



Lea County, NM

HISTORIC COURTHOUSE FEASIBILITY

Renovation, Restoration, and Remodel



Square Footage

- The Lea County Courthouse has a gross area of **69,513 square feet**.
- Historic registration of the Courthouse will severely limit the potential for any modification to the building exterior including prohibiting any new additions of usable structure on the property.
- Actual buildable or useful floor area is **limited to 58,771 square feet**. This is due to existing fixed building systems such as electrical switchgear and utility services (excluding plumbing), vertical circulation including stairwells and elevator, and structural footprint (columns and bearing walls).

Current Offices

- Assessor's Office
- Clerk's Office
- Treasurer's Office
- Probate Judge
- Human Resources
- Finance
- Executive
- Legal Planning



Future Growth

With an average growth of 13% over the next 10 years, more space will be needed in order to meet the demands of servicing the public efficiently and effectively.

01

Total estimated required new space for Lea County is 72,172 square feet without room for growth or common shared spaces.

Estimated need for current and future program space is 89,495 square feet. With an actual usable gross floor space of 58,771, there is a shortfall of 30,724 square feet.

02

03

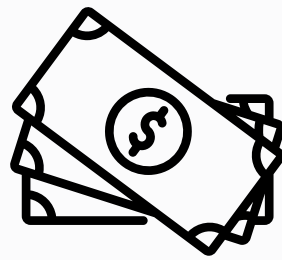
Projected minimum growth expansion for the next 10 years is estimated at 13%, which would be at least 9,383 square feet.

If higher efficiency can be designed including a single story building without vertical circulation requirements, then an estimated 85,000 gross square feet may be possible as a design target for building space.

04

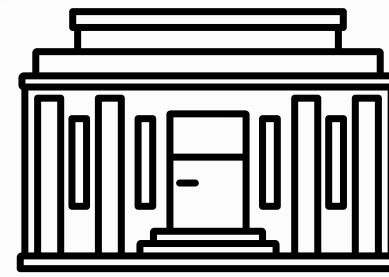
COST ANALYSIS

Introduce the company's main competitors.

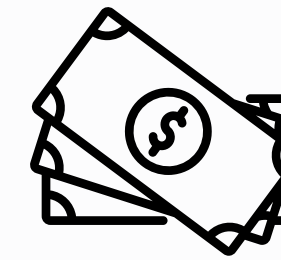


Existing renovation and adaptive reuse of historic buildings can be an increase of 80% to 180% over new construction cost.

Many factors ranging from public accessibility to retrofit of circulation to hazardous materials must be considered for the general budget cost per square foot evaluation.



Renovation of the existing Courthouse with limited floor area that does not meet programming requirements could require a budget between \$68,901,285 and \$89,571,671. With the age and nature of the historic Courthouse, a cost estimate of \$1,092 per square foot renovation is considered.



New Construction would likely cost Lea County between \$29,889,400 and \$48,244,300. Should the County consider this a viable option of new construction, there are numerous precedent scenarios for future adaptations to meet community needs and growth.



THANK YOU

Provide us your feedback!

-  575-396-7900
-  leacounty@leacounty.net
-  www.leacounty.net
-  100 N. Main, Suite 4
Lovington, NM 88260

