

# 2026 Bond Advisory Committee Recommendation

**February 3, 2026  
City Council Work Session**

Passion Hayes, Deputy City Manager  
Chris Freis, Chief of Police  
Steven Glickman, Chief Financial Officer



**ADDISON**

# Presentation Outline

1. Review of Bond Advisory Committee Process
  - Committee Charge & Meetings
  - Recommendation
2. Conceptual Options Considered by Bond Advisory Committee
3. Follow Up Discussion
  - Gun Range
  - Recent Public Safety Projects
4. Tax Rate and Proposition Language
5. Next Steps

- On October 14, 2025, Council approved a resolution establishing and appointing a Bond Advisory Committee 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 asked 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.
  - The Committee was asked to **make a recommendation to City Council concerning the Project, the monetary amount, and whether a bond election should be called in May 2026.**

# Committee Meetings

A blue circular logo with the word "ADDISON" in white capital letters.

## 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

All meeting agendas, presentations, and materials are available on the Town's website.

The meetings were recorded and are also available on the website for viewing.

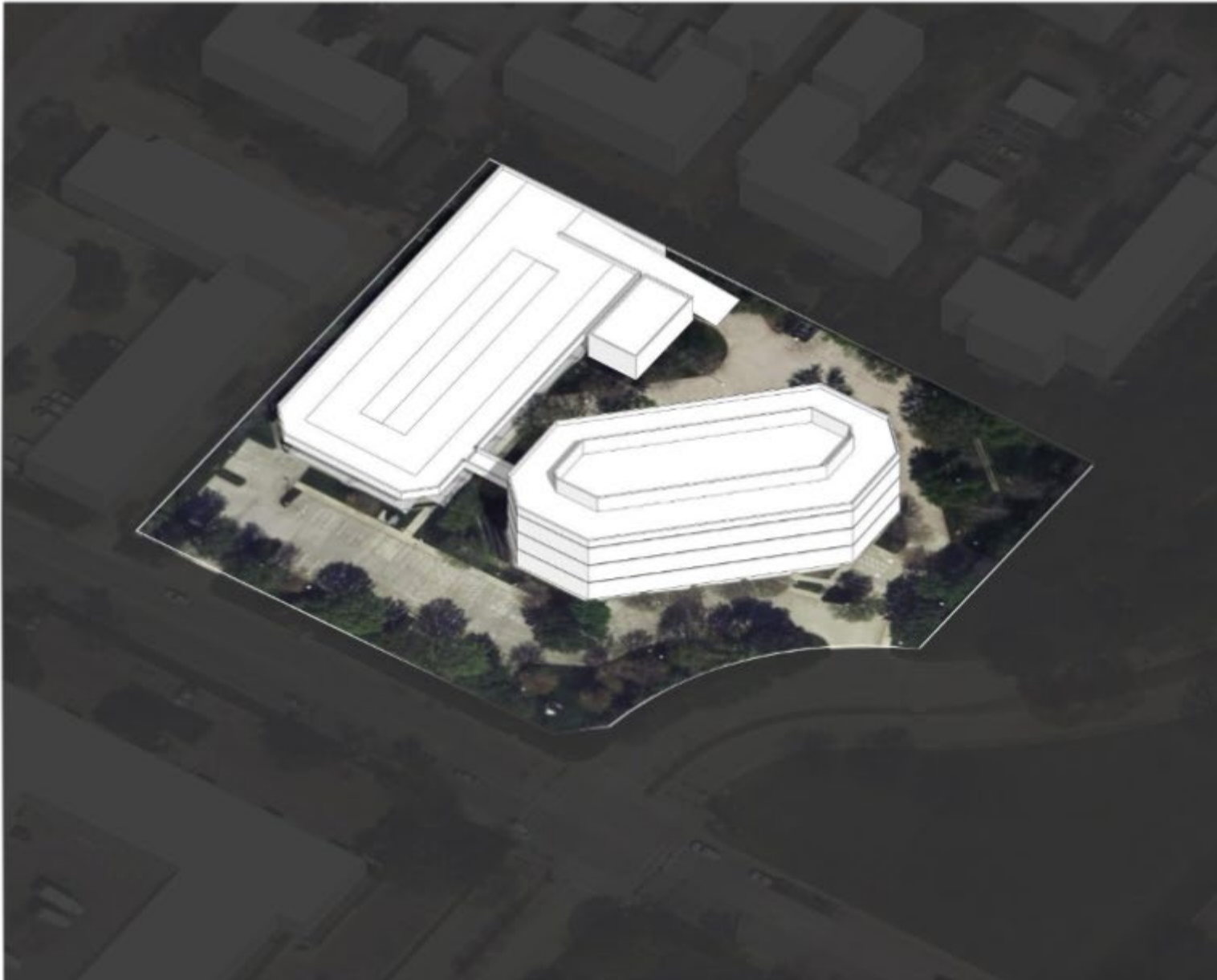
*Optional Tours were also held for interested Committee Members to tour the Carrollton PD facility, Roanoke PD facility, and Farmers Branch PD facility.*

The Bond Advisory Committee recommends calling a bond election in May 2026 regarding a capital project for the remodel of an existing building or the construction of a new building for an Addison Police facility in an amount not to exceed \$55 million.

# Conceptual Options Considered by Bond Advisory Committee

**Chris Freis, Chief of Police**





Isometric Aerial Site Diagram

# B

## Renovation of Existing 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

### DOES NOT INCLUDE

Gun Range

### DEFICITS & SURPLUSES

+20 Public Parking

+17 Secure Parking

+17,000 sf





# 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



# Detailed Budget

## Project Summary - Option C

Item #	Description	Total Cost Conceptual Estimate	Cost/ SF	Comments	
1.00	<b>Project Program Components</b>				
1.01.A	New 2 Story Building	23,501,331	602.60	GSF:	39,000
1.01.B	New Storm Shelter	415,101	345.92	GSF:	1,200
1.01.C	New Support Building (Reduced Program; Was 5,600 SF)	4,029,818	931.53	GSF:	4,326
1.01.D	Sitework Costs- Utilities, Paving, Landscaping, & Std Sitework (No Canopies)	3,600,173	16.61	Site SF:	216,734
1.01.E	Canopies at Patrol Car Parking (Assumes 50 Year Ownership)	3,750,000	92.59	Canopy SF:	40,500
1.0	<b>GC's Contract Amount - Bldg &amp; Site</b>	<b>35,296,423</b>	<b>792.71</b>		
2.01	Standard A/E Services (Design, Engineering, Landscape, Interiors, etc.)	3,564,939	80.06		
2.02	Other Professional Services (CxA, PM, Legal, QA/Mat'l Testing, etc.)	2,038,368	45.78		
2.03	Reimbursable Expenses for Professional Services Above	55,257	1.24		
2.04	In-House City FacMan Staff Time (Not Billed to Project per City)	Excluded	N/A		
2.05	Underwriting Fees, Bond Issuance Costs, Financing & Capital Interest	Excluded	N/A		
2.06	Legal and Accounting Fees for Bond Underwriting	Excluded	N/A		
2.07	Water & Sewer Tap Fees	Pending	N/A	Assume Existing is Sufficient	
2.08	Connection for New Building MDF to New On Site Fiber Ring (Relocation)	Excluded	N/A	Assume Existing is Sufficient	
2.09	New Fiber > New MDF, Secure Data XFR, etc. (Assume by City Staff)	Not Applicable	N/A	Assume Existing is Sufficient	
2.10	Permits & Governmental Fees (Including County Health Dept Fees)	176,482	3.96		
2.11	Land Acquisition & Easement Costs (Including DOT Impact Fees/Engrg)	2,877,392	64.62	From ToA; Confirmation Needed	
2.12	Environmental & Hazardous Material Mitigation & Removal (Allowance)	500,000	11.23	Unknown; Historic Probability	
2.13	Furnishings, Fixtures & Equipment + Teledata/Security/AV	2,209,626	49.63	Allowance	
2.14	Owner's Preconstruction Contingency (Discovery + Stakeholder Input)	2,470,750	55.49	7.0% Discovery & AHJ Input	
2.15	Owner's Construction Contingency (Unforeseeable Conditions + AHJ Input, etc.)	2,643,702	59.37	7.0% New Construction	
2.0	<b>Subtotal: Project Soft Costs</b>	<b>16,536,515</b>	<b>371.39</b>		
	<b>Owners Budget 2025 Q4 Costs</b>	<b>51,832,938</b>	<b>1,164.10</b>		
3.01	Escalation (Assumes 01 JUL 2027 Start)	3,167,062	71.13	0.44% Monthly	
3.0	<b>Owner's Budget 2026 Construction - Base Scope of Work Only</b>	<b>55,000,000</b>	<b>1,235.23</b>		

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# Project Milestones

The following provides an estimated timeline with major project milestones:

- |   |             |
|---|-------------|
| ✓ Bond Election (if taxpayers approve)  | 05 MAY 2026 |
| ✓ Site Selected   | 15 JUN 2026 |
| ✓ Architect Selected & Design Begins  | 01 JUL 2026 |
| ✓ Construction Documents Released<br>for Construction Manager At-Risk (CMAR) Guaranteed Maximum Price (GMP) | 01 JUL 2027 |
| ✓ Notice to Proceed with Construction to CMAR's   | 01 OCT 2027 |
| ✓ Police Department Fully Operational   | Q1 2029     |

The above timeline assisted with development of the estimated costs provided by Peak Program Value (PPV), the Town's contracted firm for cost estimating. If project milestones are extended out, it may impact escalation and estimated costs.

# Follow Up Discussion

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# 50 Yard and Over Indoor Ranges in DFW

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Agency/ Jurisdiction	Range Distance
Roanoke	50 Yards
Plano/ Richardson	50 Yards
Frisco	100 Yards
Denton	50 Yards
Irving	100 Yards
Southlake	50 Yards
Fort Worth	100 Yards
Collin County/ Allen/ McKinney	100 Yards
Lewisville	100 Yards

# Overview of Recent Public Safety Projects

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Year of Contract	Year Completed	Facility Name	Facility Cost (Project Cost)	Facility Size (in SF)	Price per SF
2019	2021	Prosper Police Station & Dispatch	\$16,000,000	23,000	\$696
2020	2022	Weatherford Public Safety Building	\$23,000,000	36,000	\$639
2021	2024	Benbrook Municipal Complex	\$22,000,000	33,500	\$657
2022	2024	Mansfield Police	\$42,000,000	60,550	\$694
2022	2024	Royse City Police	\$26,856,000	28,671	\$937
2022	2025	Lewisville Police, Fire Admin, and Central Station	\$114,500,000	121,000	\$946
2022	2025	Midlothian Police and Courts	\$57,250,000	79,150	\$723
2023	2025	Roanoke Police Department and Municipal Court	\$54,000,000	63,300	\$853
2024	2025	Decatur Police	\$23,600,000	30,500	\$774
2022	2025	Celina Police Station	\$36,470,098	38,297	\$952
2024	2027	Allen Police Headquarters	\$97,100,000	103,000	\$943
	2029	<b>Addison Police Department - Site C - PPV Estimate (W/ Escalation/Contingencies)</b>	<b>*\$52,122,608*</b>	<b>43,326</b>	<b>\$1,203</b>
	2029	<b>Addison Police Department- No Escalation/Contingencies</b>	<b>*\$43,841,094*</b>	<b>43,326</b>	<b>\$1,012</b>

*\*Land Acquisition Cost Excluded for Comparability\**

# Tax Rate and Proposition Language

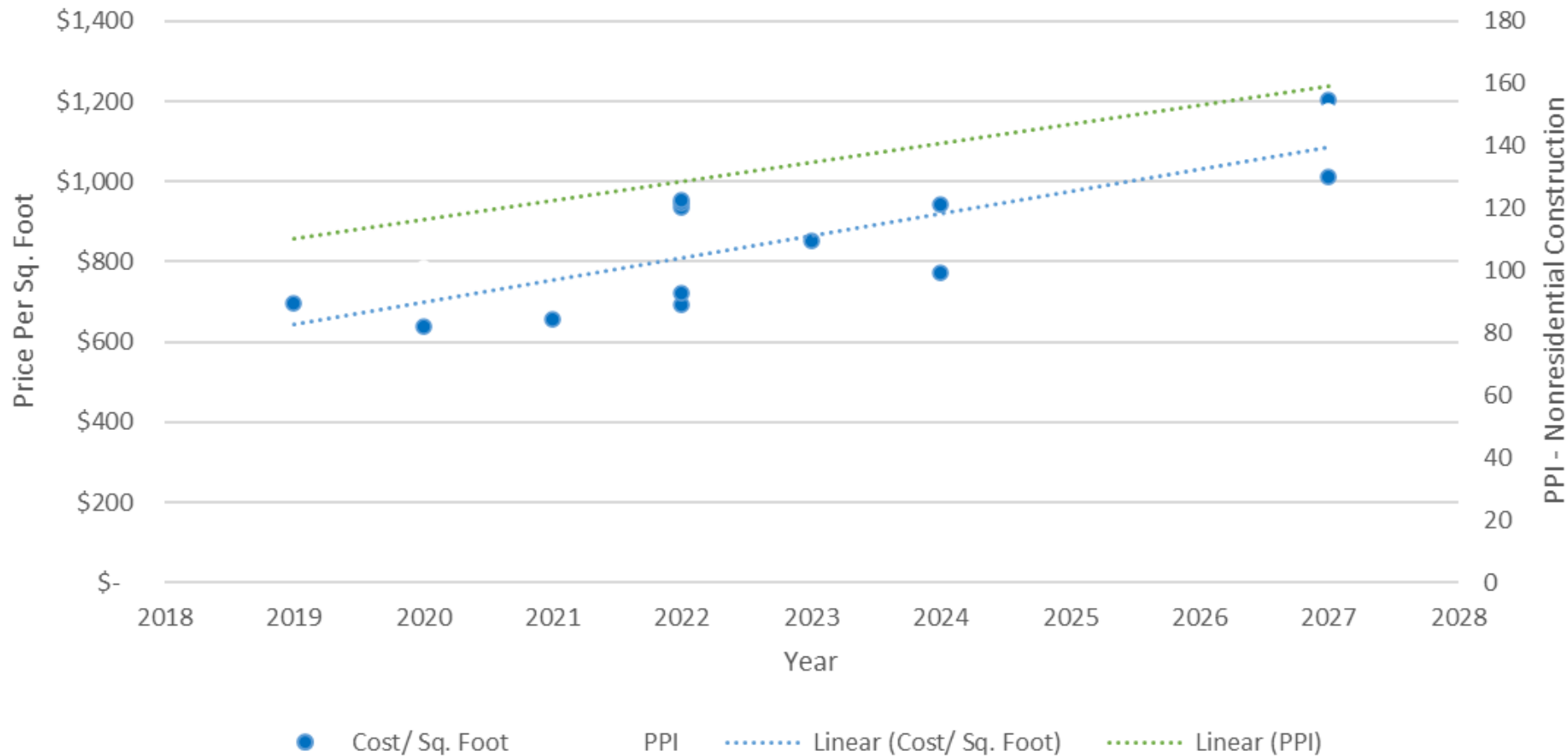
Steven Glickman, Chief Financial Officer



# Comparison of Recent Public Safety Projects

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Recent DFW Police Projects vs. Construction Costs



Blue Dots for 2027 represent Addison project with contingencies and escalation and without

PPI actual data through 2025 and 2.5% increase estimated for 2026 and 2027

# Tax Rate Projection

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## Assumptions:

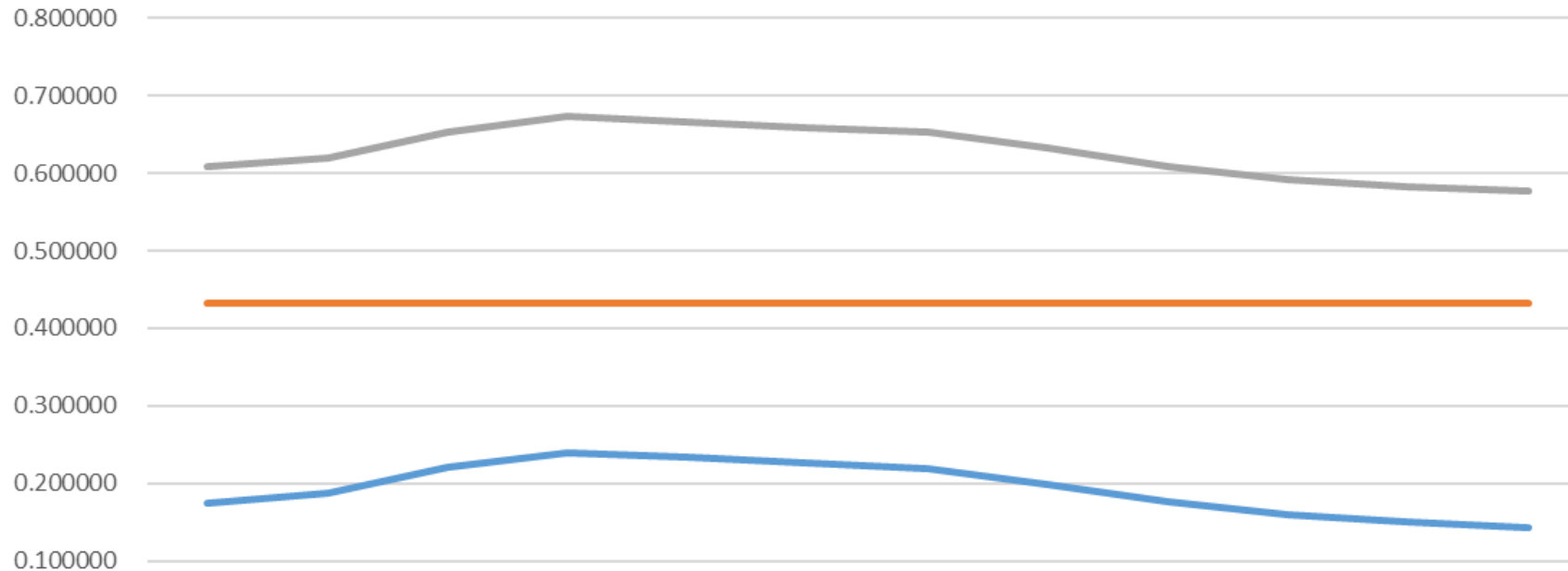
- 3% growth in property values.
- 5% interest rates.
- Debt service on Police Bond fully in effect by 2029
- Tax rate impact of 6.2 cents per \$100

## Please note:

The operating tax rate is displayed as not changing in this illustration.

However, staff believes it may be reduced over this period.

Tax Rate Projection



I&S O&M Total

# Bond Proposition Language

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## TOWN OF ADDISON PROPOSITION A

THIS IS A TAX INCREASE

“Shall the City Council of the Town of Addison, Texas, be authorized to issue general obligation bonds of the Town in the amount of \$\_\_\_\_\_ for the purpose of providing funds for permanent public improvements, to wit: designing, developing, acquiring, constructing, improving, expanding, and equipping police facilities, including the acquisition of land therefor; said bonds to mature serially or otherwise, over a period not to exceed forty (40) years from their date, to be issued in such installments and sold at any price or prices and to bear interest at any rate or rates as shall be determined within the discretion of the City Council under laws in effect at the time of issuance, and to provide for the payment of the principal of and interest on said bonds by levying a tax sufficient to pay the annual interest on and to create a sinking fund sufficient to redeem said bonds said bonds to be issued and said taxes to be levied, pledged, assessed, and collected under the constitution and laws of the State of Texas?”

BALLOT LANGUAGE

## TOWN OF ADDISON, TEXAS – PROPOSITION A

THIS IS A TAX INCREASE.

FOR	)	THE ISSUANCE OF \$_____ OF GENERAL OBLIGATION BONDS
		FOR THE DESIGN, CONSTRUCTION, ACQUISITION, IMPROVEMENT AND
)	AGAINST	) EQUIPMENT OF POLICE FACILITIES, INCLUDING THE ACQUISITION OF
		LAND THEREFORE, AND THE LEVYING OF A TAX SUFFICIENT TO PAY
		THE PRINCIPAL OF AND INTEREST ON THE BONDS.

# Next Steps

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# Tentative 2026 Bond Election Timeline

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<b>January 13, 2026</b>	Bond Committee Recommendation Presented to City Council
<b>February 2026</b>	City Council considers calling a May 2026 Election <ul style="list-style-type: none"><li>• A May 2026 Bond Election would need to be called by February 13, 2026</li></ul>
<b>April 2026</b>	Early Voting Begins
<b>May 2026</b>	Election Day on Saturday, May 2, 2026

- ❑ **Tuesday, Jan. 27, City Council Work Session Meeting** at Town Hall (15600 Addison Road)
  - Follow-up work session scheduled for City Council to discuss and consider
- ❑ **Tuesday, Feb. 3, City Council Work Session Meeting** at Town Hall (15600 Addison Road)
  - Follow-up work session scheduled for City Council to discuss and consider
- ❑ **Tuesday, Feb. 10, City Council Regular Meeting** at Town Hall (15600 Addison Road)
  - If Council wishes to call a May 2026 bond election, an ordinance could be presented for their consideration
  - ***Note/Reminder:*** Feb. 13, 2026, is the last day for Council to call an election for May 2026



# Questions