




## Current Municipal Buildings – Identified Issues

An evaluation of existing municipal buildings reveals aging construction, ADA non-compliance, limited space, and safety challenges. Space and design limitations affect the security, comfort, and efficiency of service delivery to citizens. Mechanical, electrical, and plumbing problems result in increased annual maintenance and repair. The City of Benbrook reviewed several options to remedy the issues related to these structures. Ultimately, the Citizen’s Committee recommended proposing a new Municipal Complex to resolve building failure issues, save future costs, and provide a redevelopment anchor opportunity for a Benbrook downtown area.

	<p><b>Benbrook Police Station</b> 1080 Mercedes St.</p> <p>Built in 1987</p> <p>14,998sf</p>	<ul style="list-style-type: none"> <li>➤ Insufficient on-site parking</li> <li>➤ Insufficient space for current/future staffing needs</li> <li>➤ Jail is not compliant with current standards</li> <li>➤ Lack of storage and out-of-date equipment</li> <li>➤ Building design and layout are inefficient</li> <li>➤ Restrooms are not ADA-compliant</li> </ul>
	<p><b>Benbrook City Hall</b> 911 Winscott Road</p> <p>Built in 1976</p> <p>11,500sf</p>	<ul style="list-style-type: none"> <li>➤ Lacks welcoming feel and customer gathering/seating space</li> <li>➤ Insufficient space for current and future staffing needs; lacks department continuity</li> <li>➤ Mechanical, electrical, and HVAC problems</li> <li>➤ Building design limits ability to secure offices</li> <li>➤ Main entrance and restrooms are not ADA-compliant</li> </ul>
	<p><b>Benbrook Senior Citizen's Center</b> 1010 Mercedes Street</p> <p>Built in 1990</p> <p>5,820sf</p>	<ul style="list-style-type: none"> <li>➤ Building design and layout are inefficient</li> <li>➤ Mechanical and electrical problems</li> <li>➤ Restrooms are not ADA-compliant</li> </ul>