

BOROUGH OF LEONIA MUNICIPAL BUILDING ALTERNATIVES

ORIGINAL PLAN (PRE-MODULAR) 3-STORY BUILDING	ONE STORY TRADITIONAL	ONE STORY W/ ADD-ON CAPABILITIES	TWO STORY BUILDING
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Total Costs	≈ \$11,185,000	≈ \$7,012,500	≈ \$8,387,000	≈ \$12,238,875
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Note: Add ≈\$1.15M to all of the above scenarios for Borough Hall renovation

PROS	PROS	PROS
Least Expensive Quickest to Completion	Modest Expense Quick to Complete	Satisfies All Immediate Needs (Police/Court/Council)
CONS	CONS	CONS
Shortsighted Court? Council Chambers? Less Value for Premium Real Estate	Court? Council Chambers? 2nd Story Add-On later will be disruptive more expensive - inflation	Greater Tax Implications Larger Scope to Manage; more complexity