An aerial photograph of a large municipal complex under construction, surrounded by a dense residential neighborhood. The complex features several large, interconnected buildings with flat roofs and some orange-colored walls. A prominent feature is a long, straight row of palm trees running parallel to the complex. The surrounding area is filled with houses, streets, and greenery. The sky is a mix of orange, pink, and blue, indicating sunset or sunrise. The text 'Legacy Park & Municipal Complex' is overlaid on the left side of the image in a large, black, sans-serif font.

Legacy Park & Municipal Complex

Special Town Council Meeting
January 7, 2025

PROJECT - TIMELINE

DESIGN ASSIST PROCESS

SCHEMATIC DESIGN PHASE

- DESIGN COMPLETED – 3/25.2024
- COST – RECEIVED – 6/10/2024
- DESIGN DEVELOPMENT BEGINS IN PARALLEL WITH:
 - COST BREAKDOWN ANALYSIS AND REVISION.
 - MATERIAL AND DESIGN REVISIONS

DESIGN DEVELOPMENT PHASE

- DESIGN COMPLETED – 7/11/2024
- COST – RECEIVED – 10/8/2024
 - COST BREAKDOWN ANALYSIS AND REVISION.
 - MATERIAL AND DESIGN REVISIONS
 - SCOPE REVISIONS

CONSTRUCTION DOCUMENT PHASE – CURRENTLY ON HOLD

- DESIGN COMPLETED – TBD
- COST - TBD

FINAL GMP

FUNDING SOURCES

EPA GRANT

- GRANT SUBMITTED – 11/14/2024
- COMMENTS RECEIVED – 12/28/2024
- EPA MEETING – 1/8/2025

VOLUNTARY CLEANUP TAX CREDITS

- 2022 = \$29,341
- 2023 = \$181,222
- 2024 = \$56,768
- 2025 – IN PROCESS

TEAM MEETINGS

- DESIGN / COST ANALYSIS MEETINGS
 - 5/28/24
 - 5/29/24
 - 6/12/24
 - 6/14/24
 - 6/18/24
 - 6/24/24
 - 6/27/24
 - 7/1/24
 - 7/19/24
 - 7/22/24
 - 7/23/24
 - 7/24/24
 - 7/26/24
 - 7/29/24
 - 8/13/24
 - 9/6/24
 - 9/13/24
 - 9/16/24
 - 9/25/24
 - 10/9/24
 - 10/16/24
 - 10/29/24
 - 11/4/24
 - 11/7/24
 - 11/12/24
 - 11/22/24
 - 11/25/24
 - 12/9/24
 - 12/19/24
 - 12/20/24
- DESIGN WORKSHOPS
- WEEKLY ENVIRONMENTAL MEETINGS
- WEEKLY OAC (OWNER / ARCHITECT / CONTRACTOR) MEETINGS.

COUNCIL MEETINGS

- TOWN COUNCIL WORKSHOPS
 - 5/15/24
 - 6/13/24
- TOWN MEETING UPDATES
 - 5/15/24
 - 6/13/24
 - 6/20/24
 - 7/17/24
 - 9/18/24
 - 10/16/24
 - 12/4/24

MASTER PLAN CONCEPT - ADOPTED VIA RESOLUTION # 23-68 (JUNE 28, 2023)



ADOPTED VIA RESOLUTION # 23-68 (JUNE 28, 2023)



A

Community Center, Pool, and Pool Bldg.

Community Center

(12,168 SF)
Approximate Cost Per SF: \$822
Cost: \$ 10,000,000

Pool Building

(3,600 SF)
Pool & Deck
(Pool: 25-Meter, 7 Lanes)
19,992 SF

Total SF: 21,592 SF
Approximate Cost Per SF: \$200
Cost: \$ 4,300,000

TOTAL COST:
\$ 14,300,000



B

Town Hall/ Council Chambers

Town Hall:
2 Stories:
(20,791 SF)
Approximate Cost Per SF: \$664
Cost: \$ 13,800,000

Town Hall:
3 Stories:
(28,318 SF)
Approximate Cost Per SF: \$643
Cost: \$ 18,200,000



B Town Hall/ Council Chambers

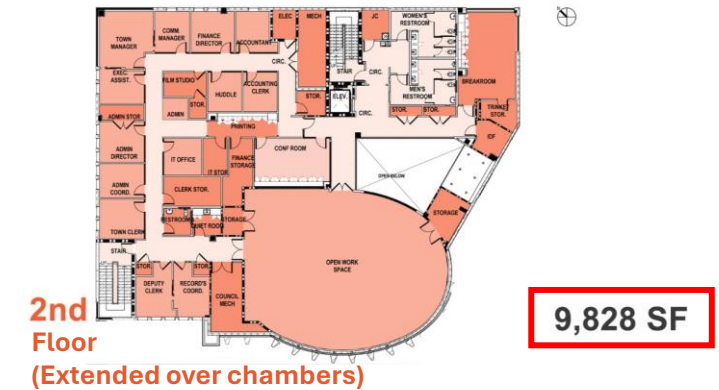
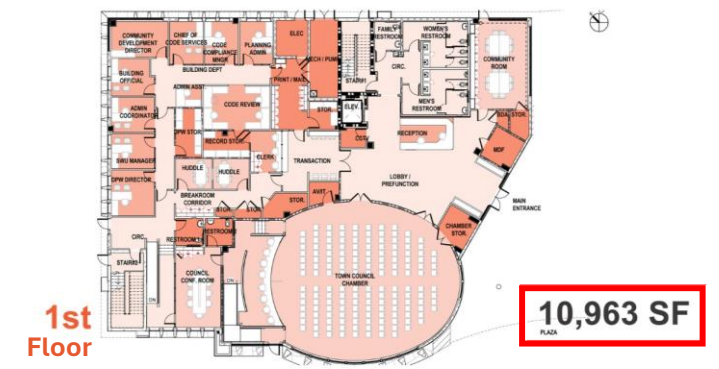
Town Hall:
2 Stories:
(20,791 SF)
Approximate Cost Per SF: \$664
Cost: \$ 13,800,000

Town Hall:
3 Stories:
(28,318 SF)
Approximate Cost Per SF: \$643
Cost: \$ 18,200,000

2-STORY
(2nd floor extended over chambers)



3-STORY
(Extended 2nd Floor)



C

Police Department

OPTION A

Police Department:

(Contracted out = Current State)

(12,823 SF)

- Fit-out = 6,823 SF
- Shell Space for future = 6,000 SF

Approximate Cost Per SF: \$ 865

Cost: \$ 5,900,000

OPTION B

Police Department:

(In House = Future State)

(12,823 SF)

- Fit-out = 12,823 SF

Approximate Cost Per SF: \$ 694

Cost: \$ 8,900,000

Additional Amenities:

- Sally Port
- Holding Cells



E

Park/Open Space

Note: Lake (Approximately 1.5 acres) and Water features removed due to arsenic in ground water

Park/Open Space

(12 Acres)

Approximate Cost Per Acre: \$400,000

Cost: \$ 4,800,000

Amenities Shown

- Walking Paths
- Golf Cart Parking

Stage/Event Pavillion

(2,852 SF)

Approximate Cost Per SF: \$ 245

Cost: \$ 700,000

Park Restrooms

(5 female stalls)

(3 male stalls and 2 urinals)

Approximate Cost: \$ 800,000



PHASE II – COST SUMMARY

A – Community Center, Pool, and Pool Bldg.

Community Center

Cost: \$ 10,000,000

Pool Building, Pool & Deck Cost: \$ 4,300,000

B – Town Hall

2 Stories

Cost: \$ 13,800,000

3 Stories

Cost: \$ 18,200,000

C – Police Department

Police Department (6,823 SF Fit-out / 6,000 SF Shell Space)

Cost: \$ 5,900,000

Police Department (12,823 SF Fit-out)

Cost: \$ 8,900,000

D – Parking Garage

Parking Garage

Cost: \$ 7,000,000

Surface Parking

Cost: \$ 500,000

E – Park/Open Space

Park

Cost: \$ 4,800,000

Stage/Event Pavillion

Cost: \$ 700,000

Park Restrooms

Cost: \$ 800,000

Site Infrastructure

Approximate Cost Per Acre: \$ 375,000

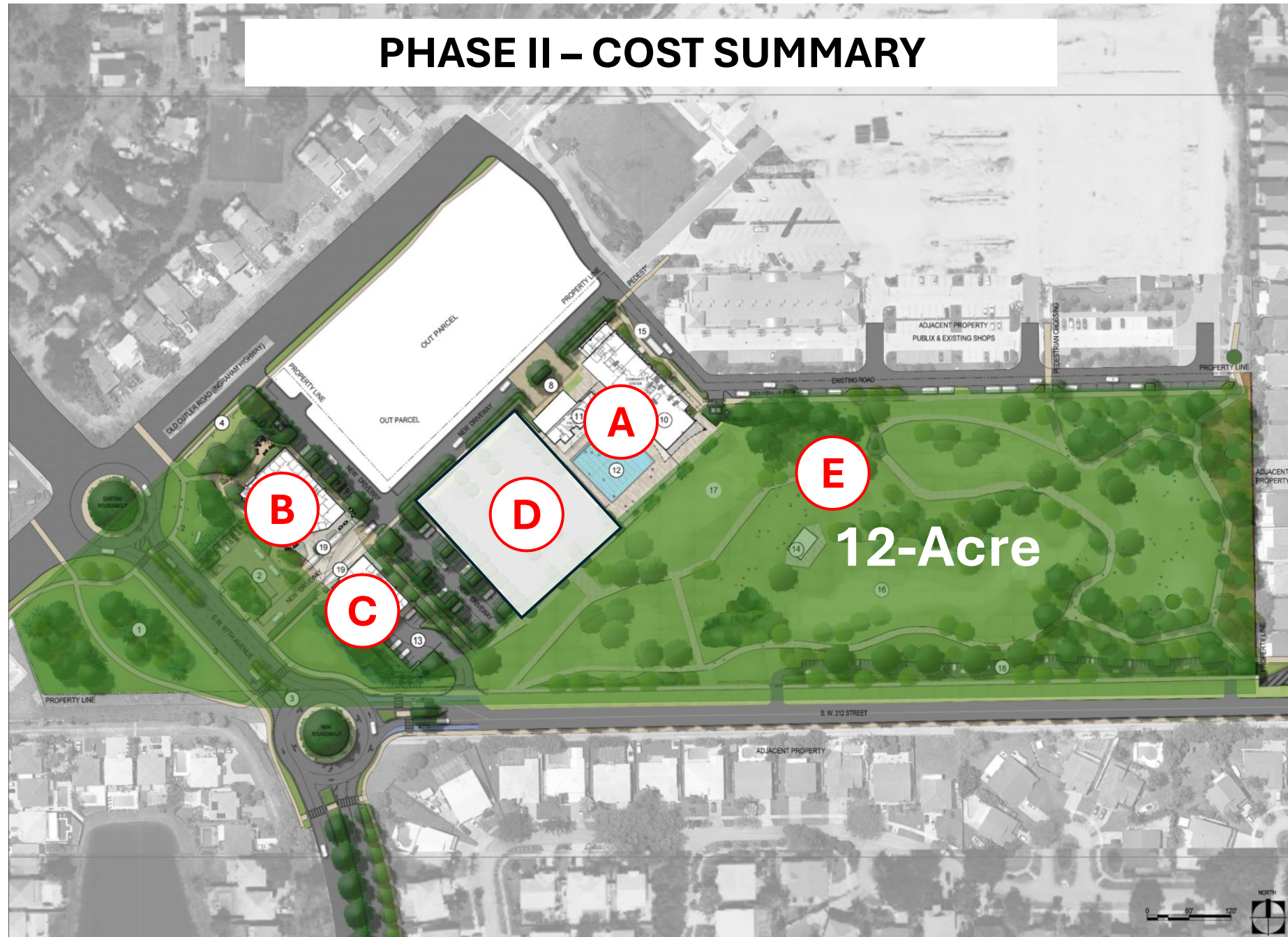
Cost: \$ 6,000,000

Site Concrete & Paving

Approximate Cost Per Acre: \$ 263,000

Cost: \$ 4,200,000

*NOTE: Does not include features from Adopted Master Plan



General Obligation Bond (\$37M)

Mailed-in Election held on March 2022

65.84% Voter Approval

Town Adopted Resolution # 22-40

Expenses below have been obligated from the GO Bond (as of January 2025)

Reso #	Vendor	For	Amount
23-98	Saltz Michelson Architects	Design Services	\$ 3,721,117
23-67	Stantec	Owner's Rep Services	\$ 244,100
24-88	Kimley-Horn	Environmental Monitoring	\$ 284,170
24-89	Kaufman & Lynn	GMP #1 – Soil Remediation	\$ 6,312,779 *

Total Obligated from Funds: **\$ 10,562,166**

*Note: GMP #1 Total Project: \$ 12,812,779

ARPA Eligible Funding: \$ 6,500,000

$$\text{\$37,000,000} - \text{\$10,562,166} =$$

Available Non-Obligated GO Bond Funds \$ 26,437,834

E

Park/Open Space

Postpone Development of 8 acres. 8 Acres unusable space fenced off from public use.

Park

8 Acres
Cost: \$2,400,000

Earthwork/Infrastructure

8 Acres
Cost: \$2,000,000

Site Concrete & Paving

8 Acres
Cost: \$1,200,000

- Park Pathways / Walking Trails
- Golfcart Parking
- Sidewalks

Stage/Event Pavillion

Cost: \$ 700,000

Park Restrooms

Cost:\$ 800,000

DEFERRED COST: \$7,100,000



D

Parking Garage

Parking Garage:

(3 stories – 300 spaces)
Approximate Cost Per Space: \$ 23,000
Cost: \$ 7,000,000

DEFERRED COST: \$ 7,000,000

Possible Deferral to Phase III



C

Police Department

OPTION 1

Police Department:

(Contracted out = Current State)
12,823 SF

Fit-out = 6,823 SF

Shell for future = 6,000 SF

Approximate Cost Per SF: \$ 865

Cost: \$ 5,900,000

DEFERRED COST: \$ 3,000,000

OPTION 2

Police Department:

(In House = Future State)

12,823 SF

Approximate Cost Per SF: \$ 694

Cost: \$ 8,900,000

DEFERRED COST: \$ 8,900,000

OPTION 3

Police Department:

Stays in current location

6,100 SF

Rental Cost: Approx. \$ 185,000 /year



C

Police Department

(In House = Future State)

12,823 SF

Approximate Cost Per SF: \$ 694

Cost: \$ 8,900,000

DEFERRED COST: \$ 8,900,000

COST SUMMARY
Possible Deferral to Phase III



COST SUMMARY

Possible Deferral to Phase II

D

Parking Garage

(3 stories – 300 spaces)

Approximate Cost Per Space: \$ 23,000

Cost: \$ 7,000,000

DEFERRED COST: \$ 7,000,000



COST SUMMARY

Possible Deferral to Phase II



E

Park/Open Space

Postpone Development of 8 acres. Unusable space fenced off from public use.

DEFERRED COST: \$7,100,000

C

Police Department

(In House = Future State)
12,823 SF
Approximate Cost Per SF: \$ 694
Cost: \$ 8,900,000

DEFERRED COST: \$ 8,900,000

D

Parking Garage

(3 stories – 300 spaces)
Approximate Cost Per Space: \$ 23,000
Cost: \$ 7,000,000

DEFERRED COST: \$ 7,000,000

E

Park/Open Space

Postpone Development
of 8 acres. Unusable space fenced
off from public use.

DEFERRED COST: \$ 7,100,000

**POSSIBLE TOTAL DEFERRAL COST:
\$ 23,000,000**

COST SUMMARY

Possible Deferral to Phase II



A – Community Center, Pool, and Pool Bldg.

Community Center

Cost: \$ 10,000,000.00

Pool Building, Pool & Deck Cost: \$ 4,300,000.00

B – Town Hall

2 Stories

Cost: \$ 13,800,000

C – Police Department

Police Department (6,823 SF Fit-out and 6,000 SF Shell Space)

Cost: \$ 5,900,000

D – Parking

Parking Garage

Cost: \$ 7,000,000

E – Park/Open Space

Park (Amenities shown)

Cost: \$ 4,800,000

Stage/Event Pavillion

Cost: \$ 700,000

Park Restrooms

Cost: \$ 800,000

Site Infrastructure

Approximate Cost Per Acre: \$ 375,000

Cost: \$6,000,000

Site Concrete & Paving

Approximate Cost Per Acre: \$ 263,000

Cost: \$4,200,000

OPTION 1 COST: \$57,500,000

*NOTE: Does not include features from Adopted Master Plan



OPTION 1

12-Acre

A – Community Center, Pool, and Pool Bldg.

Community Center

Cost: \$ 10,000,000

Pool Building, Pool & Deck Cost: \$ 4,300,000

B – Town Hall

2 Stories

Cost: \$ 13,800,000

C – Police Department

Police Department (6,823 SF Fit-out and 6,000 SF Shell Space)

Cost: \$ 5,900,000

D – Parking

Surface Parking

Cost: \$ 500,000

E – Park/Open Space

Park (Amenities shown)

Cost: \$ 4,800,000

Stage/Event Pavillion

Cost: \$ 700,000

Park Restrooms

Cost: \$ 800,000

Site Infrastructure

Approximate Cost Per Acre: \$ 375,000

Cost: \$6,000,000

Site Concrete & Paving

Approximate Cost Per Acre: \$ 263,000

Cost: \$4,200,000

OPTION 2 COST: \$51,000,000

*NOTE: Does not include features from Adopted Master Plan

OPTION 2



A – Community Center, Pool, and Pool Bldg.

Community Center

Cost: \$ 10,000,000

Pool Building, Pool & Deck Cost: \$ 4,300,000

B – Town Hall

3 Stories

Cost: \$ 18,200,000

C – Police Department

Moves to 3rd floor Town Hall Space

D – Parking

Surface Parking

Cost: \$500,000

E – Park/Open Space

Park (Amenities shown)

Cost: \$ 4,800,000

Stage/Event Pavillion

Cost: \$ 700,000

Park Restrooms

Cost: \$ 800,000

Site Infrastructure

Approximate Cost Per Acre: \$ 375,000

Cost: \$6,000,000

Site Concrete & Paving

Approximate Cost Per Acre: \$ 263,000

Cost: \$4,200,000

OPTION 3 COST: \$49,500,000

*NOTE: Does not include features from Adopted Master Plan

OPTION 3



12-Acre



A – Community Center, Pool, and Pool Bldg.

Community Center

Cost: \$ 10,000,000

Pool Building, Pool & Deck Cost: \$ 4,300,000

B – Town Hall

2 Stories

Cost: \$ 13,800,000

C – Police Department

Stays in its current location

Rent Cost: Approx. \$ 185,000 /year

D – Parking

Surface Parking

Cost: \$500,000

E – Park/Open Space

Park

Cost: \$ 4,800,000

Stage/Event Pavillion

Cost: \$ 700,000

Park Restrooms

Cost: \$ 800,000

Site Infrastructure

Approximate Cost Per Acre: \$ 375,000

Cost: \$6,000,000

Site Concrete & Paving

Approximate Cost Per Acre: \$ 263,000

Cost: \$4,200,000

OPTION 4 COST: \$45,100,000

*NOTE: Does not include features from Adopted Master Plan

OPTION 4



OPTION 5

A – Community Center, Pool, and Pool Bldg.

Community Center
Cost: \$ 10,000,000
Pool Building, Pool & Deck Cost: \$ 4,300,000

B – Town Hall

3 Stories
Cost: \$ 18,200,000

C – Police Department

Moves to 3rd floor Town Hall Space

D – Parking

Surface Parking
Cost: \$500,000

E – Park/Open Space

* Develop 8 of the 16 acres – 12 acres of grass usable open space *

Park
Cost: \$ 2,400,000

Site Infrastructure

(8 Acres)
Cost: \$4,000,000

Site Concrete & Paving

(8 Acres)
Cost: \$3,000,000

OPTION 5 COST: \$42,400,000

*NOTE: Does not include features from Adopted Master Plan



A – Community Center, Pool, and Pool Bldg.

Community Center

Cost: \$ 10,000,000

Pool Building, Pool & Deck Cost: \$ 4,300,000

B – Town Hall

2 Stories

Cost: \$ 13,800,000

C – Police Department

Stays in its current location

Rent Cost: Approx. \$ 185,000 /year

D – Parking

Surface Parking

Cost: \$500,000

E – Park/Open Space

* Develop 8 of the 16 acres – 12 acres of usable grass open space *

Park

Cost: \$ 2,400,000

Site Infrastructure

(8 Acres)

Cost: \$4,000,000

Site Concrete & Paving

(8 Acres)

Cost: \$3,000,000

OPTION 6 COST: \$37,700,000

*NOTE: Does not include features from Adopted Master Plan

OPTION 6



Questions