

CITY OF LEWISVILLE

Annex Building Interior Remodel

Design Phase Review

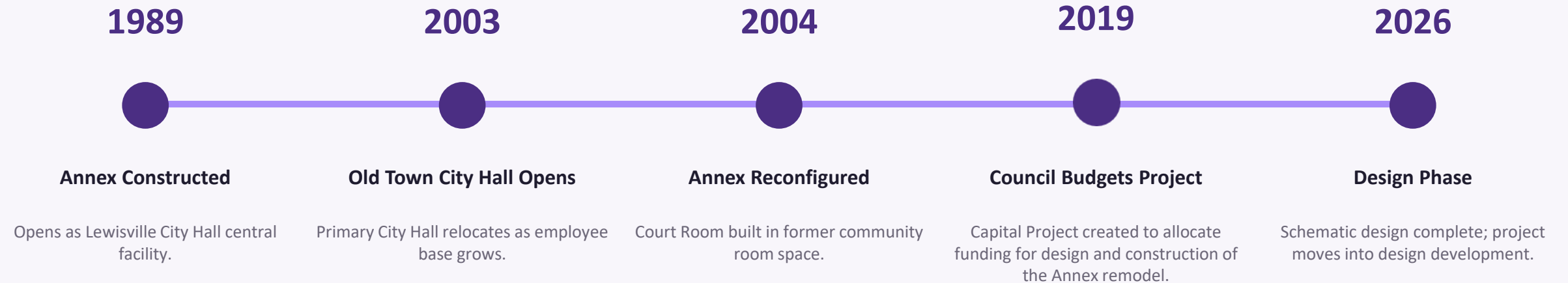
Council Workshop

Presented by Chris Lee, Chief Information Officer



A 37-year-old civic anchor

37 years serving Lewisville residents



Why now

1

AGED FINISHES

Carpet, wall finishes, and restroom tile date to the 2004 renovation. A lifecycle of over two decades of municipal operations.

2

PUBLIC-FACING PARITY

Old Town City Hall set the standard for how a Lewisville civic building should feel. The Annex remodel extends that same quality of experience to every space residents touch including the lobby, court room, court administration windows, and restrooms.

3

COURT FLOW

Public, defendant, and staff circulation paths overlap. Restricted areas aren't clearly separated from public space.

4

INFRASTRUCTURE

Plumbing fixtures, lighting controls, and the building's signature lobby skylight have all reached end of useful life.

A walk through the Annex today



Main Lobby



Court Lobby Seating



Existing Court Room



Glenmore Savage Community Room

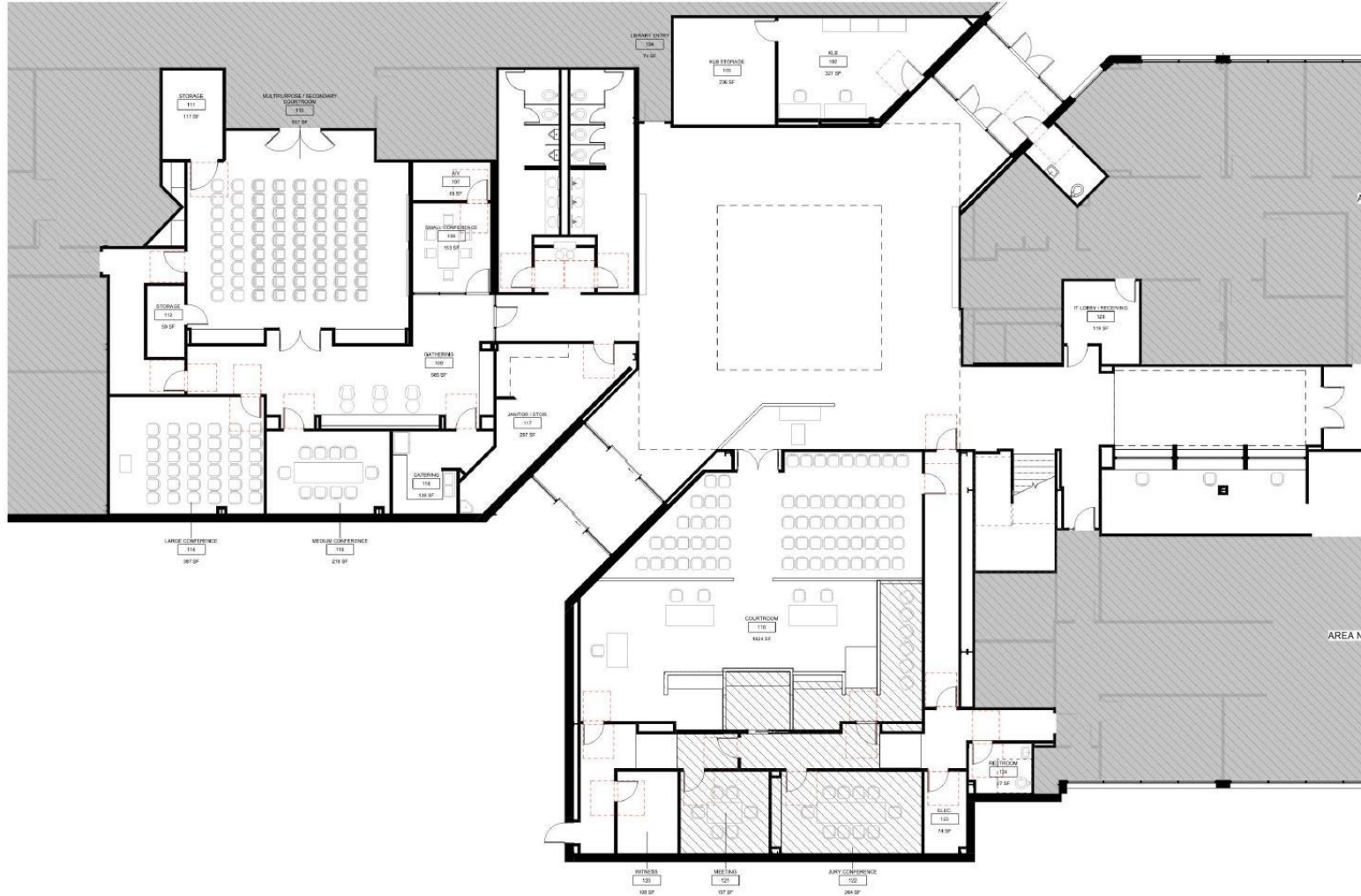


Court Clerk Windows



Public Restrooms

Reorganized for the next two decades



KEY MOVES

- 1 The L. James Kunke Heritage Collection anchors the lobby entry, with the City Story display preserved.
- 2 Court and Staff Meeting & Training Suite entered through clearly separated wings.
- 3 Former Glenmore Savage Community room becomes a Staff Meeting & Training Suite that flexes as a secondary courtroom.
- 4 Court Administration, Jury, and Briefing spaces grouped together for secure flow.
- 5 Refreshed restrooms and a new Keep Lewisville Beautiful office entry on the north side of the lobby.

L. James Kunke Heritage Collection | Preserving the Lewisville Story

BEFORE



Main Lobby today - beige walls, carpet, dated wayfinding.

AFTER (DESIGN RENDERING)



Bright atrium, L. James Kunke Heritage Collection, City seal medallion in the floor.

The historical display is preserved as the centerpiece of the new lobby and formally named the L. James Kunke Heritage Collection. New flooring, lighting, and clear wayfinding to the Court and Staff Meeting & Training Suite wings.

A clearer, more secure path to Municipal Court

BEFORE



Court Clerk windows today - brick floor, wood panels, exposed sightlines.

AFTER (DESIGN RENDERING)



Defined Court Administration entry with secure transaction windows.

The court entry is rebuilt around a wood-paneled administration reception with payment windows that meet modern security standards. Visitors know where to go the moment they step through the lobby.

A courtroom that reflects the dignity of the proceedings

BEFORE



Existing Court Room - 2004-era finishes, original audience seating.

AFTER (DESIGN RENDERING)



Refreshed Court Room with new bench, jury box, finishes, and AV.

Same footprint, materially better experience. Wood paneling, updated bench and jury box, new audience seating, and modern AV - built to support the full range of municipal court operations.

From single-use room to flexible staff workspace

BEFORE



Glenmore Savage Community Room today - single large rental space under the original skylight.

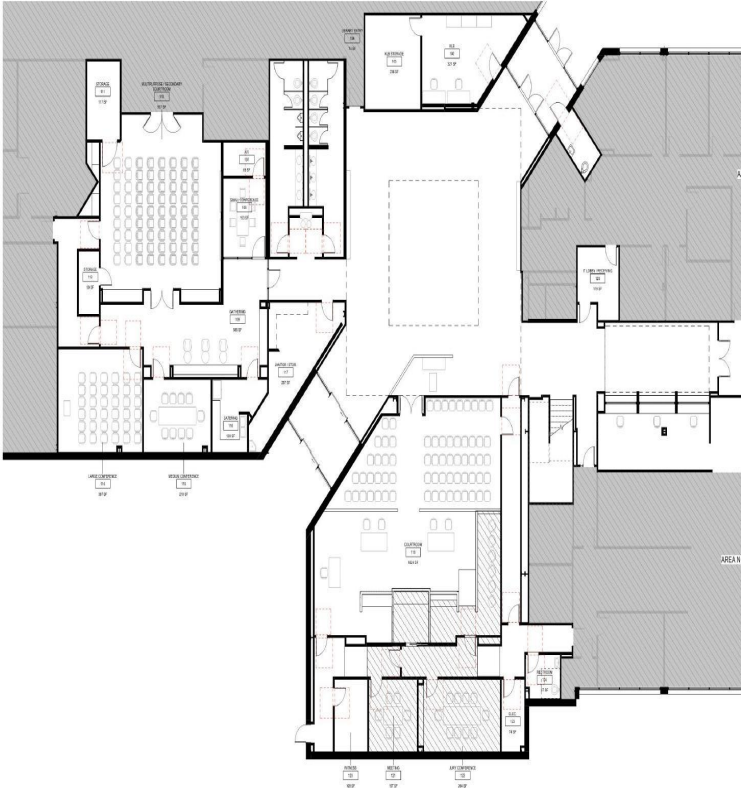
AFTER (DESIGN RENDERING)



Gathering area adjacent to the new Staff Meeting & Training Suite.

The current Glenmore Savage Community room becomes the Staff Meeting & Training Suite - right-sized meeting and training rooms plus a multipurpose room that doubles as a secondary courtroom when needed. Modeled after what works well in the Old Town City Hall lower level.

Converting the Glenmore Savage Community room - the why



Staff Meeting & Training Suite occupies the upper-left of the new plan

OPERATIONAL NEED

Departments in the Annex lack adequate meeting and training space. The current single-purpose community room sits empty most workdays.

FLEX AS SECONDARY COURTROOM

The multipurpose room is designed to convert into a secondary courtroom - a real operational win when the primary court is booked or in renovation.

FOLLOWS A PROVEN MODEL

Mirrors how we built out the Old Town City Hall lower level to create flexible staff workspace that gets used daily.

WHAT THE COMMUNITY ROOM COSTS US TODAY

\$20,135

ANNUAL RENTAL REVENUE

66

Resident Rental / YEAR

111

Staff Reservations / YEAR

Modernized for accessibility and durability

BEFORE



Current restrooms - original tile, fluorescent lighting, ADA compliance gaps.

AFTER (DESIGN RENDERING)



Backlit mirrors, large-format tile, refreshed accessibility.

Public restrooms are taken down to the studs. New plumbing fixtures (an add-alternate), large-format porcelain tile, accessible layouts, and backlit mirrors - the single highest-impact finish refresh in the building.

Civic, durable, and warm



PALETTE PRINCIPLES

- Light, neutral base with warm wood accents
- Quartz and porcelain surfaces sized for high-traffic public spaces
- Lewisville civic identity carried through the lobby medallion and L. James Kunke Heritage Collection
- Materials selected for 20-year durability, not trend

From Design Phase to Completion



KEY DATES

- **May 2026** Design phase review (today)
- **Jan 23, 2027** Construction start (planned)
- **Late 2027** Construction complete (target)

FACILITY NOT OCCUPIED

Departments relocate during construction. No phasing required - faster build, lower cost.

\$2.93M total - design-stage estimate

\$2.93M

TOTAL CONTRACT COST

\$193.67 / SF

Design-stage estimate. Includes 10% design + 5% owner contingency.

COST BY AREA

Lobby & Restrooms	\$957,897
Court Room & Support Spaces	\$740,179
Staff Meeting & Training Suite	\$718,824
First Floor Corridor & Stairwells	\$394,051
Keep Lewisville Beautiful Office	\$121,402

Excludes design fees, FF&E (furniture / equipment), sales tax, and owner administrative costs.

Priority list and next steps

PRIORITY ADD ALTERNATES

If budget allows - listed in our recommended priority order.

Skylight Replacement	<i>End of life</i>	\$236,523
Restroom Plumbing Fixture Replacement	<i>Useful life</i>	\$73,800
Second Floor Corridor Finish Upgrades	<i>Cosmetic</i>	\$34,215

Total alternates: **\$371,538**

WHAT WE'RE ASKING

- 1 Are you comfortable with naming the historical display the L. James Kunke Heritage Collection?
- 2 Are you comfortable converting the community room to a Staff Meeting & Training Suite?
- 3 Are you comfortable with the proposed design and finishes?

QUESTIONS & DISCUSSION