



**REGULAR MEETING OF THE
BOND ADVISORY COMMITTEE**

**THURSDAY, NOVEMBER 20, 2025
6:00 PM
WORK SESSION ROOM
ADDISON TOWN HALL
15600 ADDISON ROAD, ADDISON, TX 75001**

**Amended on 11/17/2025 at 2:58 PM - Addition of Presentation to Item #2.b.
Amended on 11/18/2025 at 9:37 AM - Update to Presentation on Item #2.b.**

1. Call Meeting to Order
2. Regular Agenda
 - a. Consider action on the Minutes from the October 30, 2025 Bond Advisory Committee Meeting.
 - b. Present and discuss topics related to the purpose and charge of the Bond Advisory Committee, including but not limited to:
 - Needs assessment for Police and Courts facility
 - Review of options, including concepts, considerations, and preliminary cost estimates
 - Next steps / timeline for the Committee
3. Adjourn Meeting

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL
(972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

POSTED BY: _____

Sarah Kuechler, Chief of Staff

DATE POSTED: November 13, 2025

TIME POSTED: 3:21 PM

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Bond Advisory Committee

. a.

Meeting Date: 11/20/2025

Department: City Manager

AGENDA CAPTION:

Consider action on the Minutes from the October 30, 2025 Bond Advisory Committee Meeting.

BACKGROUND:

The minutes from the Oct. 30, 2025 Bond Advisory Committee meeting have been prepared for consideration.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval.

Attachments

Draft Minutes - October 30, 2025

DRAFT

OFFICIAL ACTIONS OF THE ADDISON BOND ADVISORY COMMITTEE

October 30, 2025

Addison Police and Courts Building
Court Room
4799 Airport Parkway, Addison, TX 75001
6:00 PM

Committee Members Present: Armando Gallardo, Bertha Rivera Roop, Fran Powell, Guillermo Quintanilla, Jim Decuir, Jimmy Barker, Joe Pedroza, Nancy Craig, Phillip Valentine, Bob Jacoby, Ron Whitehead, Scott Hunt, Tom Braun, and Tricia Stuart.

Committee Members Absent: None

Staff and Consultants Attending: David Gaines, City Manager; Passion Hayes, Deputy City Manager; Hamid Khaleghipour, Executive Director of Internal Services; Sarah Kuechler, Chief of Staff; Steven Glickman, Chief Financial Officer; Bill Hawley, Director of General Services; Chris Fries, Police Chief; TJ Smetzer, Assistant Police Chief; Blake Potts, Police Lieutenant; Jason Cave, GFF Design; Don Wertzberger, 720 partnered with GFF Design; and Scott Brown and Josh Davis with Peak Program Value.

1. Call Meeting to Order and Announce that a Quorum is Present.

Chief of Staff Sarah Kuechler called the meeting to order in the Court Room at 6:03 PM.

2. Regular Agenda

a. Introductions of Committee Members, Town staff, and consultants.

The meeting started with an introduction of Committee Members, Town staff, and consultants.

b. Present and discuss topics related to the purpose and charge of the Bond Advisory Committee, including but not limited to:

- Purpose and Role of the Committee
- Tentative Committee Meeting Schedule
- May 2026 Bond Election Timeline
- Municipal Debt and Financial Review
- Challenges of Current Police and Courts Facility, including a Tour

Staff provided a presentation with information on the topics outlined in the agenda caption and answered questions from Committee Members.

c. Appoint a Chairperson for the Bond Advisory Committee.

Chief of Staff Sarah Kuechler opened the item for nominations. Guillermo Quintanilla nominated Armando Gallardo for Chair. No other nominations for Chair were made. Discussion was held including possibility of also electing a Vice Chair.

Jim Decuir made a motion on the nomination to elect Armando Gallardo for Chair. Tom Braun seconded. Motion carried unanimously.

Tricia Stuart made a motion to elect Jimmy Barker as a Vice Chair. Bob Jacoby seconded. Motion carried unanimously.

3. Adjourn Meeting

Chair Gallardo adjourned the meeting at 7:24 PM. Following the meeting, a tour of the current Police and Courts building was provided by Police Chief Chris Freis.

TOWN OF ADDISON, TEXAS

Armando Gallardo, Chair

ATTEST:

Sarah Kuechler, Chief of Staff

Bond Advisory Committee

. b.

Meeting Date: 11/20/2025

Department: City Manager

Key Focus Areas: Public Safety
Infrastructure Development and Maintenance
Financial Health and Organizational Excellence

AGENDA CAPTION:

Present and discuss topics related to the purpose and charge of the Bond Advisory Committee, including but not limited to:

- Needs assessment for Police and Courts facility
- Review of options, including concepts, considerations, and preliminary cost estimates
- Next steps / timeline for the Committee

BACKGROUND:

Town staff and consultants will provide a presentation and information to the Committee on the topics outlined in the agenda caption.

A copy of the presentation will be shared with the Committee and uploaded to this agenda item in advance of the meeting. While a copy of the presentation will be provided in advance, Town staff and consultants will have more information to share and expand upon while presenting during the meeting.

FISCAL IMPACT

Preliminary cost estimates associated with each option will be presented to the Committee.

RECOMMENDATION

For Committee review and discussion.

Attachments

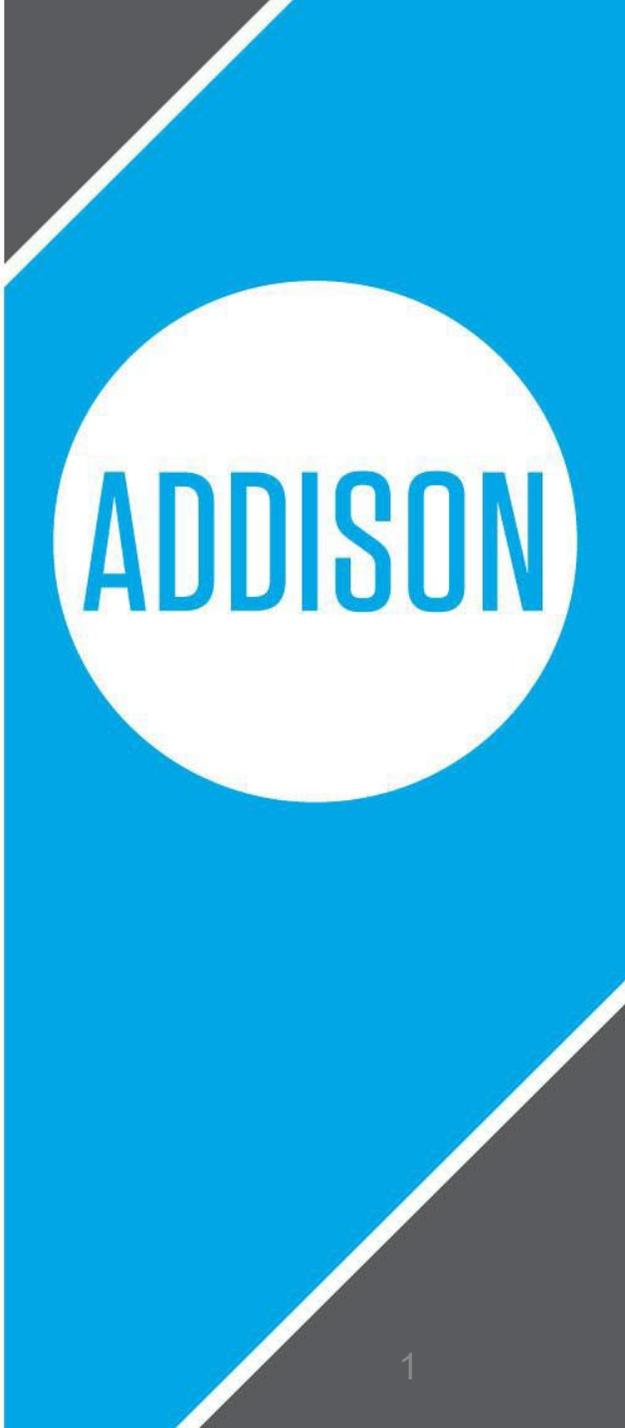
Presentation

Bond Advisory Committee Meeting #2

November 20, 2025

Addison Town Hall
15600 Addison Road

Revised 11-18-2025 (update A3 Cost)



ADDISON

- To **assess and review information and options** related to a capital project to address the Town’s aging Police and Courts facility (the “Project”)
 - Specifically, Council would like the Committee to review and consider the following options and costs:
 1. To **remodel the existing** police and courts facility or **build a new facility at the existing site**;
 2. To **purchase and remodel a vacant building**;
 3. To **construct a new police and courts facility** on property currently owned by the Town and/or through the acquisition of new property.
- To **make a recommendation to City Council concerning the Project, the monetary amount, and whether a bond election should be called in May 2026**
 - Recommendation will need to be voted on and approved by a majority of the Committee
 - Approach to be determined by the Committee for how the recommendation is structured and presented to Council

Meeting Schedule

Thursday, Oct. 30 at 6 p.m., Addison Police and Courts (4799 Airport Parkway)

- Overview of Bond Committee Process
- Financial Background and Assumptions
- Overview of Current PD Building and Tour

Thursday, Nov. 20 at 6 p.m., New Town Hall (15600 Addison Road)

- Review of Needs Assessment and Best Practices for Public Safety Facilities
- Review Options and Discuss

Thursday, Dec. 4 at 6 p.m., New Town Hall (15600 Addison Road)

- Review Options and Discuss
- Committee Discussion and Recommendation

Thursday, Jan. 8 at 6 p.m. at New Town Hall (15600 Addison Road)

- Continued Committee Discussion and Recommendation

Section Topics:

- Overview of Needs Assessment
- Review of Options (aligned with Council's charge for the Committee)
 - Review concepts and considerations for each option
 - Review preliminary cost estimates for each option
- Next Steps / Closing Comments

Overview of Needs Assessment

Jason Cave, GFF Design
Don Wertzberger, 720 Design
Chris Freis, Chief of Police

The logo for ADDISON, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a grey triangle in the top-left and bottom-right corners.

- In January 2025, the Town engaged an architect, GFF Design, to begin planning for a new facility including developing a space needs assessment for the PD and Court
 - GFF Design has worked extensively with PD and Town staff to review, refine, and verify current space needs and future growth needs based on operations and staffing projections
 - Police Department toured 15 other Police facilities in the region
 - Program incorporates best practices for Police and Courts building design including:
 - Locker Room / Storm Shelter / Vest Drying Cabinets
 - Patrol Duty Bag Lockers / Equipment Dispensing
 - Property & Evidence Chain of Custody Processing and Storage
 - Interview Rooms / Suites & Juvenile Room
- **GFF Design estimates a total space need of 44,645 sq ft, with additional space needs for Court Room and new Shooting Range if included in the project**
 - GFF will present more detail and information with the next slide during the meeting

Addison Police Department & Municipal Court

Space Needs Summary

November 12, 2025

PROGRAM NEED	CURRENT STAFF	FUTURE STAFF PROJECTION	CURRENT GROSS SQUARE FEET	NEEDED GROSS SQUARE FEET
Police Department & Court Offices				
Public Areas	-	-	2,166	4,982
Administration	11	14	5,431	5,466
Criminal Investigations	16	21	2,087	5,490
Patrol, Traffic, CRT	43	53	2,153	3,588
Property & Evidence	1	4	1,082	4,473
Court Offices	4	5	1,890	1,929
Records	4	8	1,065	1,097
IT	2	2	157	341
Shared Staff Spaces	-	-	3,662	8,124
Building Support	-	-	912	3,464
Support Building			3,567	5,693
Courtroom + Support Spaces	1	1	1,237	4,168
Shooting Range			3,412	15,746

Parking				
Public			75	60
Secure			24	133
Total Parking			99	193

Police Department			24,172	44,645
			Total Parking	153

Police Department + Courtroom			25,409	48,813
			Total Parking	183

Police Department + Shooting Range			27,584	60,391
			Total Parking	153

Police Department + Courtroom + Shooting Range			28,821	64,559
			Total Parking	193

Review of Options

Jason Cave, GFF Design
Don Wertzberger, 720 Design
Chris Squadra, Peak Program Value

Chris Freis, Chief of Police
Bill Hawley, Director of General Services

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A₁ **Renovation**
4799 Airport Pkwy

A₂ **Renovation + Addition**
4799 Airport Pkwy

A₃ **New Construction**
4799 Airport Pkwy

B **Renovation**
Existing Office Building

C **New Construction**
Addison Rd/Morris Ave



A₁

Renovation

Site Area +/- 2.71 Acres

2-Story
21,300 sf Renovation
3,300 sf 25yd Range

Public Parking = 12 Cars
Secure Parking = 90 Cars

CHALLENGES

- Temporary Move
- Site Size and Shape
- Extensive Renovation
- Possible Abatement
- Accessibility
- Existing Floor Heights
- Continued Use of Off-Site Storage

BENEFITS

- Familiar Site
- Lowest Cost Option

DOES INCLUDE
25 yd Range

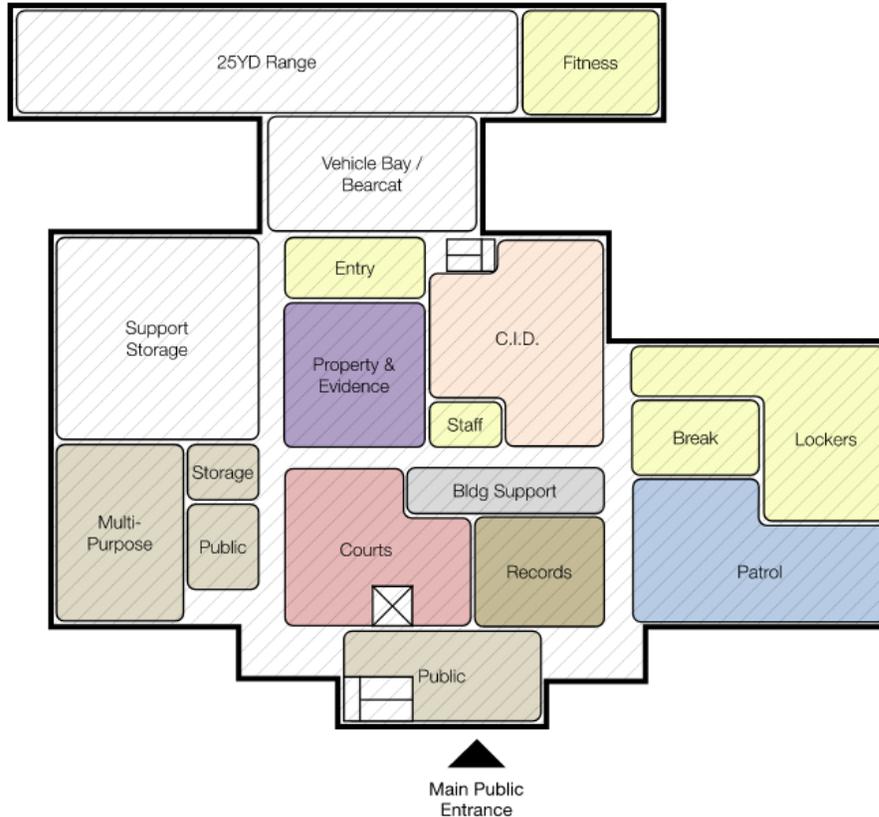
DOES NOT INCLUDE
Courtroom
Support Building

DEFICITS & SURPLUSES

-8 Public Parking
-43 Secure Parking
-21,000 sf

A₁

Renovation



Site Area +/- 2.71 Acres

DOES INCLUDE

25 yd Range

2-Story

21,300 sf Renovation

3,300 sf 25yd Range

DOES NOT INCLUDE

Courtroom

Support Building

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-8 Public Parking

-43 Secure Parking

-21,000 sf

CHALLENGES

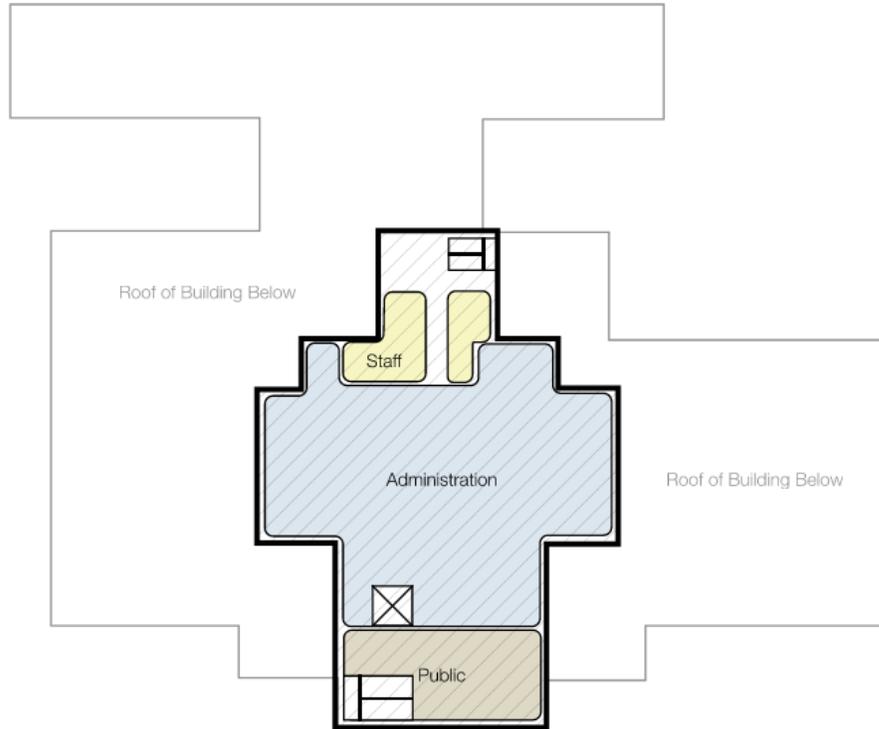
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DOES INCLUDE
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21,300 sf Renovation
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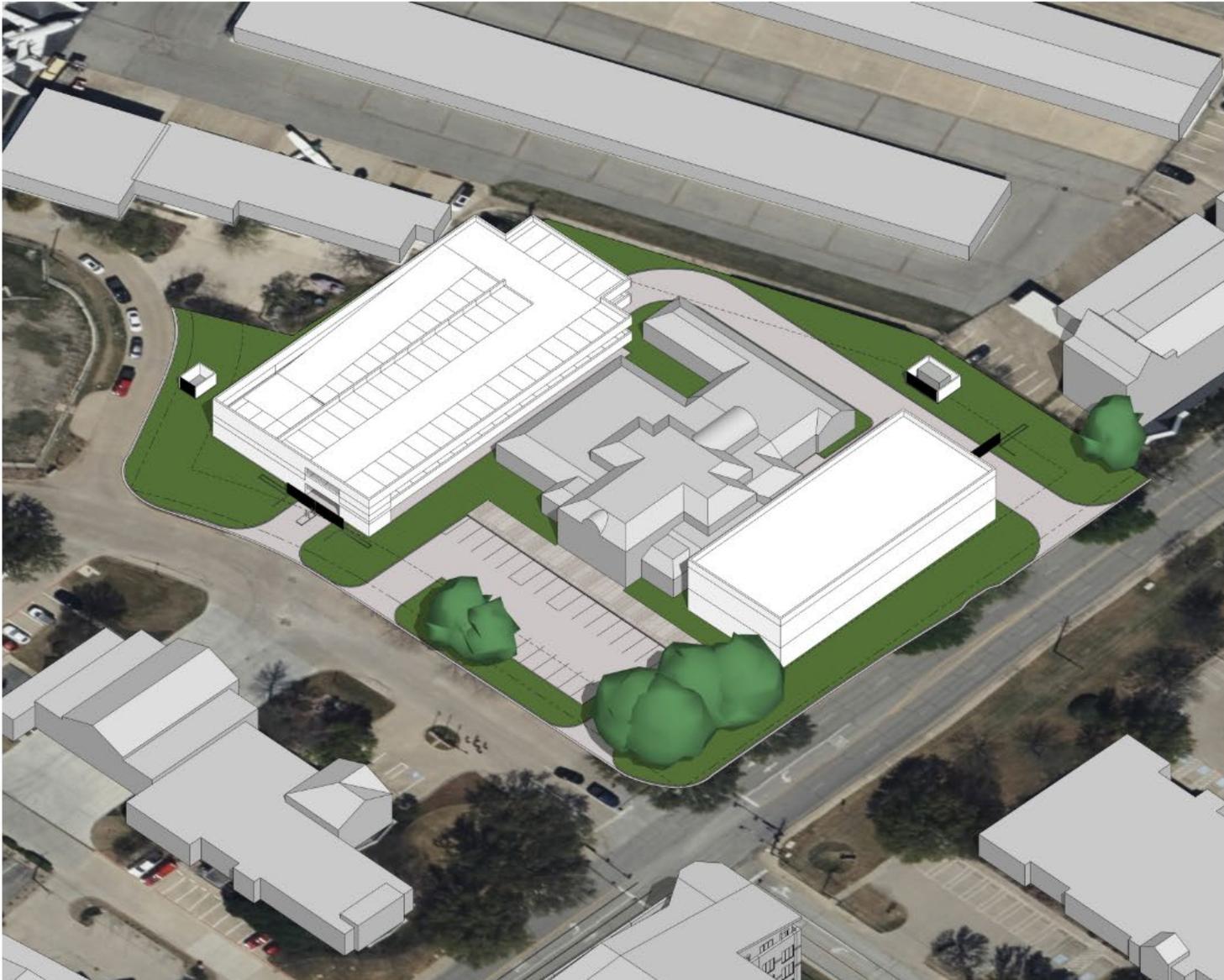
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BENEFITS

- Familiar Site
- Lowest Cost Option



A₂

Renovation + Addition

Site Area +/- 2.71 Acres

2-Story

23,000 sf Renovation

20,500 sf Addition

3-Level Parking Garage

Public Parking= 29 Cars

Secure Parking= 140 Cars

CHALLENGES

- Temporary Move
- Site Size and Shape
- Extensive Renovation
- Selective Demolition
- Possible Abatement
- Accessibility
- Existing Floor Heights
- Structured Parking Cost
- Inefficient Garage Layout
- Most Expensive Option

BENEFITS

- Familiar Site
- Meets sf and parking needs

DOES INCLUDE

25 yd Range

DOES NOT INCLUDE

Courtroom
Support Building

DEFICITS & SURPLUSES

+9 Public Parking

+7 Secure Parking

A₂

Renovation + Addition



Site Area +/- 2.71 Acres

2-Story

23,000 sf Renovation

20,500 sf Addition

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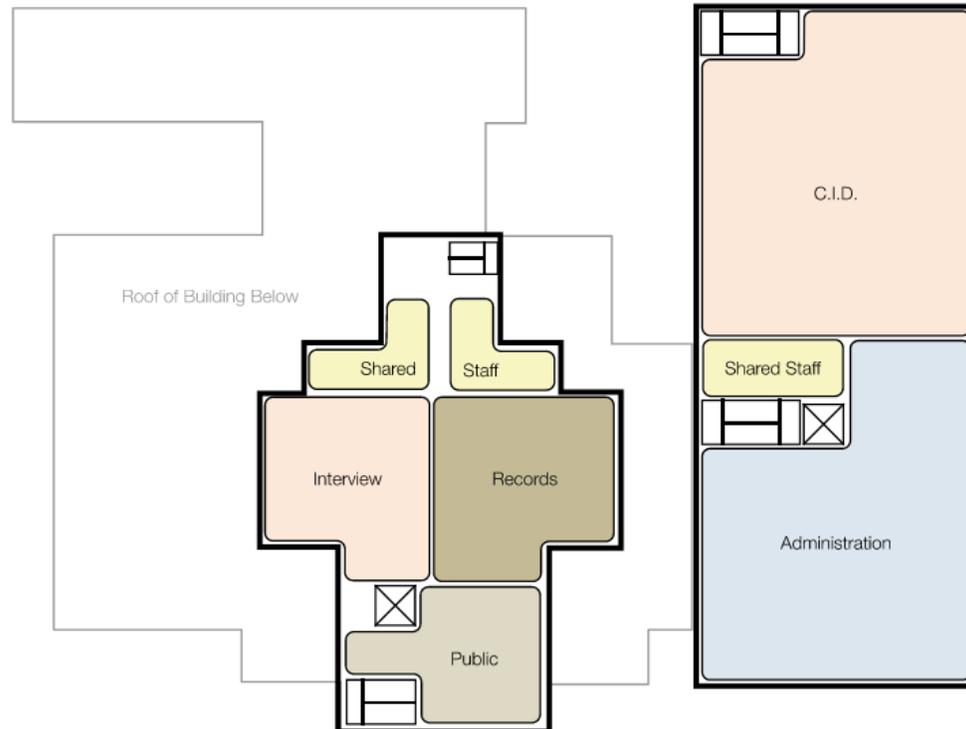
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+7 Secure Parking





A₃

New Construction

Site Area +/- 2.71 Acres

2-Story

39,000 sf Building

5,500 sf Support Building

Public Parking= 20 Cars

Secure Parking= 95 Cars

CHALLENGES

- Temporary Move
- Site Size and Shape
- Insufficient Parking
- No Public Outdoor Space
- No Secure Outdoor Space
- No Flexibility
- Can't Fit Future Range

BENEFITS

- Familiar Site
- New Construction
- All Police Operations on One Floor

DOES INCLUDE

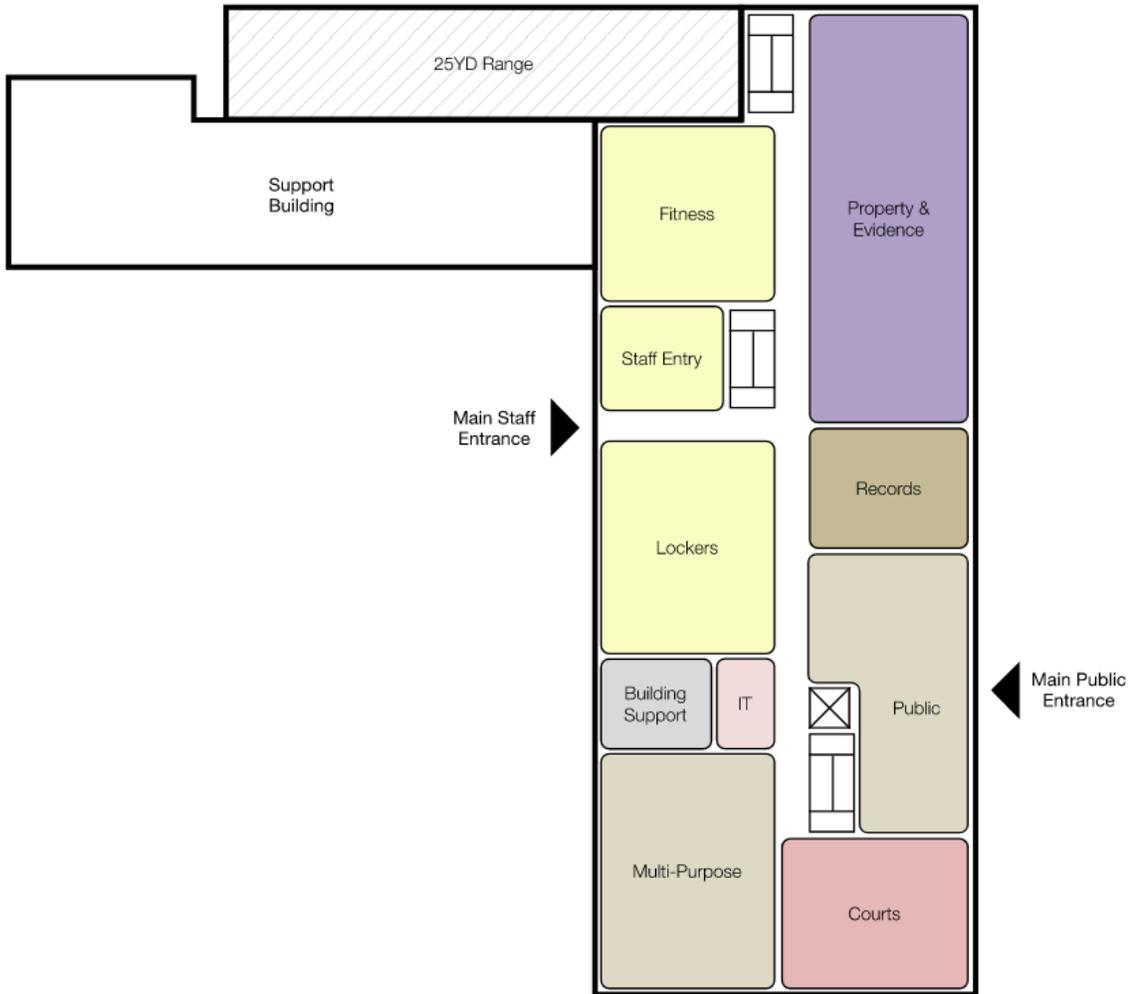
25yd Range
Support Building

DOES NOT INCLUDE

Courtroom

DEFICITS & SURPLUSES

-38 Secure Parking



A₃

New Construction

Site Area +/- 2.71 Acres

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5,500 sf Support Building

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BENEFITS

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DOES INCLUDE

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Support Building

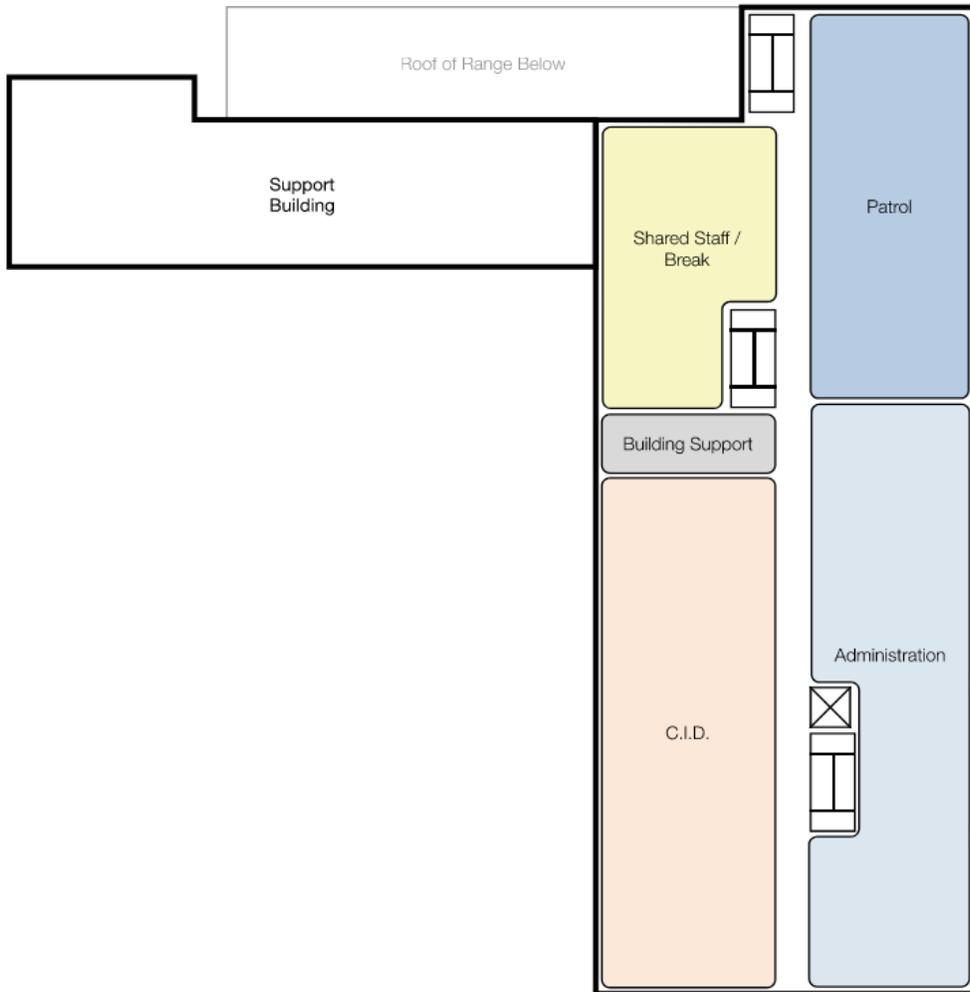
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Courtroom

DEFICITS & SURPLUSES

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Support Building

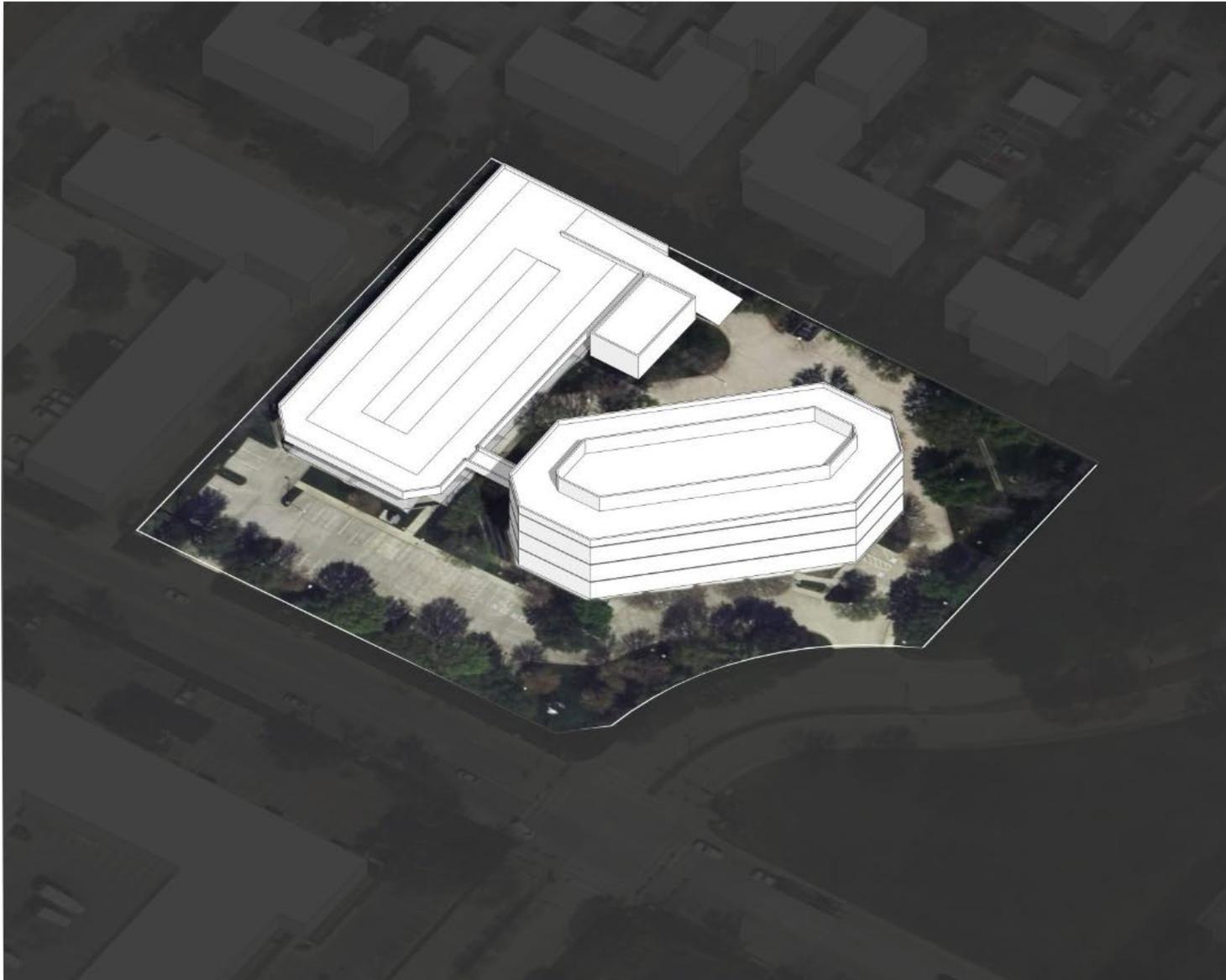
DOES NOT INCLUDE

Courtroom

DEFICITS & SURPLUSES

-38 Secure Parking





Isometric Aerial Site Diagram

B

Renovation of Existing Office Building

Site Area +/- 3.38 Acres

Existing 3-Story 62,000 sf Building

New 2,000 sf Support Building

2-Level Parking Garage Range is located off-site

Public Parking = 40 Cars

Secure Parking = 150 Cars

CHALLENGES

- Lack of Site Flexibility
- 3-Story Building
- Excess Square Footage
- Building Identity
- Small Support Building
- Existing Floor Heights
- Can't Fit Future Range

BENEFITS

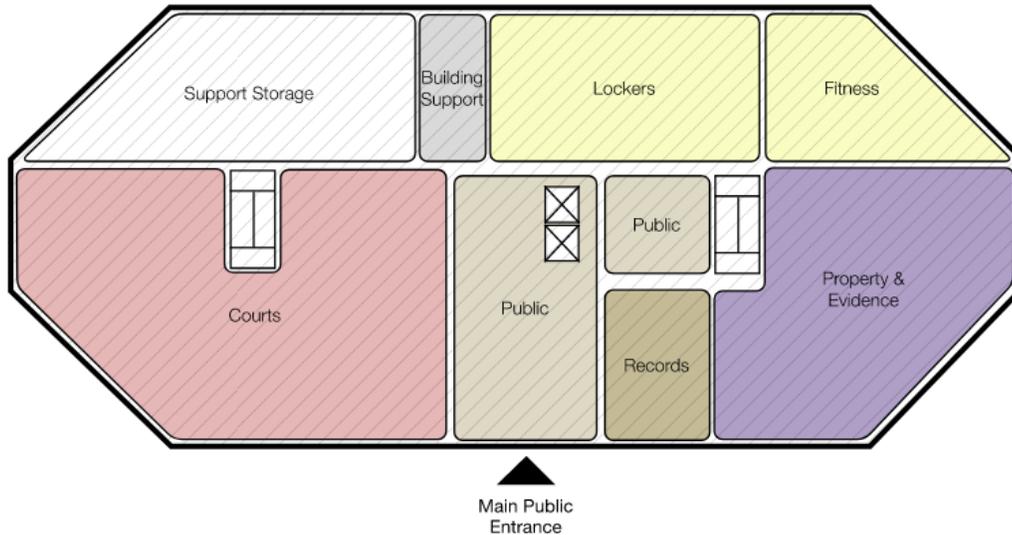
- Sufficient Parking
- Building Size
- Reuse of Existing Structure
- No Temporary Move
- Space to Include Courtroom

DOES INCLUDE

Support Building
Courtroom

DEFICITS & SURPLUSES

+20 Public Parking
+17 Secure Parking
+17,000 sf



B

Renovation of Existing Office Building

Site Area +/- 3.38 Acres

Existing 3-Story 62,000 sf Building
 New 2,000 sf Support Building
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BENEFITS

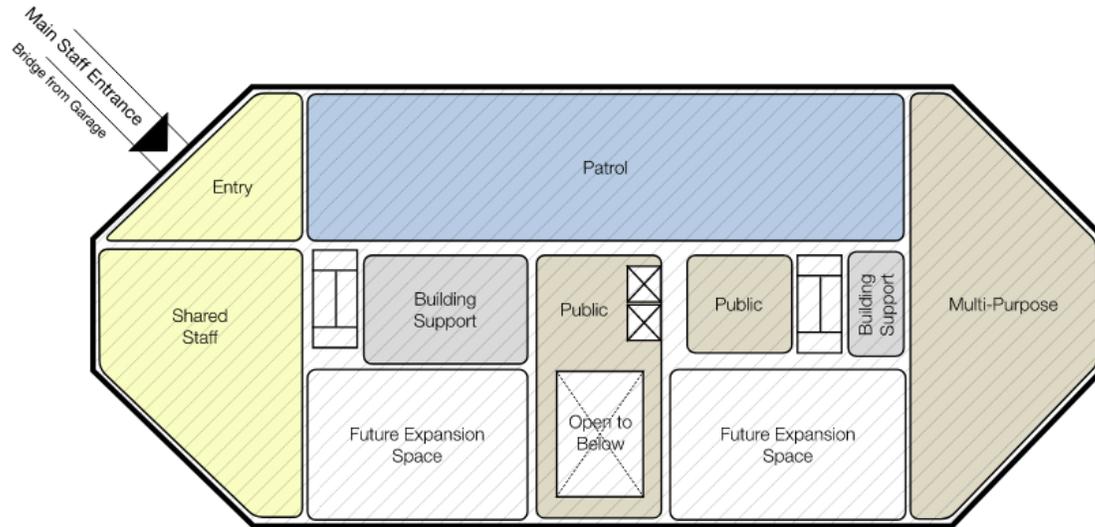
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DOES INCLUDE
 Support Building
 Courtroom

DEFICITS & SURPLUSES

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 +17 Secure Parking
 +17,000 sf





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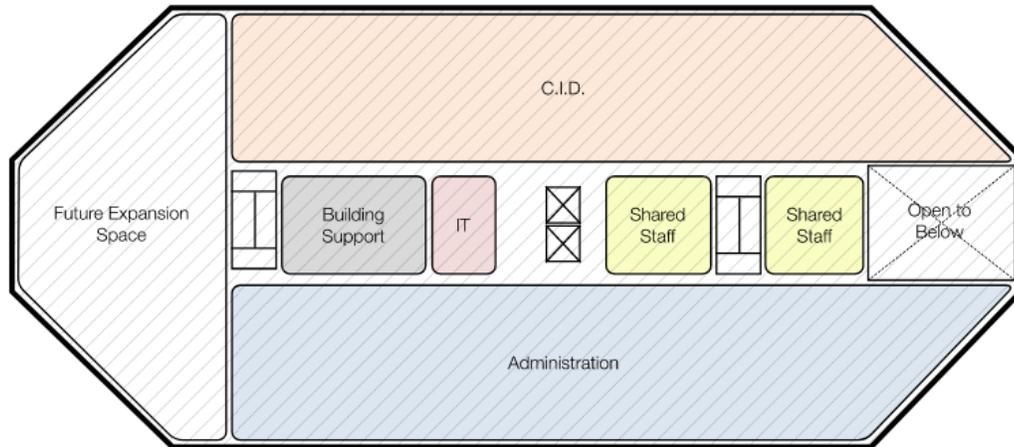
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DEFICITS & SURPLUSES

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 Courtroom

DEFICITS & SURPLUSES

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 +17 Secure Parking
 +17,000 sf





Isometric Aerial Site Diagram

C

New Construction

Addison Rd / Morris Ave
Site Area +/- 3.5 Acres

2-Story 39,000 sf Building
5,600 sf Support Building

Courtroom at Adjacent
Town Hall
Range in Future Phase

Public Parking = 30 Cars
Secure Parking = 135 Cars

CHALLENGES

- Site Acquisition
- Multi-family Adjacency

BENEFITS

- Site Size and Shape
- City Owns Part of Site
- New Construction
- No Temporary Move
- Close to New Town Hall
- Future Site Expansion
- Public Overflow Parking
- Space for Future Range
- All Police Operations on One Floor

DOES INCLUDE

Support Building
Space for Future Range

DOES NOT INCLUDE

Courtroom

DEFICITS & SURPLUSES

+10 Public Parking
+2 Secure Parking

C

New Construction



Addison Rd / Morris Ave
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- Space for Future Range
- All Police Operations on One Floor

DOES INCLUDE

- Support Building
- Space for Future Range

DOES NOT INCLUDE

- Courtroom

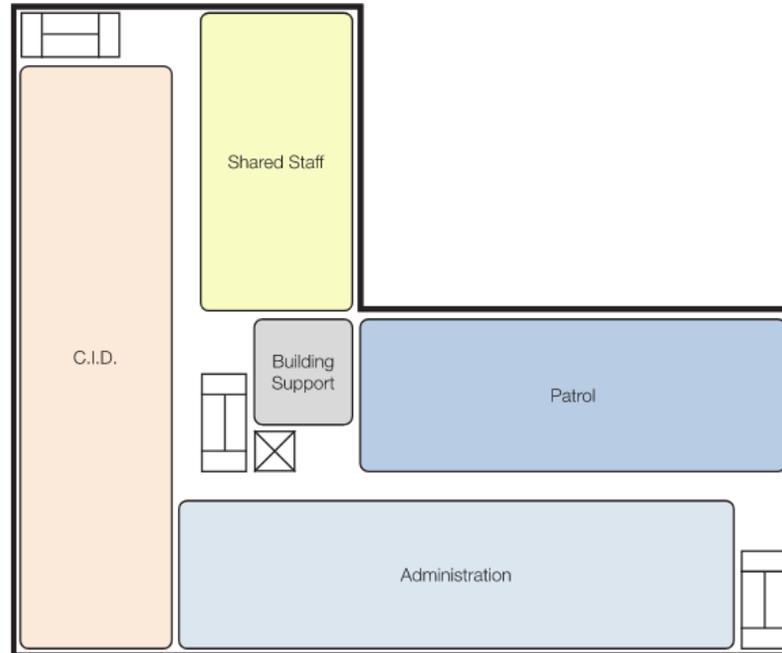
DEFICITS & SURPLUSES

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New Construction



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DOES INCLUDE

Support Building
Space for Future Range

DOES NOT INCLUDE

Courtroom

DEFICITS & SURPLUSES

+10 Public Parking
+2 Secure Parking



Methodology for Cost Estimates



Identify Unique Option's Scope



Research Site Unknowns



Quantify & Price Materials



4755 Airport Pkwy
Site Area +/- 2.71 Acres

2-Story 21,300 sf Building
5,700 sf 25yd Range

No Separate Support Building
Courtroom is located off-site

Public Parking = 75 Cars
Secure Parking = 24 Cars



CSI Section	Description	Quantity	Unit	Unit Cost	Amount	
					Amount	C
HM Doors						
	3'-0"x 7'-0" HM Exterior Door	8	EA	434.33	3,475	
	3'-0"x 7'-0" HM Interior Door	6	EA	381.00	2,286	
	4'-0"x 7'-0" HM Interior Door		EA	282.63	-	
	3'-0"x 7'-0" HM Interior Door - Add for 1-HR Rating	6	EA	153.25	920	
HM Frames						
	3'-0"x 7'-0" HM Door Frame	146	EA	344.00	50,224	
	Level 3 Ballistic Door	2	EA	15,485.00	30,970	
	6'-0"x 7'-0" HM Door Frame	2	EA	445.00	890	
	Add for HM Frames @ CIP Openings	27	EA	78.88	2,130	
	HM Glazing Frames					Excluded
08 14 00 Wood Doors						
	3'-0"x 7'-0" SC WO Wood Doors	132	EA	655.00	86,460	
	PR 3'-0"x 7'-0" SC WO Wood Doors	66	EA	679.74	44,863	
	STC Rating 24 (Higher STC Rating Excluded)	132	EA	108.13	14,273	
	Art for Vision Lite & Transoms					w/ 08 43 00



Fresh Marketplace Data



Option's Risk & Future Escalation



Project Budget

Option Cost Comparisons

Description	<u>Option A.1</u> Reno Existing (No Addition)	<u>Option A.2</u> Reno Existing (wAddition+ Pkg)	<u>Option A.3</u> New Bldg on Existing Site	<u>Option B</u> Reno & Adtn at Office Bldg	<u>Option C</u> New Building on New Site
Hard & Soft Costs	In Millions				
Construction Cost (GC's Contract)	21.1	51.9	36.5	29.3	36.1
Land Acquisition	3.9	3.9	3.9	10.5	2.9
Soft Costs (Design Fees, Furniture, etc.)	5.5	10.3	8.4	8.1	8.5
Subtotal of Estimated Costs	30.5	66.1	48.8	47.9	47.5
Reserves					
Preconstruction & Construction Contingency	3.0	7.5	5.3	4.2	5.3
Subtotal - Project Budget Today	33.5	73.6	54.1	52.1	52.8
Escalation to 01 JUL 2027 Start	5.1	11.1	8.1	7.8	6.5
Total Owner's Budget for Bond	38.6	84.7	62.2	59.9	59.3

	A1 – Renovation	A2 – Renovation & Addition	A3 – New Construction	B – Renovation of Existing Office Building	C – New Construction
Brief Description	+/- 2.71 Acres 2-story 21,300 sf Renovation 3,300 sf 25yd Range	+/- 2.71 Acres 2-story 23,000 sf Renovation 20,500 sf Addition 3-Level Parking Garage	+/- 2.71 Acres 2-story 39,000 sf Building 5,500 sf Support Building	+/- 3.38 Acres 3-story 62,000 sf Building New 2,000 sf Support Building 2-Level Parking Garage Range located off-site	+/- 3.5 Acres 2-story 39,000 sf Building 5,600 sf Support Building
Challenges	<ul style="list-style-type: none"> • Temporary Move • Site Size and Shape • Extensive Renovation • Possible Abatement • Accessibility • Existing Floor Heights • Continued Use of Off- Site Storage 	<ul style="list-style-type: none"> • Temporary Move • Site Size and Shape • Extensive Renovation • Selective Demolition • Possible Abatement • Accessibility • Existing Floor Heights • Structured Parking Cost • Inefficient Garage Layout • Most Expensive Option 	<ul style="list-style-type: none"> • Temporary Move • Site Size and Shape • Insufficient Parking • No Public Outdoor Space • No Secure Outdoor Space • No Flexibility • Can't Fit Future Range 	<ul style="list-style-type: none"> • Lack of Site Flexibility • 3-Story Building • Excess Square Footage • Building Identity • Small Support Building • Existing Floor Heights • Can't Fit Future Range 	<ul style="list-style-type: none"> • Site Acquisition • Multi-family Adjacency
Benefits	<ul style="list-style-type: none"> • Familiar Site • Lowest Cost Option 	<ul style="list-style-type: none"> • Familiar Site • Meets sf and parking needs 	<ul style="list-style-type: none"> • Familiar Site • New Construction • All Police Operations on One Floor 	<ul style="list-style-type: none"> • Sufficient Parking • Building Size • Reuse of Existing Structure • No Temporary Move • Space to Include Courtroom 	<ul style="list-style-type: none"> • Site Size and Shape • City Owns Part of Site • New Construction • No Temporary Move • Close to New Town Hall • Future Site Expansion • Public Overflow Parking • Space for Future Range • All Police Operations on One Floor
Does Include	25 yd Range	25 yd Range	25 yd Range Support Building	Support Building Courtroom	Support Building Space for Future Range
Does Not Include	Courtroom Support Building	Courtroom Support Building	Courtroom		Courtroom
Deficits & Surpluses	-8 Public Parking -43 Secure Parking -21,000 sf	+9 Public Parking +7 Secure Parking	-38 Secure Parking	+20 Public Parking +17 Secure Parking +17,000 sf	+10 Public Parking +2 Secure Parking
Preliminary Cost Estimate	<ul style="list-style-type: none"> • Estimated Project Budget: \$33.5M • Total with Cost Escalation (July 27 Start): \$38.6M 	<ul style="list-style-type: none"> • Estimated Project Budget: \$73.6M • Total with Cost Escalation (July 27 Start): \$84.7M 	<ul style="list-style-type: none"> • Estimated Project Budget: \$54.1M • Total with Cost Escalation (July 27 Start): \$62.2M 	<ul style="list-style-type: none"> • Estimated Project Budget: \$52.1M • Total with Cost Escalation (July 27 Start): \$59.9M 	<ul style="list-style-type: none"> • Estimated Project Budget: \$52.8M • Total with Cost Escalation (July 27 Start): \$59.3M

Next Steps / Closing Comments

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a grey triangle in the top-left corner and a grey triangle in the bottom-right corner.

Next Meeting is scheduled for **Thursday, Dec. 4 at 6 p.m.**
at new Town Hall, 15600 Addison Road