

Bond Advisory Committee Meeting #4

January 8, 2026

Addison Town Hall
15600 Addison Road



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

Committee Meetings

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)

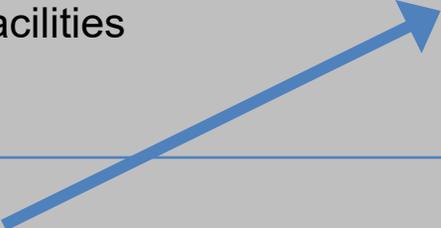
- Review of Needs Assessment and Best Practices for Public Safety Facilities
- Review Options and Discuss

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

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- Further reviewed and discussed Options B & C, and follow-up on questions from the last meeting:
 - *Options B & C*
 - *Best Practices for Security*
 - *Gun Range Options*
 - *Provide Perspective on Alternative Sites (if Option B & C sites are unavailable)*
 - *Project Milestones / Timeline*
 - *Refined Cost Estimates*
 - *Financial / Tax Rate Projections*
 - *Bond Proposition Language*
 - Answer or receive any remaining questions from the Committee prior to the final meeting scheduled for Jan. 8 for the Committee to make a recommendation to City Council.

Tonight's Meeting

Goal:

- To follow-up on questions from the last meeting or received since that time:
 - Bond Education
 - Samples from prior Bond Elections
 - Guidelines
 - Farmers Branch PD Remodel Project
 - Total Project Budget
- Committee discussion and recommendation to City Council
 - Discuss draft language / options
 - Recommendation will need a motion and a second, followed by a majority vote of the Committee

Follow-up Information

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Bond Education

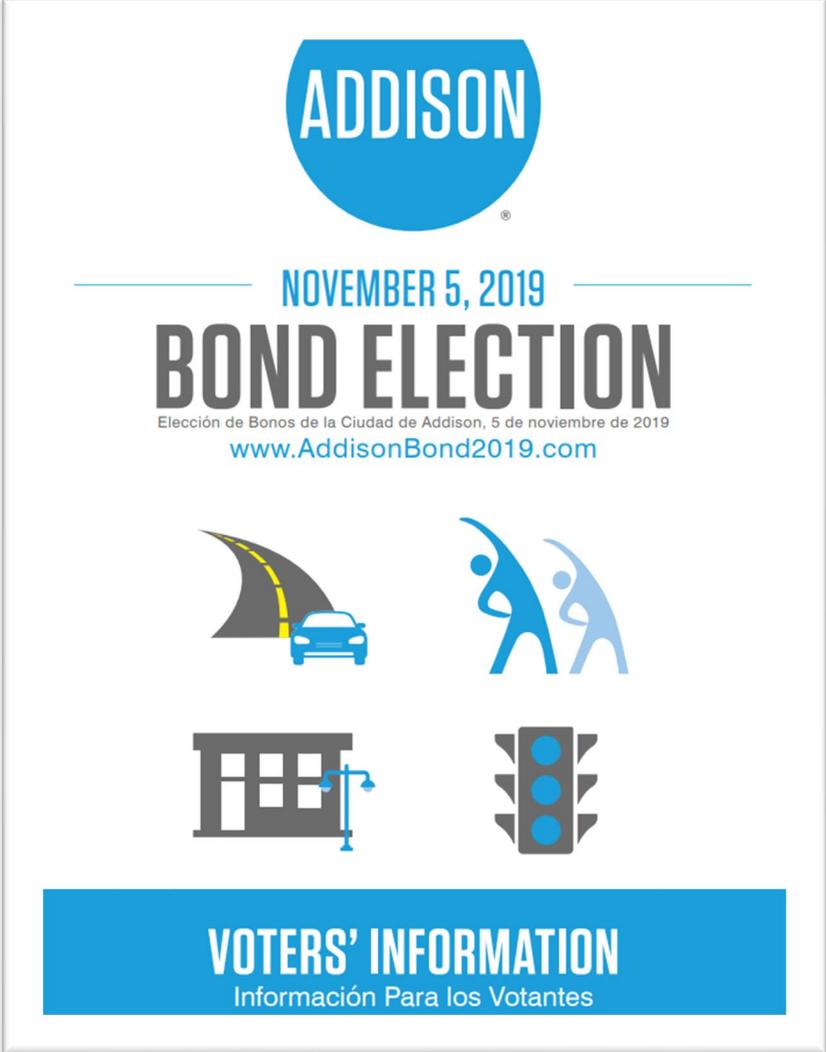
Steven Glickman, Chief Financial Officer

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Bond Education

ADDISON

- **The Town can provide only factual information**
- For example, if a video were to be developed showing the current condition of the facility, the video must display all aspects of the building and provide information only related to facts
 - For instance, a statement that says *“The Police Department does not have enough room in the current facility”* would not be considered factual as they are currently operating from that facility
 - A statement that says *“The current Police Station is 29,000 square feet, and the proposed Police Station is 45,000 square feet as recommended by facility studies previously conducted by the Town”* would be considered a factual statement
- The does not apply to the Bond Committee after it is disbanded once a recommendation is made to Council.
- **Samples from prior Bond elections:**
 - [2019 Bond Election Information \(link to guide\)](#)
 - [2012 Bond Election Information \(link to guide\)](#)



The graphic features the Addison logo at the top, followed by the date "NOVEMBER 5, 2019" and the text "BOND ELECTION". Below this, it says "Elección de Bonos de la Ciudad de Addison, 5 de noviembre de 2019" and "www.AddisonBond2019.com". There are four icons: a road with a car, two people playing tennis, a building with a street lamp, and a traffic light. At the bottom, a blue banner reads "VOTERS' INFORMATION" and "Información Para los Votantes".

ADDISON

NOVEMBER 5, 2019

BOND ELECTION

Elección de Bonos de la Ciudad de Addison, 5 de noviembre de 2019

www.AddisonBond2019.com

VOTERS' INFORMATION

Información Para los Votantes

Bond Proposition Language

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)
)
AGAINST)

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

Farmers Branch Remodel Update

Bill Hawley, Director of General Services

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- An optional tour of the Farmers Branch Police Department facility was offered to the Committee after receiving questions and interest on their recent PD Remodel Project completed in 2025.
- The following slides provide more information on that project and a comparison to Option A1 (Renovation of Current PD Facility) that was presented to the Committee.
- **Farmers Branch Police Department Remodel Project Summary (2025):**
 - Project **budget of \$4.5 million**
 - The **building had been previously invested in and remodeled around 1999**, which brought the facility into compliance with updated codes, added security, and separated the court functions.
 - Project **maximized the use of existing square footage** by enclosing a courtyard, moving the fitness room to a separate building, and right sizing the floor space dedicated to certain uses.
 - Project **scope was an interior remodel, focused primarily on interior modifications and updating interior finishes**. This limited scope allowed the FBPD staff to operate on site during construction.

FBPD Remodel Project Compared to Renovation Option (A1)

- The FBPD Project **required only making nominal updates to existing building systems** such as HVAC, fire suppression, access control, and alarm systems.
- The FBPD Project's scope **did not include addressing building envelope issues, site drainage, and asbestos/other remediation.**
- The FBPD Project's scope **did not include facility hardening, the addition of a crime lab, or enhanced construction to meet the storm shelter requirement.**
- The **cost and complexity of an interior remodel, such as the FBPD Project, are lower than a facility remodel** involving significant updates to the building envelope, building systems, and building security.
- Any cost comparison between the FBPD Project to the 'Option A' proposal for the Addison PD / Courts facility must acknowledge the **significantly different scopes of work between the projects.**
- The major cost differences for the projects follow.

FBPD Remodel Project Compared to Renovation Option (A1)

| | FBPD – Interior Remodel | Option A1 – Renovation of Facility | Difference |
|----------------------------------|-------------------------|------------------------------------|---------------------|
| Construction Cost | \$3,312,148 | \$16,236,744 | \$12,924,596 |
| Temporary Facility | \$0 | \$4,830,211 | \$4,830,211 |
| Professional Services | \$847,926 | \$3,865,491 | \$3,017,565 |
| Land Acquisition | \$0 | \$3,935,291 | \$3,935,291 |
| Environmental Allowance | \$0 | \$500,000 | \$500,000 |
| Furniture, Fixtures, & Equipment | \$339,926 | \$1,086,300 | \$746,374 |
| Contingencies | \$0 | \$3,052,602 | \$3,052,602 |
| Cost Escalation | \$0 | \$5,025,996 | \$5,025,996 |
| Total | \$4,500,000 | \$38,532,635 | \$34,032,635 |

| | |
|------------------------|-------------|
| Demolition | \$1,041,893 |
| Concrete Repairs | \$81,153 |
| Exterior Masonry Work | \$321,074 |
| Structural Steel | \$355,000 |
| Building Insulation | \$253,769 |
| Roof Work | \$470,152 |
| Entrance / Storefront | \$418,945 |
| Walls / Framing | \$770,055 |
| Accustical Ceilings | \$114,388 |
| Lockers / Storage | \$81,619 |
| Lab Equipment | \$145,000 |
| Elevator | \$108,000 |
| Fire Protection System | \$118,000 |
| Plumbing | \$481,450 |
| HVAC | \$932,069 |
| Electrical | \$1,405,079 |
| A/V & Cabling | \$451,008 |
| Security System | \$359,950 |

Shows some of the major construction cost categories in *Option A1 – Renovation of Facility* and the difference in project scopes

- Option A1's construction costs are an estimated \$12,924,596 above the FBPD Project costs due to the significant increase in the number of square feet being remodeled, the need to upgrade the facility to meet various codes, add an elevator to meet ADA requirements, replace major building elements, and replace major building systems.
- Option A1's soft costs, contingencies, and escalation are approximately \$21,108,039 higher than the FBPD Project cost due to significant project scope difference, the need to comply with the FAA land purchase requirement, the need to relocate during construction, cost escalations between now and construction commencement, and project contingencies due to scale and unknown factors.

Project Budget Discussion

Jason Cave, GFF Design
Chris Squadra, Peek Program Value
Chris Freis, Chief of Police

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- During Committee discussion of the total project budget and bond authorization amount in the last Committee meeting, a few members discussed and expressed a desire for the total project budget to be \$55M or closer to
- It is possible that a \$55M budget could be accomplished for Options B or C with scope reduction and/or project savings. The following are levers, or a combination thereof, that could be explored:
 - Reducing size of the main building (reducing size of spaces or program areas; may not meet all space program needs identified)
 - Reducing size of the storage building (may not meet all space program needs identified; under Option C, could add on or complete at a later phase)
 - Performing value engineering during design to identify cost reduction options
- A total project budget could be structured with Add Alternates for some items
 - Would rely upon achieving project savings during bidding process
 - If contingencies and escalation are fully needed, add alternate features would not be included in project

Design Phase Value Engineering Options

The following are potential options that the Architect may suggest to ensure alignment between the scope and budget:

- **Floor Plan Compression**
 - Identify any excess space and strategically compress the floor plan to reduce overall square footage.
- **Exterior Material Value Options**
 - Work with exterior and interior material vendors to derive maximum value while maintaining durability and aesthetic requirements.
- **Lighting Package Value Engineering**
 - Replacing “nice to have” fixtures with basic commercial fixtures.
- **Basic Signage Package**
 - Limiting Interior and Exterior Signage to basic code required signs.

These following are items that the CMaR can help identify to ensure all cost efficiencies are identified:

- **Structural System Value Comparison**
 - Piers vs Micro Piles; Mass Timber vs Steel; Misc. Metal Supports vs Cold Formed Framing
- **HVAC Equipment Value Comparison**
 - Pricing can vary widely between manufacturers
- **Generator Value Comparison**
 - Pricing can vary widely between manufacturers

Refined Cost Estimates

Option C – Original Program

- ✓ Support Building 5,600 SF

- ✓ Sitework 216,724 SF
x \$16/SF

- ✓ Canopies \$ 3.7 M

- ✓ Parking Structure Upgrades N/A

- ✓ Site Acquisition \$ 2.9 M

| Item # | Description | Total Cost (PPV) Concept Estimate | Cost/ SF | Comments | |
|--------|-------------------------------------------------------------------------------|-----------------------------------|-----------------|-------------------------------|---------|
| 1.00 | Project Program Components | | | | |
| 1.01.A | New 2 Story Building | 23,501,331 | 802.60 | GSF: | 39,000 |
| 1.01.B | New Storm Shelter | 415,101 | 345.92 | GSF: | 1,200 |
| 1.01.C | New Support Building | 4,899,744 | 874.95 | GSF: | 5,600 |
| 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)(Allowance) | 3,750,000 | 92.59 | Canopy SF: | 40,500 |
| 1.0 | GC's Contract Amount - Bldg & Site | 36,166,349 | 789.66 | | |
| 2.01 | Standard A/E Services (Design, Engineering, Landscape, Interiors, etc.) | 3,652,801 | 79.76 | | |
| 2.02 | Other Professional Services (CxA, PM, Legal, QA/Mat'l Testing, etc.) | 2,088,607 | 45.60 | | |
| 2.03 | Reimbursable Expenses for Professional Services Above | 56,818 | 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) | 180,832 | 3.95 | | |
| 2.11 | Land Acquisition & Easement Costs (Including DOT Impact Fees/Engrg) | 2,877,392 | 62.83 | From ToA; Confirmation Needed | |
| 2.12 | Environmental & Hazardous Material Mitigation & Removal (Allowance) | 500,000 | 10.92 | Unknown; Historic Probability | |
| 2.13 | Furnishings, Fixtures & Equipment + Teledata/Security/AV | 2,274,600 | 49.66 | Allowance | |
| 2.14 | Owner's Preconstruction Contingency (Discovery + Stakeholder Input) | 2,531,644 | 55.28 | 7.0% Discovery & AHJ Input | |
| 2.15 | Owner's Construction Contingency (Unforeseeable Conditions + AHJ Input, etc.) | 2,708,860 | 59.15 | 7.0% New Construction | |
| 2.0 | Subtotal: Project Soft Costs | 16,871,354 | 368.37 | | |
| | Owners Budget 2025 Q4 Costs | 53,037,703 | 1,158.03 | | |
| 3.01 | Escalation (Assumes 01 JUL 2027 Start) | 5,554,435 | 121.28 | 0.75% Monthly | |
| 3.0 | Owner's Budget 2026 Construction | 58,592,138 | 1,279.30 | | |

Note: This budget is not to be used for Bond Underwriting, as it is incomplete.

Committee Recommendation

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- Here were some themes that staff heard from the last Committee discussion on Dec. 4 where members began to share their individual perspectives (*note: this is just provided as an information point for further Committee discussion*)
 - **Total Project Budget under _____** (with figures ranging from under \$55M, \$58M, or \$60M)
 - With some discussion and focus on what total dollar amount may be acceptable and approved by voters in a bond election.
 - **Project Options**
 - Some shared being ok with either Options B or C, and providing flexibility for Council to determine.
 - Some shared a preference for Option C, due to having space on-site for a new gun range (now or later).
 - **Gun Range Option**
 - Some difference amongst members:
 - Build a new gun range now (add to Total Project Budget and Bond Authorization)
 - Construct a new range now only if Total Project Budget Savings and other Town funds are available (do not include in Bond Authorization)
 - If not available, plan to use current gun range at 4799 Airport Pkwy for short-term.

- **Committee to make a recommendation to City Council regarding a capital project to address the Town's Police and Courts facility**, 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

- ❑ **Tuesday, Jan. 13, City Council Work Session Meeting** at Town Hall (15600 Addison Road)
 - Committee Recommendation presented to City Council during a work session
- ❑ **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. 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