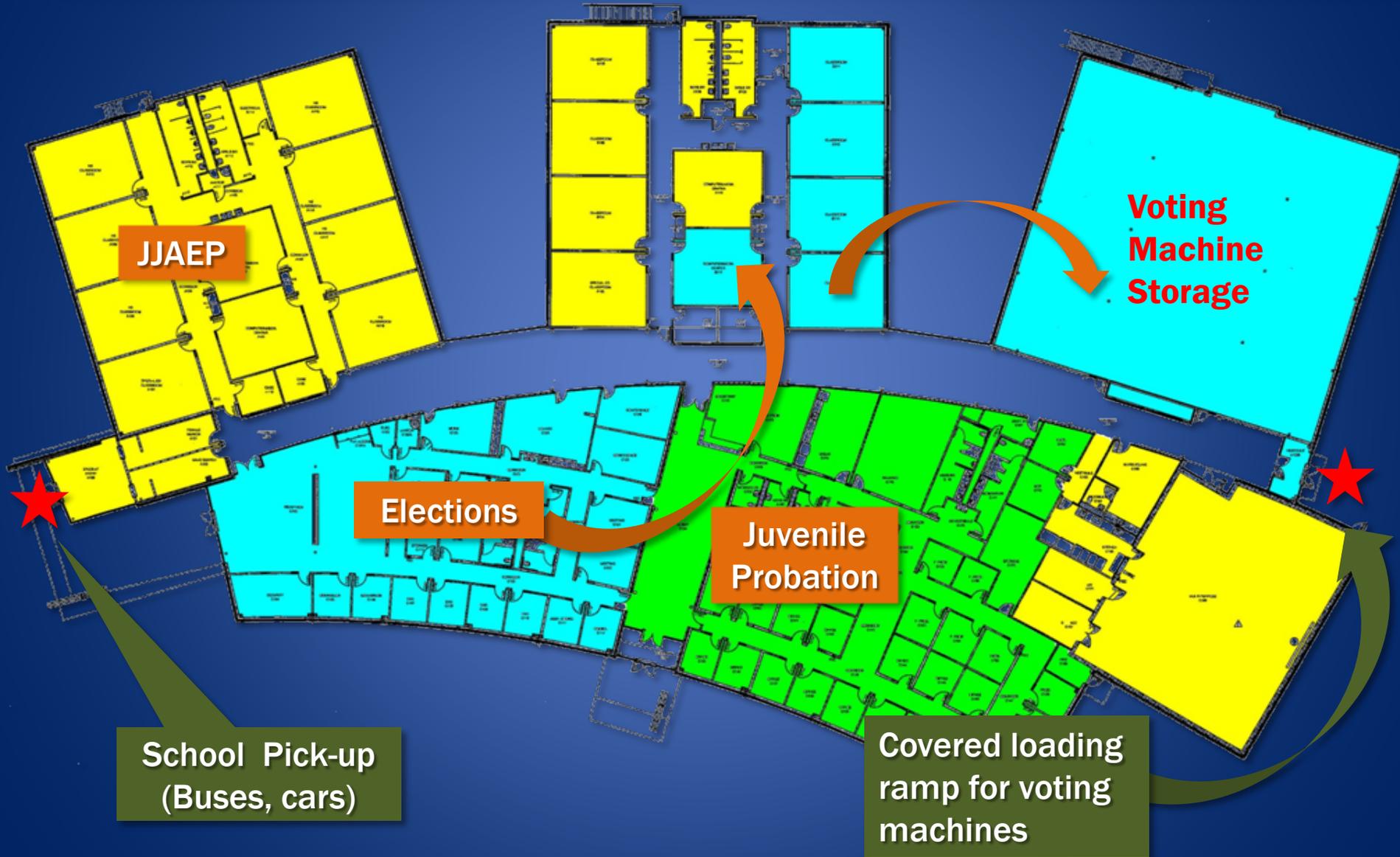


## Redbud Elections Office/Warehouse

Current Sq. Ft.:	12,312
Monthly Rent:	<b>\$11,997.93</b>
Lease Expires:	10/31/2013
Cost to move, re-fit to JJAEP Bldg.	<b>\$326,000</b>



...to JJAEP Building?





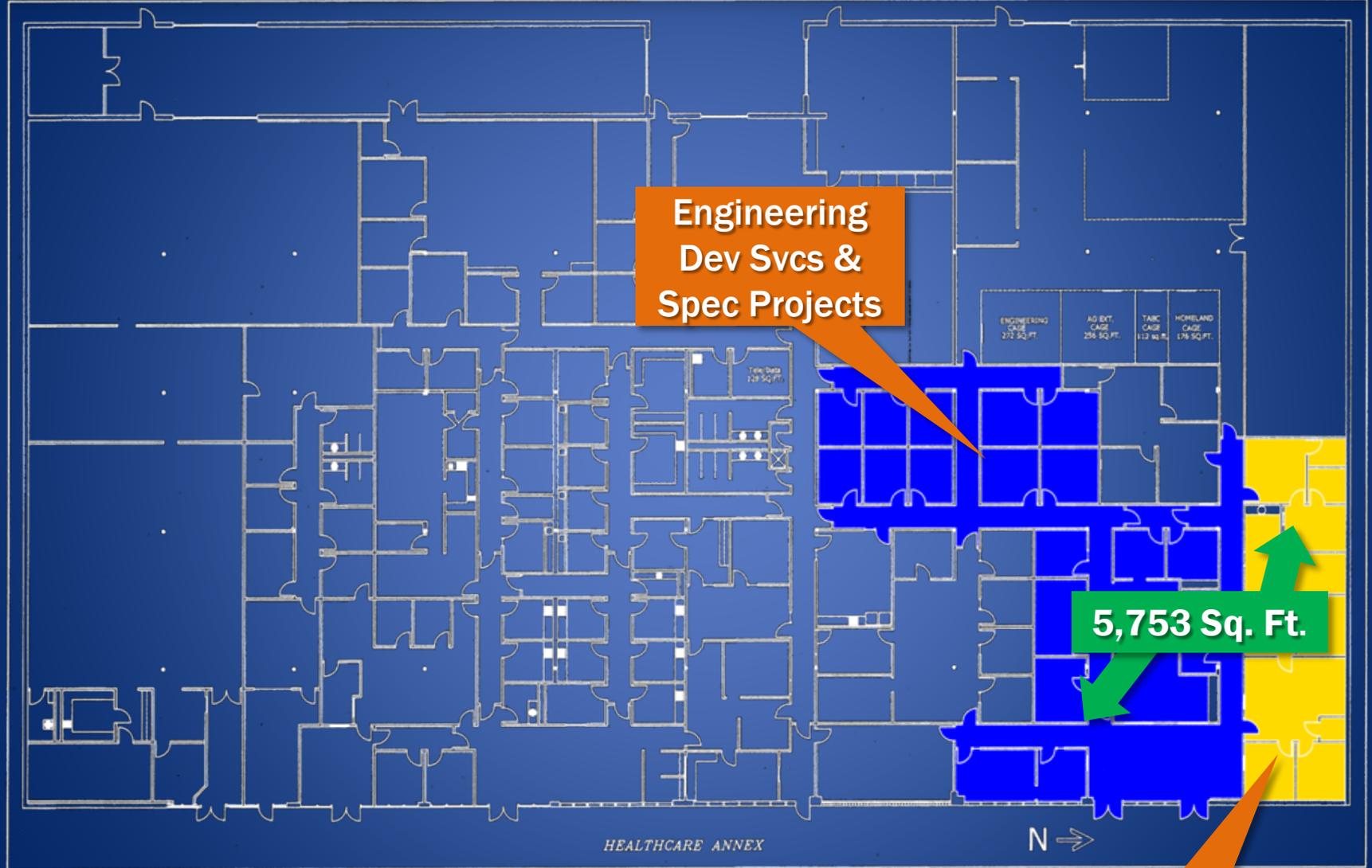
## Considerations:

- ◆ Shortage of Parking
- ◆ Location
- ◆ Security for JJAEP (Buses, pickup, also common areas shared with students)
- ◆ *Electioneering* Issues
- ◆ No Room to Expand in Future



1 F 1 2

# Engineering & Fire Marshal @ HCA





## Engineering (3)

- 4,067 Sq. Ft.
- Dev. Svcs (9)
- Spec. Proj. (2)

## Fire Marshal (5)

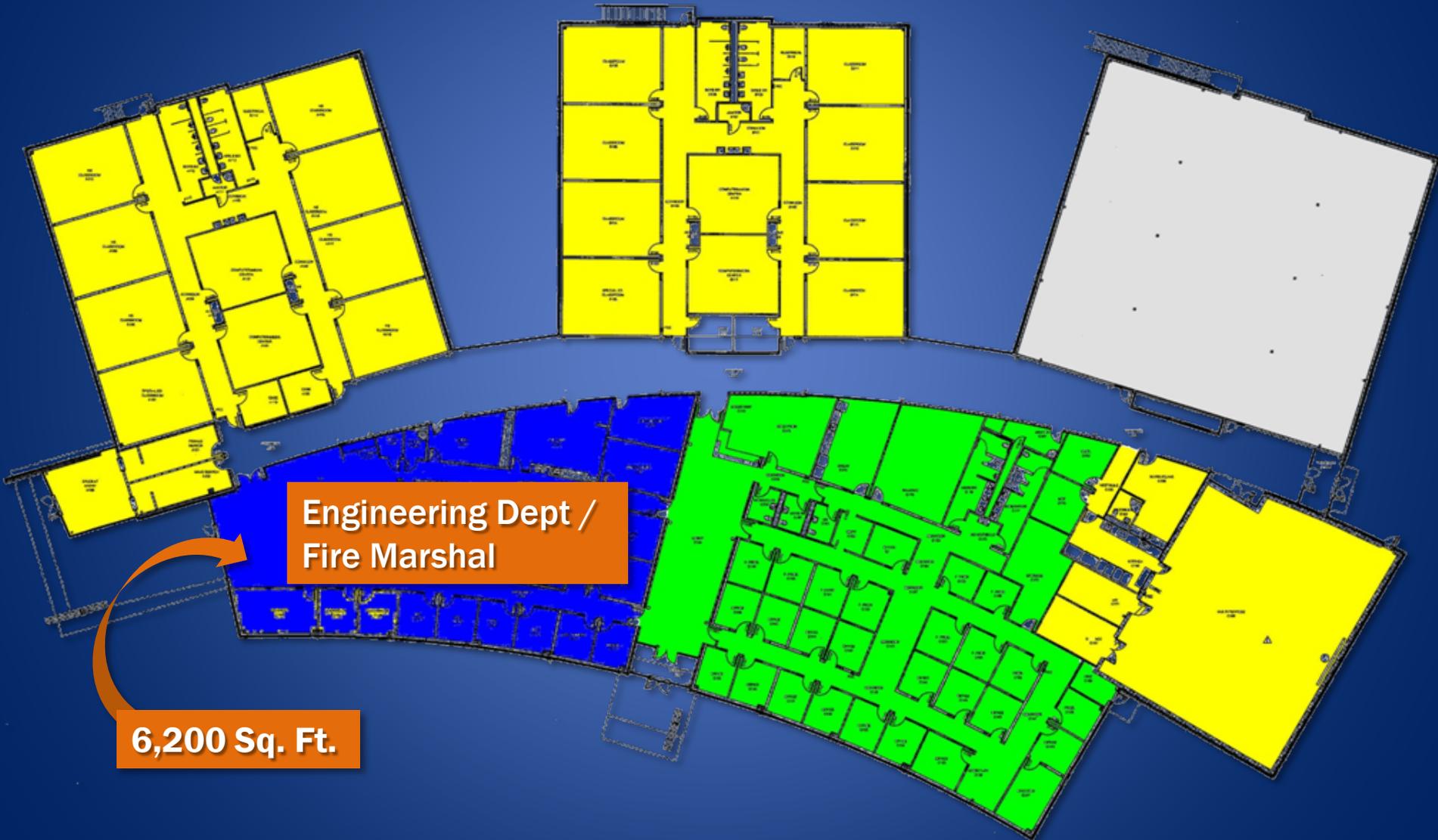
- 1,686 Sq. Ft.

Monthly Rent  
to HCF: **\$5,800**





# Engineering & Fire Marshal to JJAEP?





## Main Consideration:

- Moving Engineering, Development Services, Special Projects and **Fire Marshal's** offices to JJAEP will result in **\$5,800 /** month rent lost to Healthcare Foundation.

## Cost to Re-Fit into JJAEP: \$20,000

- Plus, **\$50,000** to expand Healthcare Services into vacated space.





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## Healthcare Annex

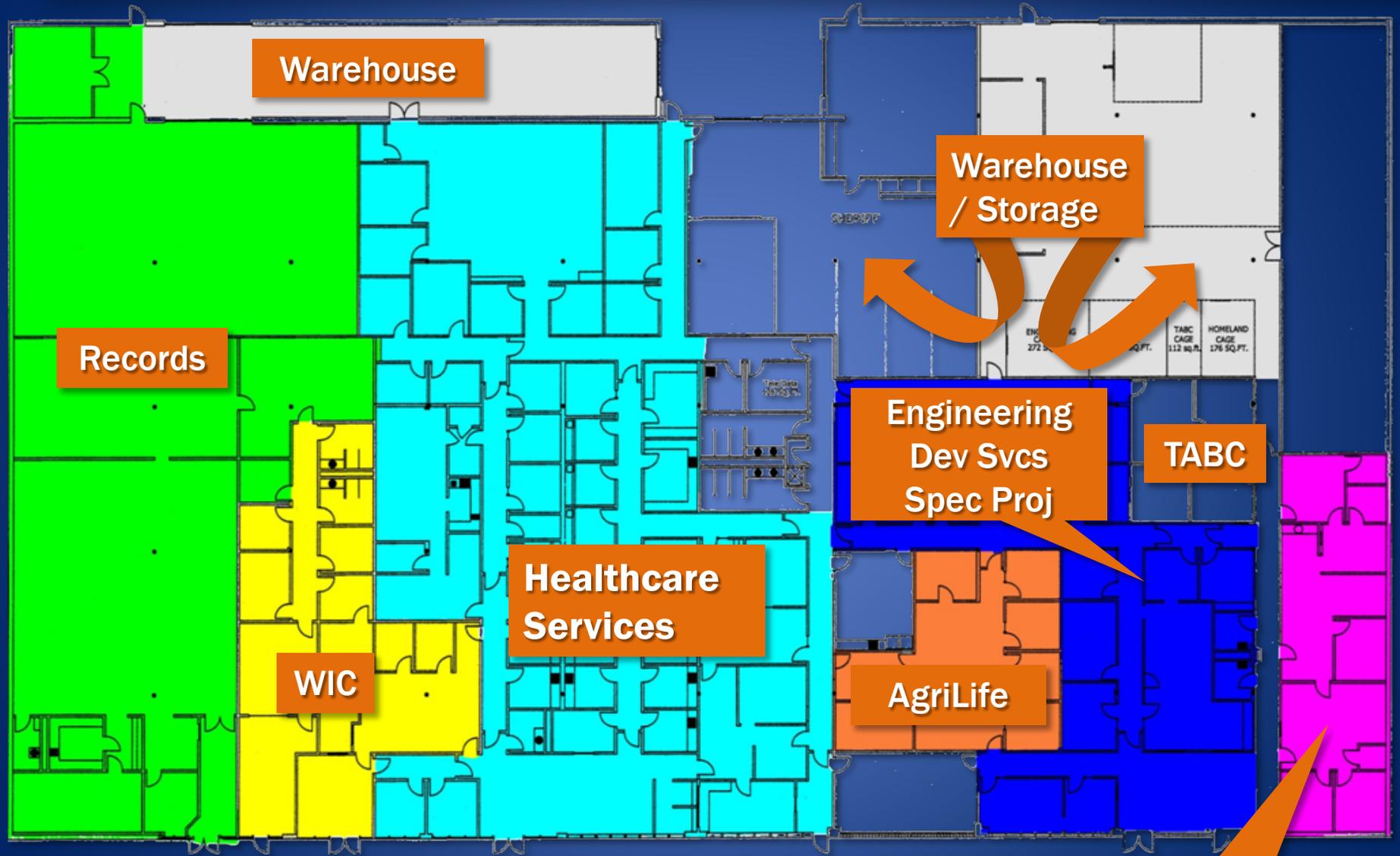


**Total Square footage: 19,766 Sq. Ft; warehouse: 7,887 Sq. Ft.**  
**Tenants: Healthcare Services, WIC, Engineering, Dev. Svcs., Special Projects, Fire Marshal, Records, TABC, & AgriLife Extension**



1 F 1 2

# Healthcare Annex (Current Use)



Warehouse

Records

Warehouse / Storage



Engineering  
Dev Svcs  
Spec Proj

TABC

Healthcare  
Services

WIC

AgriLife

Fire Marshal



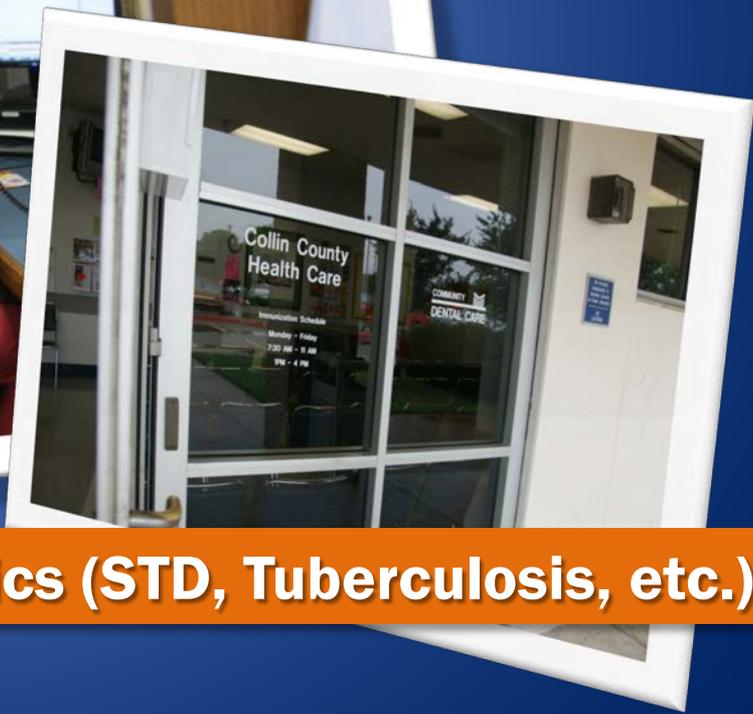
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# Healthcare Services



**Crowded Waiting Room for all clinics (STD, Tuberculosis, etc.)**



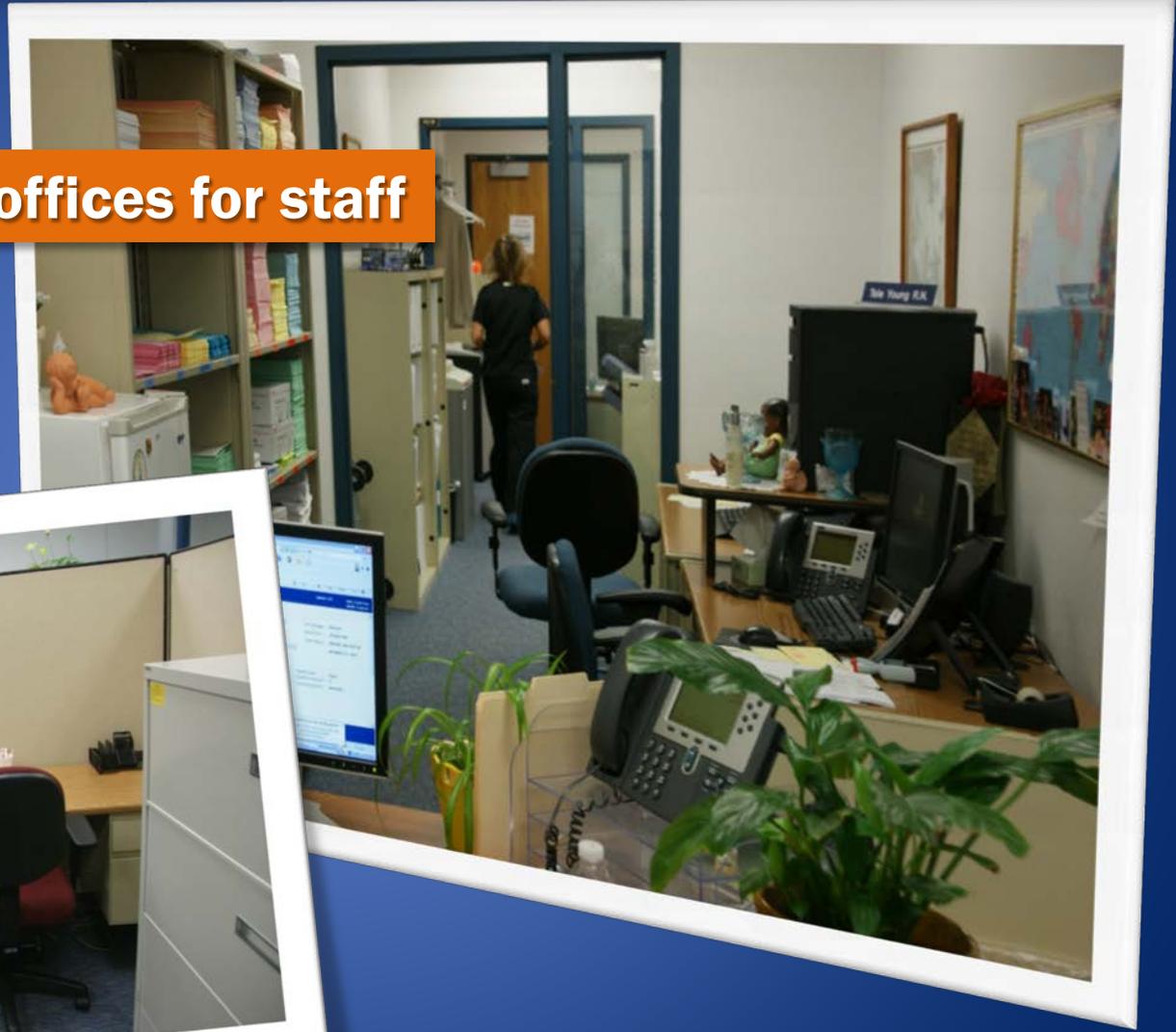
# Healthcare Services



**One (1) Unisex bathroom  
For public in entire clinic**



Limited workspace, offices for staff





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## Shortage of examination rooms





# Healthcare Services



**Medical Supply Storage**



1 F

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# Healthcare Services



**Forms & Office Supply Storage**



1 F

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Dental Clinic



## Community Dental Care

Square Footage: 955

Staff: Outside

Rent: \$0

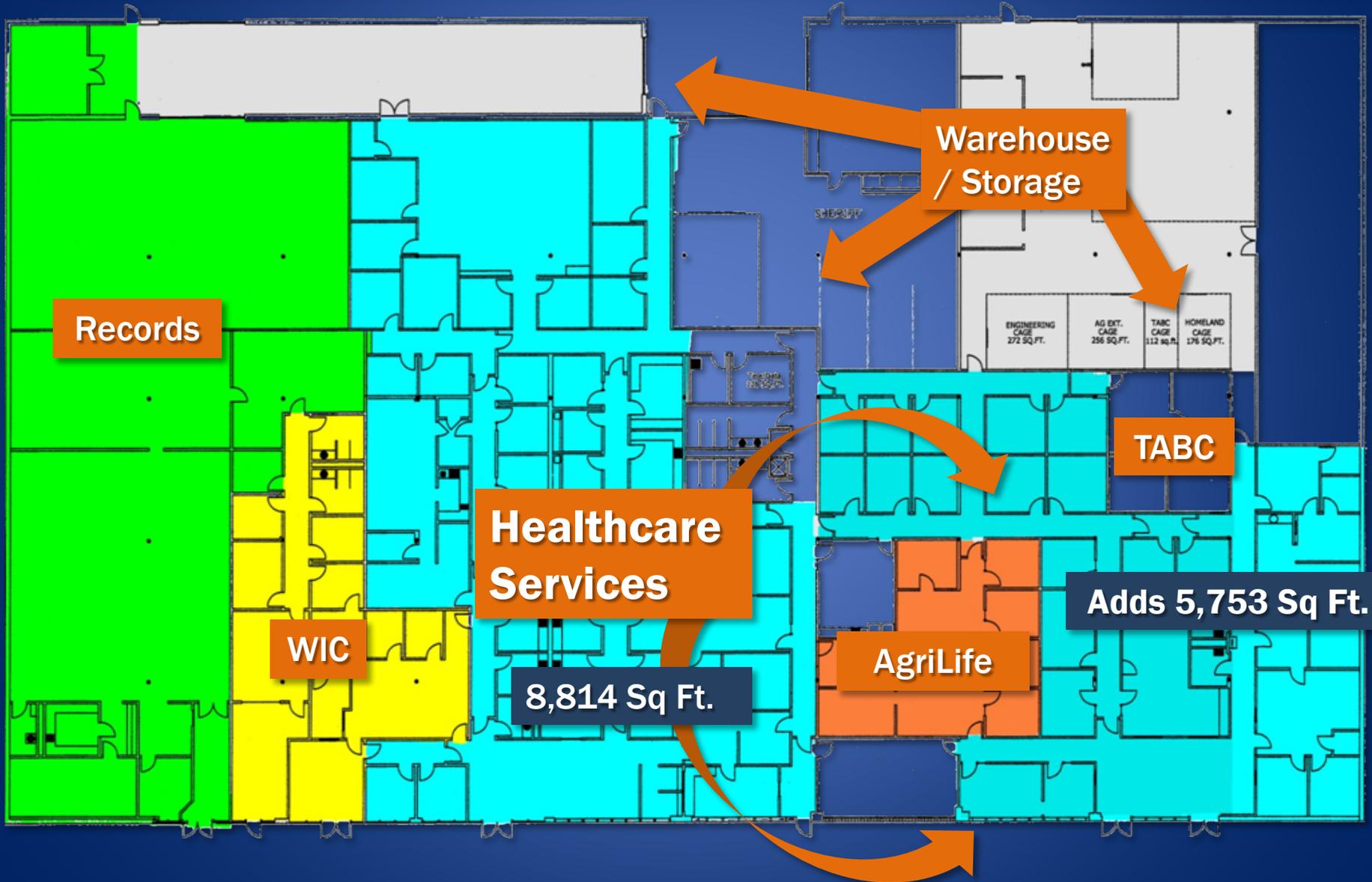


# Storage & Warehouse





# Healthcare Expansion?





Questions?

