



DELTA
TOWNSHIP

FACILITIES Study

A Next Step Presentation Featuring:

[Project History](#) | [Evaluation Results](#) | [Staff Recommendations](#) | [Future Food for Thought](#)





DESIRED Outcomes

1

Break Complex Topic into Manageable Pieces

Move from Phase 1 Study of Eight (8) Facilities to Focus on Three (3) Facilities

2

Board Confirmation of Staff Recommended #1 Priority

ECISO Sub-Station Facility Total Replacement

3

Begin Considering Identified Funding Options

Illustrate need for additional revenue and possible funding options

4

Strategic Planning Topics

Pose questions that the Board should consider during Strategic Planning

5

Staff Direction

Direct Staff to begin the process to hire a Construction Manager/Architect Team to Complete Phase 2 Study of ECISO Sub-Station Replacement



Milestones | Why the Study? | What We Learned | Recent Developments | Funding Challenges





TOWNSHIP Milestones

May 2019

Special board meeting & building tours, decision to conduct study

June 2019

Board hires C2AE/Christman to conduct study

October 2020 (COVID-Related Delay)

Staff present findings of study

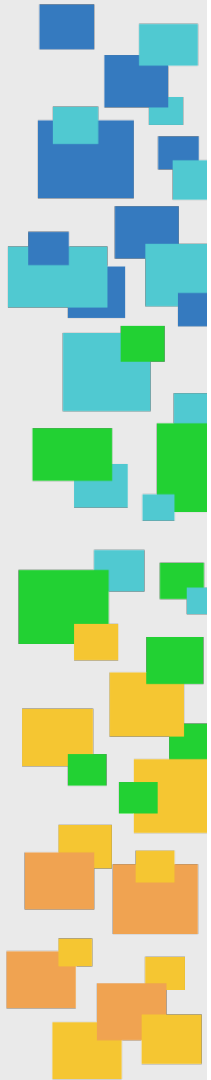
March 2021

Staff Building Evaluation Committee presents recommendations for next steps



WHY did we do a Phase I Baseline Assessment of Township Facilities?

- Provide a common understanding of the current condition of Township facilities
- Develop a comprehensive list of needed capital improvements
- Compare cost of renovation vs rebuild for older/obsolete facilities
- Identify the future financial investment needed to address capital improvements
- Begin the process of prioritizing improvements to best allocate available capital improvement funding



WHAT did we learn from the Phase I Baseline Assessment of Facilities?

- Estimated \$17 - \$20 million minimum capital investment needed in next 10 years
 - **Figure represents renovation costs only, no building replacement included**
- Routine capital improvements needed at Administration Building, Fire Stations 1 & 3, and Parks Maintenance Buildings will be implemented by staff
 - **Sufficient funding must be available**
- Eaton County Sheriff's Office (ECSSO) Sub-Station, Enrichment Center, and Community Center renovation costs are significant and were identified for possible replacement
 - **Building replacements are major endeavors and will require further study, prioritization, and funding strategy decisions**



RECENT Developments

- Loss of BWL Franchise Fee Revenue
- Opportunity to partner with Waverly Schools to pursue replacement of Enrichment Center space with renovated space at Colt Elementary School
- Staff Implementation of Facility Capital Improvement Projects
 - Administration Building
 - Roof Replacement - 2020 - \$170,000
 - Elevator Upgrades – 2021 - \$32,000
 - Boiler Replacement – 2021 - \$50,000
 - Fire Station 1 Roof Replacement
 - Emergency Repair - 2020 - \$14,000
 - Roof Replacement – 2021 - \$125,000

FUNDING Needs vs Revenue

Minimum Capital Improvement Funding Needed Per Study

- \$17 - \$20 million over 10 years
- Approximately \$2.0 million per year
- Doesn't include added costs to replace vs renovate

New Revenue Source

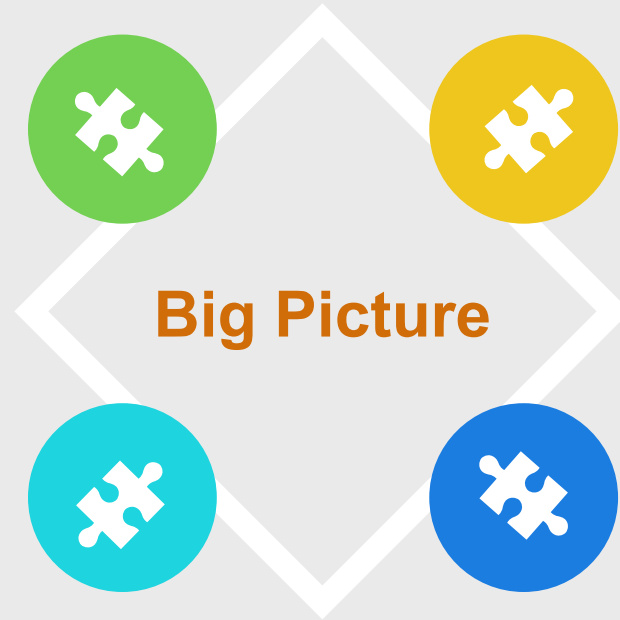
Must be identified now to fund
Capital Improvements

Lost Revenue

Lost Franchise Fee Revenue
\$2.3 million/year

What might have been

Franchise fee revenue was
planned to fund Capital
Improvements





Building Replacement Candidates

Drolett Community Center | Enrichment Center | ECSO Sub-Station



WHY are we considering replacing these buildings?



Joseph E. Drolett
Community Center



Delta Enrichment Center



Eaton County Sheriff's
Office Sub-Station

- Building age and condition
- Renovation costs exceeding 50 – 60% of replacement costs
- Building accessibility issues
- Functionally obsolescence of some spaces

HISTORICAL Perspective

Past New Build Projects

- **2008** Delta Township District Library



Project Total
\$7.3 Million
*\$10.3 Million

- **2007** Water Operations Building



Project Total
\$2 Million
*\$2.9 Million

- **2002** Fire Station No. 1



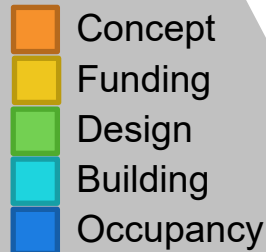
Project Total
\$4.6 Million
*\$8.3 Million

- **2000** Township Administration Building West Addition



Project Total
\$3.3 Million
*\$6.2 Million

* 2021 Estimated cost to build



LIBRARY Construction

The library's strategic planning process from July 2000 to July 2001 showed overwhelming support, need, and interest by the staff, township officials, friends of the library, and the public for a new library.

Timeline: 2002 - 2008

Cost: \$7.3 Million

Building Size: 30,080 Sq Ft

Funding Sources:

- 30-yr General Obligation Bond
- Perpetual Library Millage established August 2006
- Capital Campaign 2004-2006





LIBRARY Construction Cont.

Project Successes:

- Created a valuable community resource
- Built a facility the community is proud of
- Leadership in Energy and Environmental Design (LEED) – Silver Rating

Project Challenges:

- Significant staff time investment

Significant Lessons Learned:

- Fundraising efforts didn't yield significant funds



Staff Recommendations



RELOCATE Programs to Alternate Space(s)



Delta Enrichment Center

Staff Recommendation

- Continue to operate the Enrichment Center for the next 4 - 5 years continuing to make temporary repairs
- Take advantage of Waverly Schools partnership to relocate programs to newly renovated space at Colt Elementary
- Eventually demolish some/all of the building
- Future Township Board Strategic discussions on re-purposing the site

CONDUCT Strategic Planning Discussions



Joseph E. Drolett Community Center

Staff Recommendation

- Township Board strategic planning discussions about the future of the Community Center
- Before further staff recommendations can be developed, the Township Board needs to address some high-level questions, such as:
 - What services does the Township want to provide at this site?
 - What public input efforts does the Board want to undertake?
 - What level of investment does the Board want to put into this facility?

REPLACE the Current Structure



ECSO Sub-Station

Staff Recommendation

- Begin working towards replacing this building
- Why focus on Sheriff Sub-Station replacement?
 - Mission critical facility
 - Historically identified need – study completed in 2008 for replacement
 - Distinctly separate space from other Township uses with unique security needs
 - Limited public input need = shortened timeline to begin project



ECSO Sub-Station Next Steps

Building Team Why and How | Cost and Funding Strategies | Timeline of Project | Staff Direction





NEXT Steps

What would be the next steps if board agrees to proceed with Sub-Station replacement?

1. Hire Construction Manager/Architect Team
2. Conduct Phase 2 Study to Identify
 - Space needs
 - Project budget
 - Building site
3. Identify funding options



WHY use a Construction Manager/Architect Design Build Team?

- Sole source responsibility for project
- Improves cost estimating accuracy in early phases of project, important for election questions
- Reduces duration of project
- Innovation and efficiency of design through collaboration





ECSO Sub-Station Replacement Cost

\$4

MILLION

7,000 SQFT Facility

Current Cost to Replace
Building at Current Size

\$8-10

MILLION

14,000 SQFT Facility

Cost to Build a New Sheriff
Sub-Station to Meet Current
Needs is Likely Somewhere
in the Middle

\$12

MILLION

21,000 SQFT Facility

Current Cost to Build 2008
Study Building



WHAT are some preliminary funding strategies?

Annual debt service cost example (2%) - \$10 million for 10 years is \$1,100,000 per year

There are several different funding strategies to explore. Example 1 would fund the Sheriff project only; the other 2 examples would fund the Sheriff project and additional needed improvements.

Example 1

Request voter approval for an approx. 0.71 mill increase to fund a \$10 million, 10-year bond payment.

Example 2 *

Request voter approval for a 1.5 mill increase to replace the full amount lost from the franchise fee.

Example 3 *




Request voter approval for a 2.138 mill increase to fund operating costs for police services.

** Franchise fee generated approximately \$2.3 million of revenue annually.*

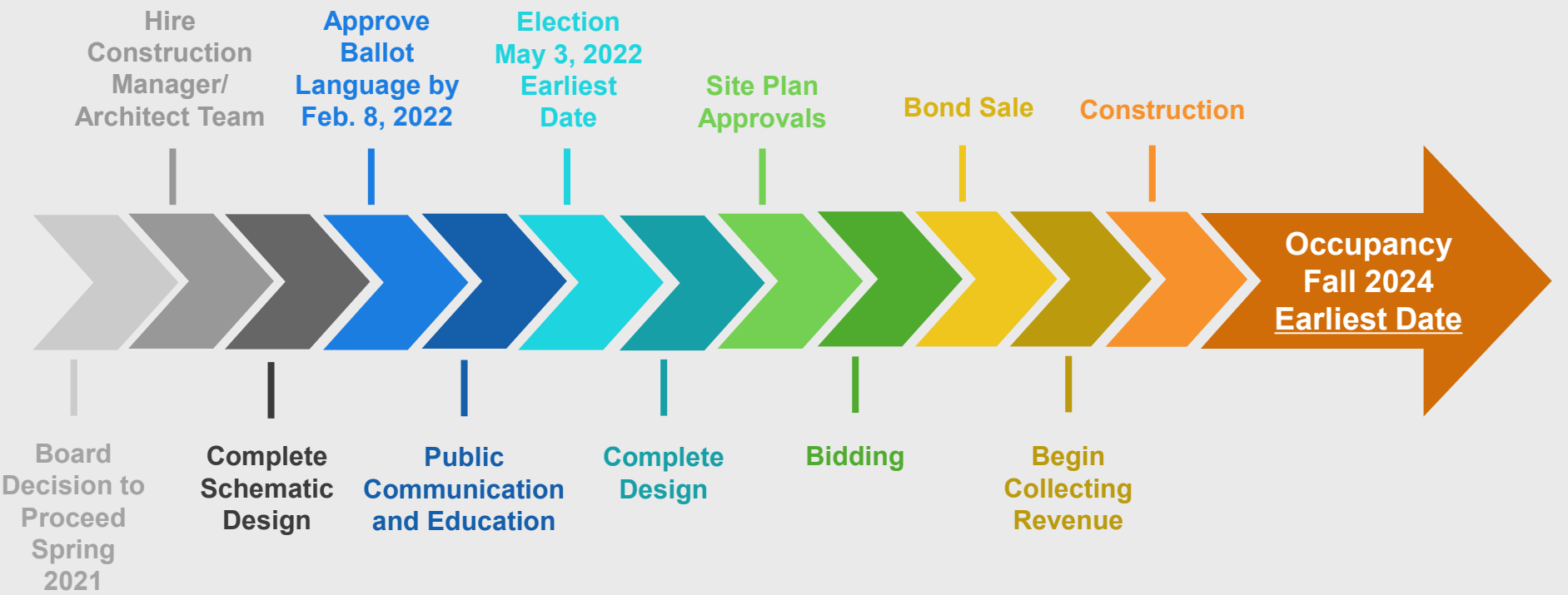
** The resulting \$3.3 million of annual general fund revenue could then be used to pay for a bond and/or used as revenue to cash fund facility projects.*



WHAT would be the annual cost to residents?

Average Cost to Homeowners	 \$100K Home		 \$200K Home		 \$300K Home	
	1-mill	\$50	\$100	\$150	\$150	\$150
	1.5-Mill	\$75	\$150	\$225	\$225	\$225
	2-Mill	\$100	\$200	\$300	\$300	\$300
Funds Generated	1 mill = \$1.5 Million		1.5 mills = \$2.25 Million		2 mills = \$3 Million	

TIMELINE of ECSO Sub-Station Replacement



ELECTION Schedule

Possible 2022 Election Dates	Ballot language deadline
May 3, 2022	February 8, 2022
August 2, 2022	May 10, 2022
November 8, 2022	August 16, 2022

Other than the May election, there are currently no other scheduled 2021 elections.

The election schedule is consistent from year to year, with elections typically falling on the first Tuesday in May, August, and November. Ballot language must be filed with the county clerk, at least 12 Tuesdays prior to the election date.





BOARD Direction

Consensus to Direct Staff to Begin Selection of Construction Manager/Architect Team for a new ECSO Sub-Station?

- Board would formally **award a contract at a later date**
- Complete Study in Preparation of Public Funding Request
 - Identify site
 - Verify size and budget

Township Board Strategic Planning Session May 14 – 15

- Identify preferred strategy to raise revenue for capital improvement projects
- Identify other capital improvement priorities

QUESTIONS?

