

EXECUTIVE SUMMARY

1.1. Purpose of This Study

Hays Central Appraisal District (Hays CAD) engaged this team to evaluate viable long-term facility solutions that support current operations, accommodate future growth, and align with the organization’s culture, service mission, and stewardship responsibilities.

The goal of this feasibility study was to provide the Board with a clear, defensible recommendation, grounded in market realities, operational needs, and long-term planning considerations, along with a practical path forward.

1.2 What We Studied

This study evaluated a broad range of options and constraints, including:

- New ground-up development sites
- Redevelopment or expansion of the existing site
- The MOU site under consideration
- Lease scenarios and broader market availability
- Programmatic and operational requirements
- Long-term growth and service delivery demands over a 20-year horizon

1.3 Key Findings & Constraints

Through programming, market analysis, site evaluation, and stakeholder engagement, several consistent themes emerged:

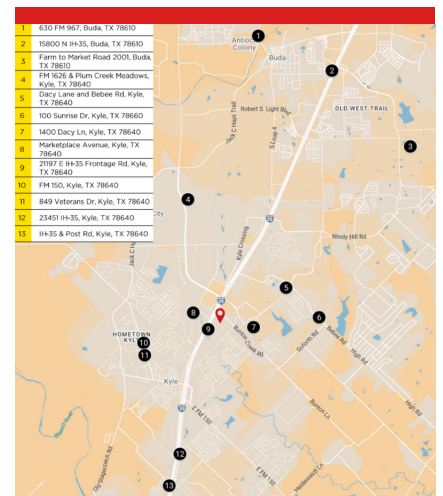
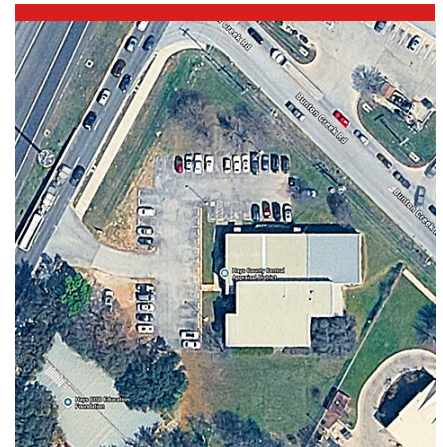
- Hays CAD requires a facility that supports approximately 70–80 staff long-term, with flexibility to adapt over time.
- Parking, circulation, and security are critical operational drivers given public traffic volumes and protest activity.
- The organization expressed a strong preference for a warm, welcoming, non-institutional environment that supports staff retention and public service.
- Lease options in the local market are limited and generally misaligned with long-term operational, financial, and ownership objectives.
- The existing site presents meaningful constraints related to parking, circulation, and expansion potential.
- New development sites offer the greatest ability to align program, security, circulation, and future growth, but require disciplined site selection and due diligence.

1.4 Viable Options Considered

Based on the evaluation framework, the following paths were assessed in detail:

- **Option 1:** Redevelopment or expansion at the existing site
- **Option 2:** MOU site or lease-based solution
- **Option 3:** New ground-up development on a strategically located site

Each option was tested against Hays CAD’s goals, program requirements, market conditions, and long-term risk considerations.



A facility that supports
a 20+ year horizon.

1.5 Recommended Path Forward

Based on the analysis, the team recommends pursuing new ground-up development on a shortlisted site that best aligns with Hays CAD's operational needs, long-term growth, security requirements, and ownership preferences..

This path offers the greatest flexibility to deliver a right-sized, future-ready facility while minimizing long-term operational constraints and allowing Hays CAD to maintain control over cost, design, and functionality. While additional due diligence is required, this option positions the organization most effectively for the next several decades.

1.6 Board Actions Required

To maintain momentum and reduce risk, the following Board actions are recommended:

- Acknowledge the preferred path toward new site development
- Authorize advancement into site selection and due diligence, including environmental, geotechnical, and survey investigations
- Direct staff to continue working with the consultant team to refine assumptions and confirm feasibility prior to formal land acquisition steps



Team recommends pursuing a
New ground-up
development