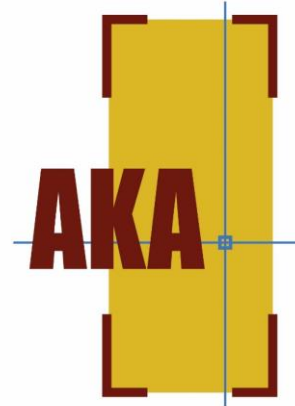




Cunningham-Limp
Building Better Communities



The Charter Township of Orion
Space Allocation Study
August 5, 2019



AUGER KLEIN ALLER
ARCHITECTS INC.

214 S. BROADWAY SUITE 220
LAKE ORION, MI 48362
248.814.9160

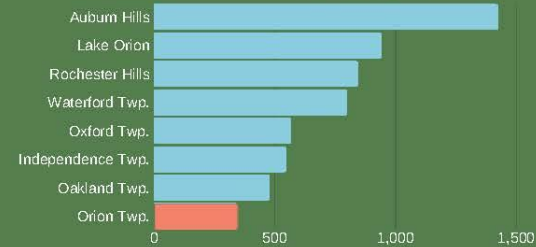
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TOWNSHIP HALL

Annual expenditures
per capita

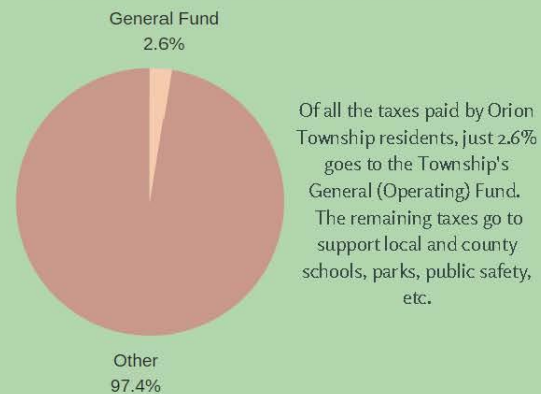
FRUGAL INDEX COMPARISON

2017 EXPENDITURES PER CAPITA



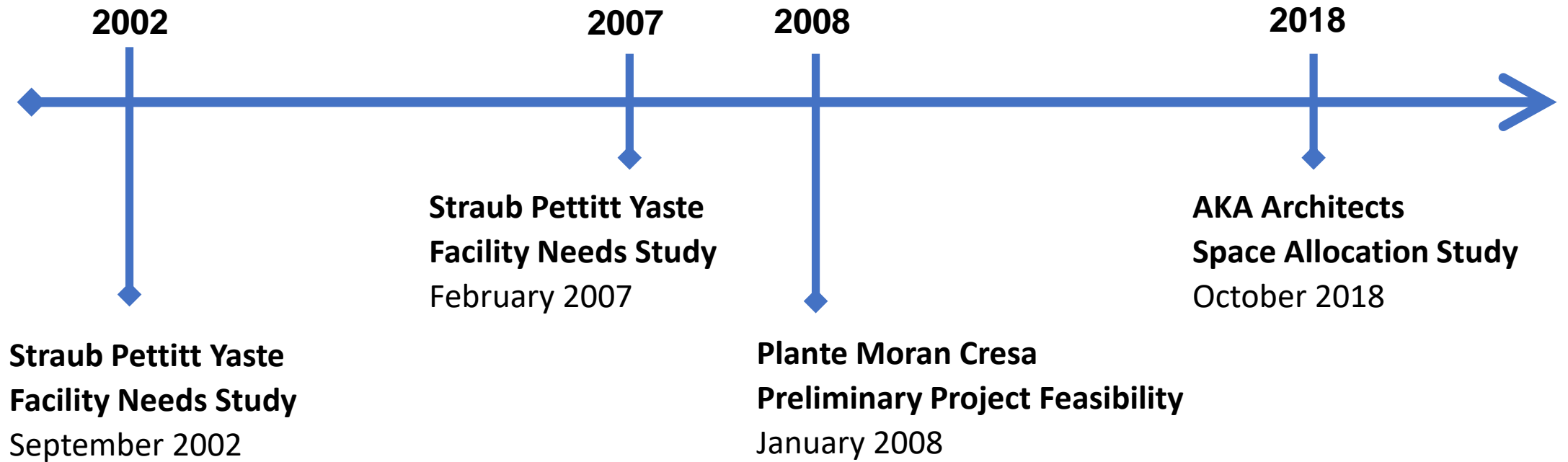
Orion Township's annual expenditures per capita is \$343, the next closest is Oakland Township at \$477. At the high end, Auburn hills is at \$1,423. This means that residents' tax dollars go a lot further compared to Orion Township's surrounding communities

WHERE DO YOUR TAX DOLLARS GO?



Of all the taxes paid by Orion Township residents, just 2.6% goes to the Township's General (Operating) Fund. The remaining taxes go to support local and county schools, parks, public safety, etc.

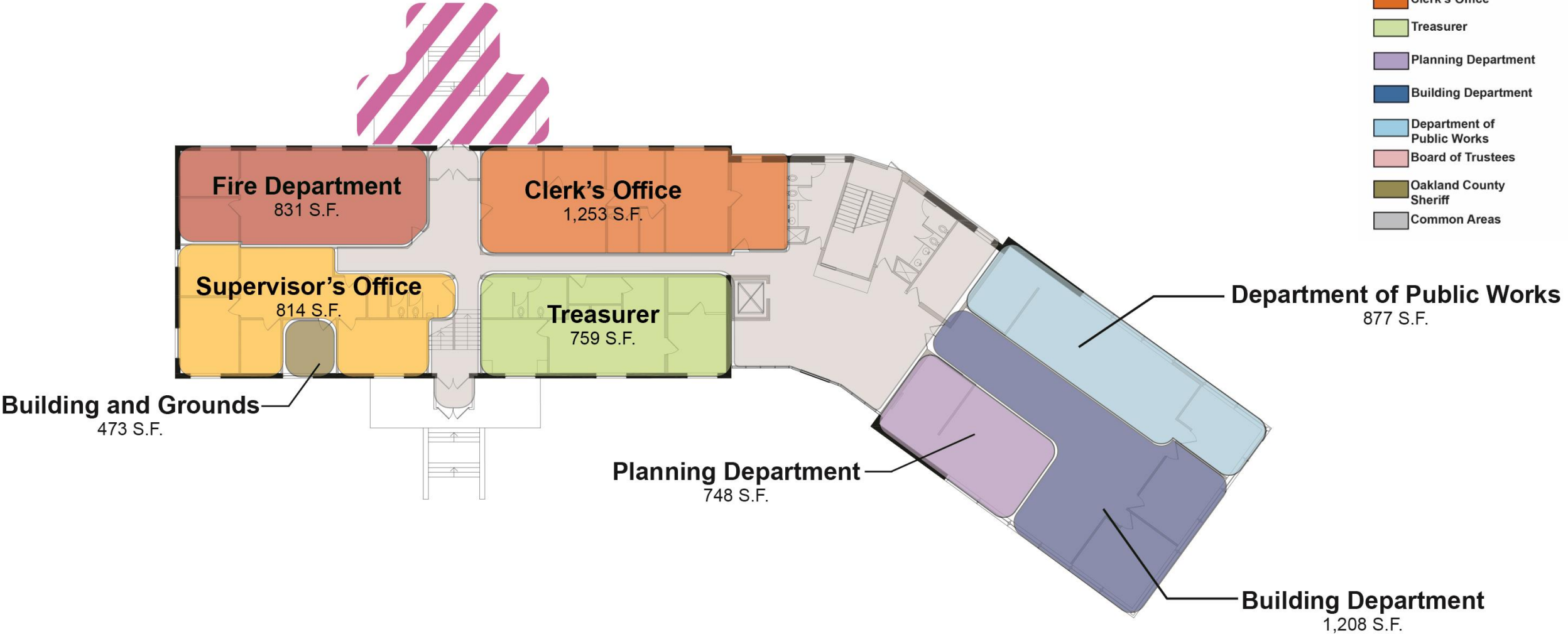
ORION TOWNSHIP IS ABLE TO KEEP TAXES LOWER THAN SURROUNDING COMMUNITIES DUE TO THE SUCCESS IN OBTAINING GRANTS, FRUGAL SPENDING, AND CAREFUL PLANNING.



FACILITY REVIEW TIMELINE

Program Legend

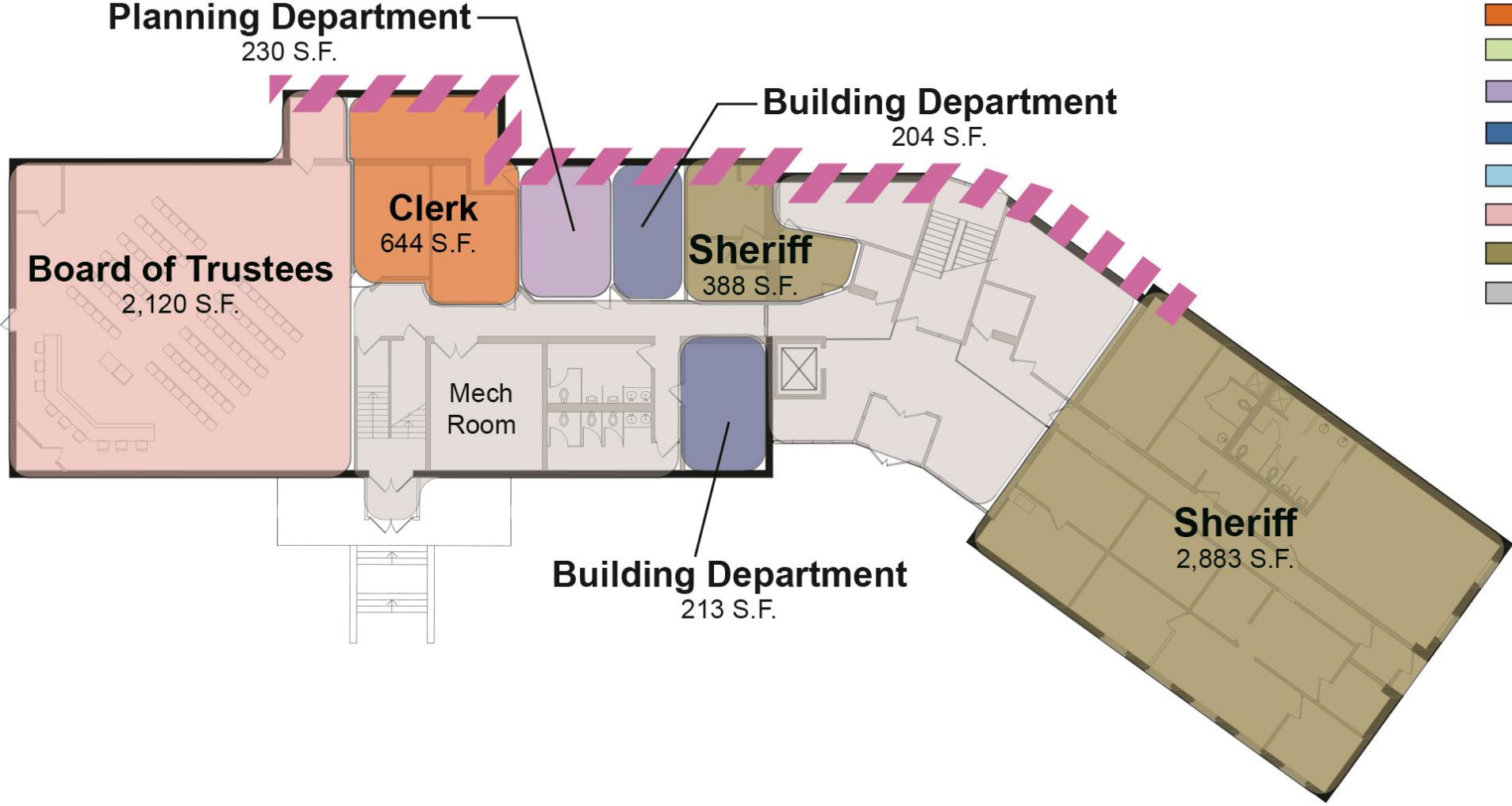
- Township Supervisor
- Parks & Recreation
- Clerk's Office
- Treasurer
- Planning Department
- Building Department
- Department of Public Works
- Board of Trustees
- Oakland County Sheriff
- Common Areas



Upper Level Existing Space Allocation
Scale: 1/32" : 1'

Program Legend

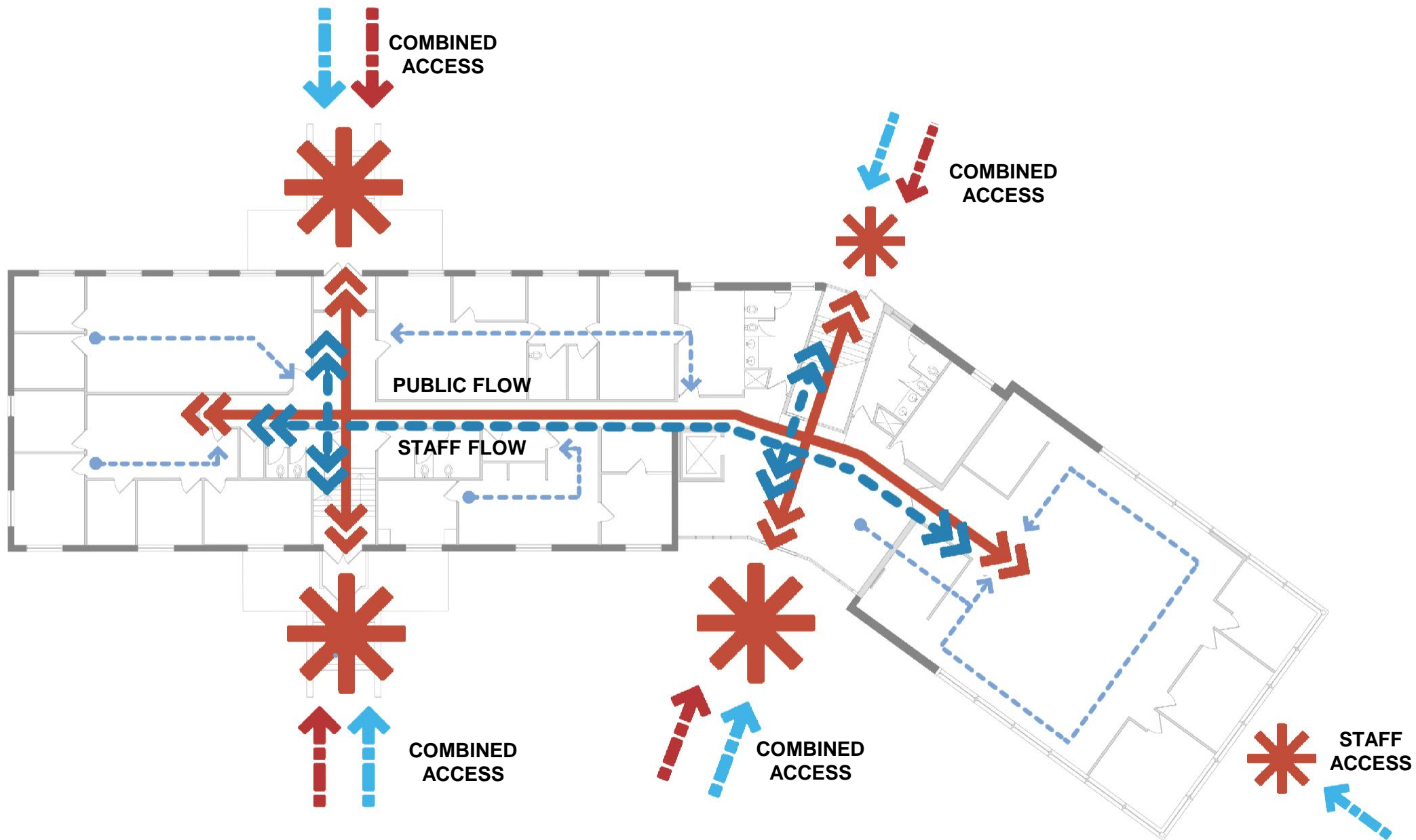
- Township Supervisor
- Parks & Recreation
- Clerk's Office
- Treasurer
- Planning Department
- Building Department
- Department of Public Works
- Board of Trustees
- Oakland County Sheriff
- Common Areas



0' 5' 10' 20'

Lower Level Existing Space Allocation

Scale: 1/32" : 1'



EXISTING ACCESS & FLOW

Description	Immediate Replacement/ Upgrade \$	With-in 5 Years Replacement/ Upgrade \$	Within 10 years Replacement/ Upgrade
M1- Replace 400 MBH boiler, pump & expansion tank with high efficiency boiler.			\$30,000
M2- Replace 30-ton chiller and pump with new higher efficiency air cooled chiller & pump		\$50,000	
M3- Replace cabinet unit heaters & fin tube radiation with new		\$40,000	
M4- Replace indoor air handling unit with new		\$60,000	
M5- Replace two outdoor grade mounted rooftop units with new.			\$40,000
M6- Replace 1.5 ton split system cooling system with new	\$6000		
M7- Replace roof mounted toilet room exhaust fans.	\$4000		
P1- Replace both domestic water heaters with new.	\$14,000		
P2- Replace sump pumps with duplex sump pumps.	\$8000		
P3- Scope & hydro jet sanitary and sewer lines	\$5000		
P4- Provide thermostatic mixing valves for all lavs.	\$4000		
P5- Insulate all domestic water piping	\$9,000		
Mechanical/Plumbing Totals	\$50,000	\$150,000	\$70,000
E1- Replace existing Distribution panel DP-2	\$15000		
E2- Replace existing lighting system with new LED lighting system to meet latest energy codes		\$90000	
E3- Replace existing generator with new to back up the entire building			\$80,000
E4- New Fire Alarm control system			\$20,000
E5- New emergency lighting inverter system			\$20,000
Electrical Totals	\$15,000	\$90,000	\$120,000

ME&P Upgrade Totals \$65,000 \$240,000 \$190,000

Immediate Needs

Facility Tour – Average Scores

From a scale from 0 to 5 (0 being the worst, to 5 being the best), please rate the following city facilities.

Farmington Hills

31555 W. Eleven Mile Road, Farmington Hills, MI 48334

Site	3.375	Comments
Exterior		Main entrance not clear
Appearance	2.875	A little too much unused space
Layout/Flow	2.625	Good Public Hallway
Interior		Nice Board Room
Appearance	4	Elevation is not very inviting
Layout/Flow	3	Layout does not flow
Amenities/Features	3.75	
Total	19.625	

Novi

45175 W. Ten Mile Road, Novi, MI 48375

Site	3.875	Comments
Exterior		Better wayfinding in upper than lower level
Appearance	4	Too big
Layout/Flow	3.625	Nice front entrance
Interior		Good that community service is together
Appearance	3.75	
Layout/Flow	3	
Amenities/Features	3	
Total	21.25	

Canton

1150 S. Canton Center Road, Canton, MI 48188

Site	3.123	Comments
Exterior		Too closed in
Appearance	3	Difficult wayfinding
Layout/Flow	3.625	Nice front entrance
Interior		
Appearance	2.75	
Layout/Flow	3	
Amenities/Features	2.75	
Total	18.25	

Facility Tour – Average Scores

Westland

36300 Warren Road, Westland, MI 48185

Site	4	Comments
Exterior		Good wayfinding
Appearance	4.5	Nice aesthetic
Layout/Flow	4.5	Good use of space
Interior		Feels more open
Appearance	4.5	Nice council chamber
Layout/Flow	4.75	
Amenities/Features	4.5	
Total	26.75	

Oak Park

14000 Oak Park Boulevard, Oak Park, MI 48327

Site	4	Comments
Exterior		Simple concept
Appearance	4	No private meeting spaces
Layout/Flow	4.25	Appropriate Sizing
Interior		Good space utilization
Appearance	3.625	
Layout/Flow	4.125	
Amenities/Features	3.375	
Total	23.375	

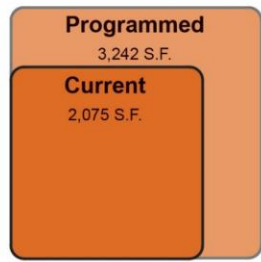
Rochester Hills

1000 Rochester Hills Drive, Rochester Hills, MI 48309

Site	4	Comments
Exterior		Too Open
Appearance	4	Appropriate Size
Layout/Flow	4	Choppy department locations
Interior		Good Parking
Appearance	3.75	
Layout/Flow	3.75	
Amenities/Features	3.5	
Total	23	

1	CLERK'S OFFICE	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL	8	1,729	7	1	8	2,349	
	TOTAL PROGRAMED AREA		2,075				3,242	56%
2	TREASURER	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL	4	690	2	2	4	976	
	TOTAL PROGRAMED AREA		828				1,347	63%
3	PLANNING + ZONING	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL	3	680	3	1	4	1,169	
	TOTAL PROGRAMED AREA		748				1,613	116%
4	BUILDING DEPT.	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL	16	1,205	20	2	22	2,649	
	TOTAL PROGRAMED AREA		1,326				3,656	176%
5	PARKS + RECREATION (currently off site)	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL	8.5	946	7	5	8.5	1,740	
	TOTAL PROGRAMED AREA		1,041				2,401	131%
6	TOWNSHIP SUPERVISOR	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL	5	740	3	2	6	1,545	
	TOTAL PROGRAMED AREA		814				2,132	162%

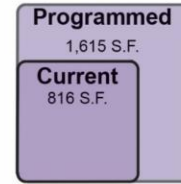
7	BOARD OF TRUSTEES	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL	100	2,190			100	3,480	
	TOTAL PROGRAMED AREA		2,409				4,802	99%
8	OAKLAND COUNTY SHERIFF	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL	16	2,974	15	8	26	7,918	
	TOTAL PROGRAMED AREA		3,271				10,927	234%
9	DEPARTMENT OF PUBLIC WORKS ADMIN	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL	257	797	3	1	5	1,355	
	TOTAL PROGRAMED AREA STAFF		877				1,870	113%
10	FIRE DEPT. (potentially at Station No. 2)	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL	6	755	5	2	7	1,625	
	TOTAL PROGRAMED AREA		831				2,243	170%
11	GENERAL	Current Occ. Load	Actual SF	Open Office	Private Office	Proposed Occupant Load	Calculated Proposed SF	Comments
	SUBTOTAL		6,299				4,640	
	TOTAL PROGRAMED AREA		6,299				6,403	2%
	GRAND TOTALS EXISITNG FACILITIES		20,518					
	GRAND TOTALS PROGRAMED FACILITIES						40,635.48	98%
	GRAND TOTALS PROGRAMED FACILITIES (w/out Fire Admin.)						38,392.98	87%
	TOTAL PROGRAME NEW CONSTRUCTION						17,875	



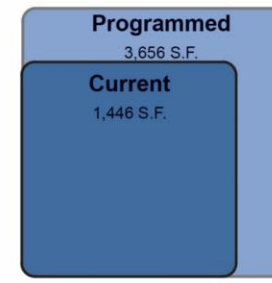
1. Clerk's Office



2. Treasurer's Office



3. Planning + Zoning Department



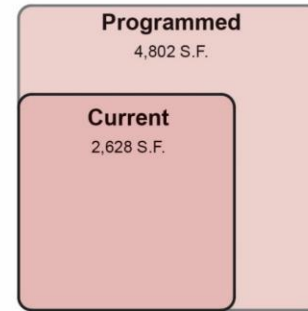
4. Building Department



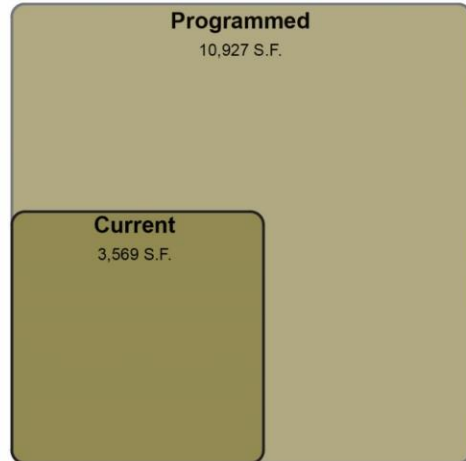
5. Parks & Recreation



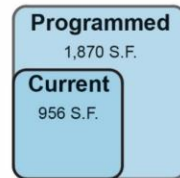
6. Supervisor's Office



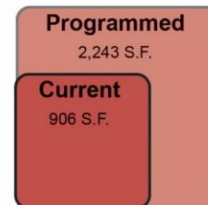
7. Board of Trustees



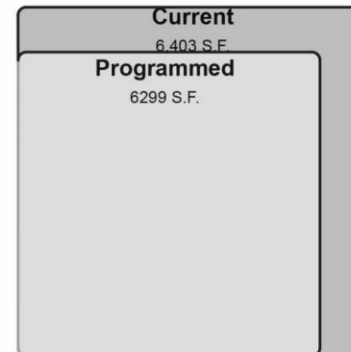
8. Oakland County Sheriff



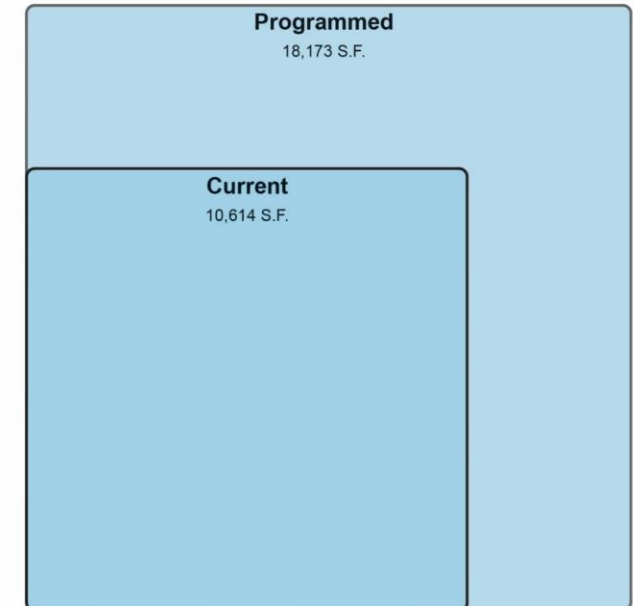
9. DPW Administration



10. Fire Department



11. General



12. DPW Garage

**Shipping &
Receiving**
1,200 S.F.

Planning Department
835 S.F.

Building Department
3,656 S.F.

**Parks and
Recreation**
2,401 S.F.

**Supervisor's
Office**
2,132 S.F.

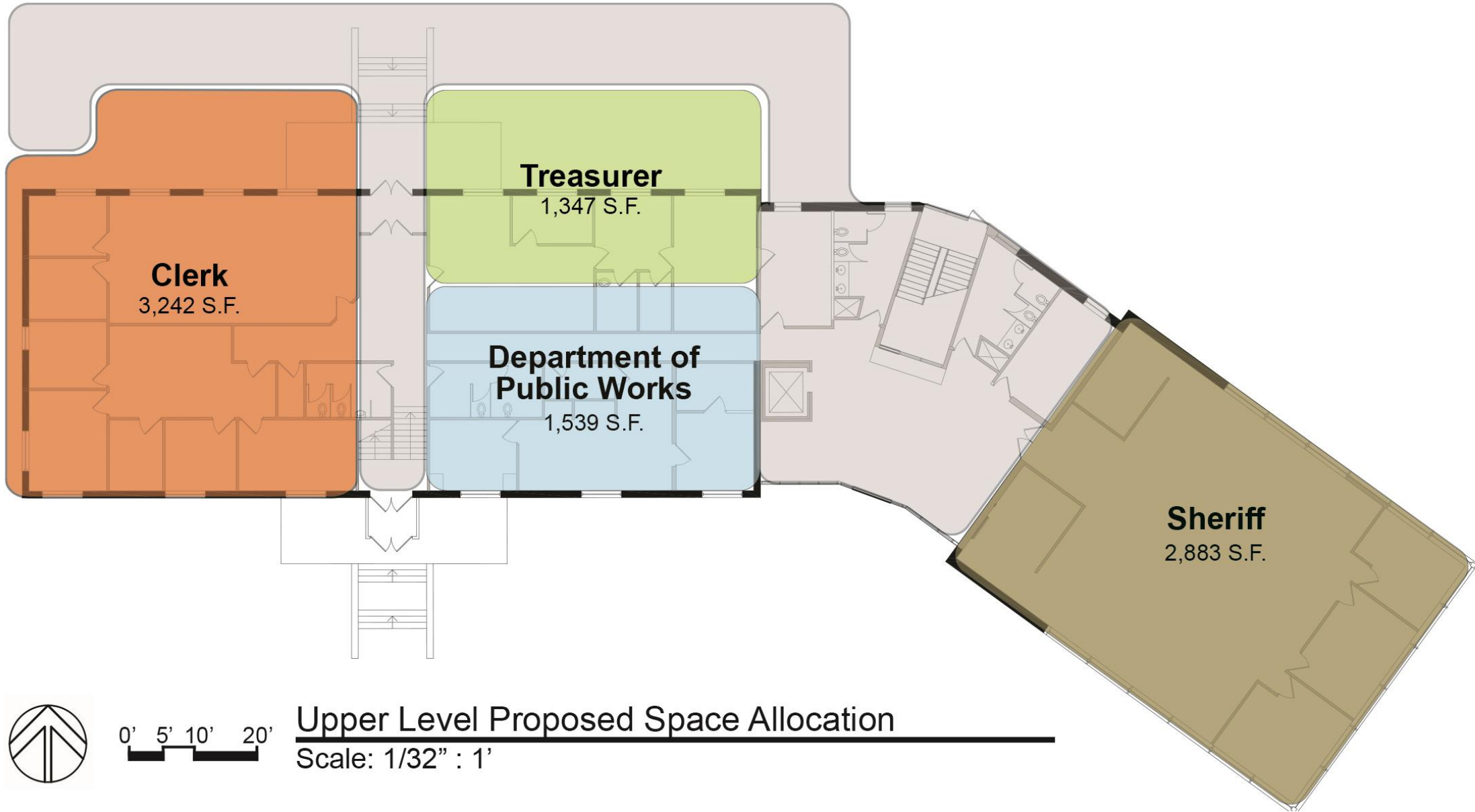
Board of Trustees
4,802 S.F.

Sheriff
2,883 S.F.



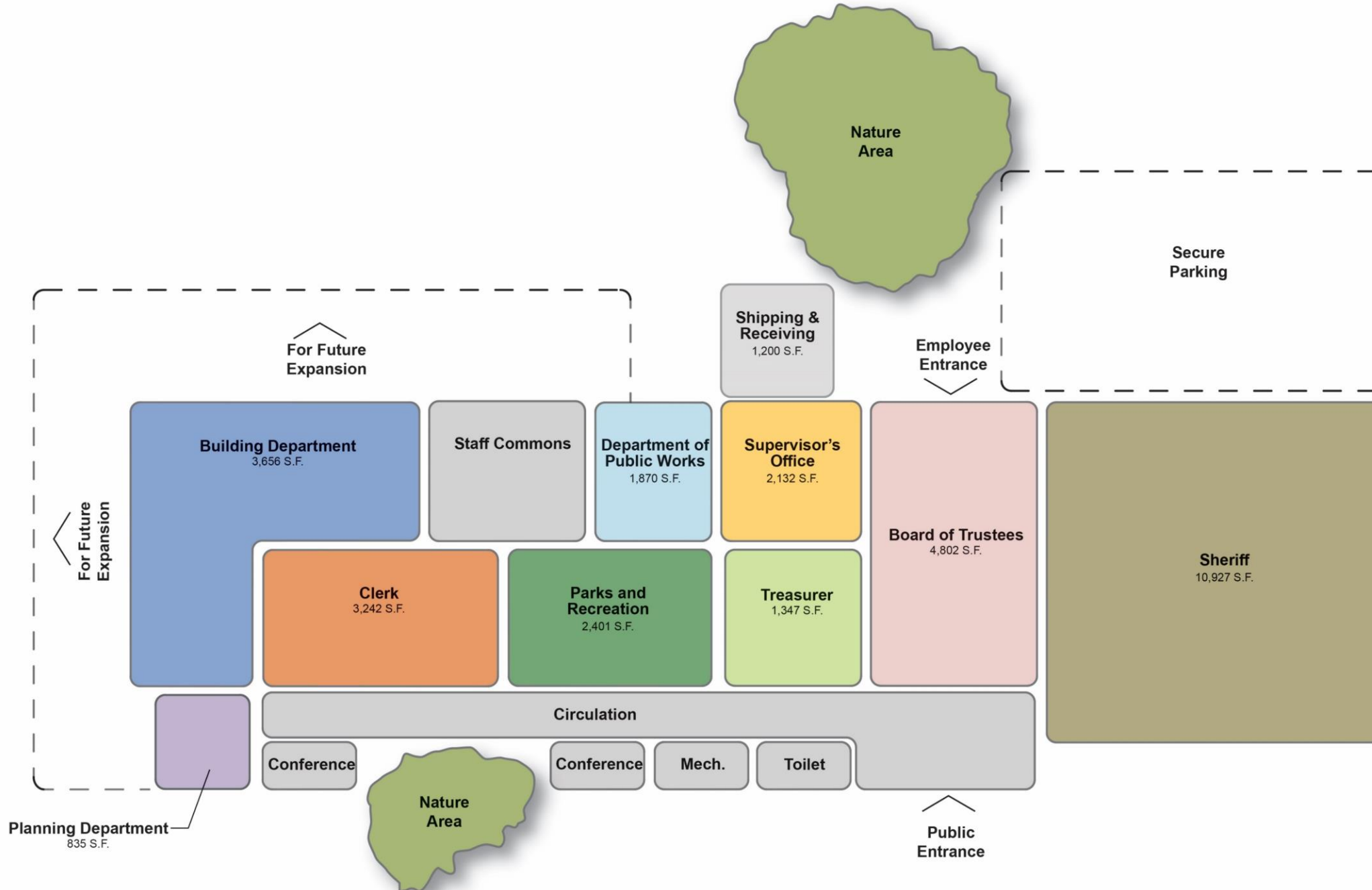
0' 5' 10' 20'

Lower Level Proposed Space Allocation
Scale: 1/32" : 1'



0' 5' 10' 20'

Upper Level Proposed Space Allocation
Scale: 1/32" : 1'



Proposed New Construction Space Allocation
Scale: 1/16" : 1'

Estimated Probable Project Costs					
Orion Township New Construction					
Hard Costs					
Site Work					
Area	Square Footage		Unit Cost		Initial Phase
Site Preparation - gradin	5	acres	\$ 85,000	per acre	\$ 425,000
Demo of Existing	allowance				\$ 100,000
Sanitary Sewer	allowance				\$ 250,000
Probable Construction Costs					\$ 775,000
Building Renovations					
New Construction	38,441		\$ 200		\$ 7,688,200
Construction Contingency (5%)					\$ 384,410
Total Area	38,441				
Probable Construction Costs		\$ 210	SF		\$ 8,072,610
TOTAL PROBABLE CONSTRUCTION COSTS					\$ 8,847,610
Soft Costs					
General Conditions	\$20,000	per month	16	months	\$ 320,000
Contractor Fee (3%)					\$ 265,428
Civil Engineering					\$ 80,000
Proposed Architectural & Engineering Fee (7%)					\$ 619,333
Permits (1% Cost of Construction)					\$ 88,476
Owner's Contingency (10%)					\$ 884,761
Furnishings	\$3,000	allowance	100	persons	\$ 300,000
IT/Audio / Visual		allowance			\$ 35,000
Testing		allowance			\$ 15,000
Misc Owners Expense					\$ 10,000
Total Probable Soft Costs		\$ 68	SF		\$ 2,617,998
Total Probable Project Cost	38,441	\$ 298	SF		\$ 11,465,608





ORION TOWNSHIP HALL





Public Corridor & Department Front Desks



Office Café & Flex Space



Public Office Entrance



Community Room and Board Entrance



Front Facade



AUGER KLEIN ALLER
ARCHITECTS INC.
303 E. THIRD STREET, STE. 100
ROCHESTER, MI 48307
248.814.9180
WWW.AKA-ARCHITECTS.NET



Cunningham-Limp
DESIGN • CONSTRUCTION • DEVELOPMENT



ORION TOWNSHIP HALL

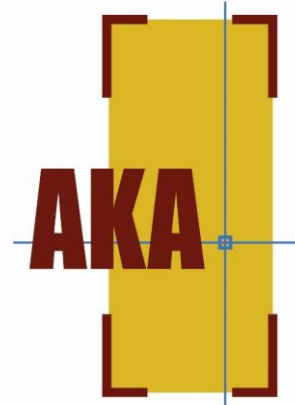
Proposed Elevations
July 2019



Cunningham-Limp
Building Better Communities



The Charter Township of Orion
Conceptual Site & Conceptual Floor Development
February 21, 2019



AUGER KLEIN ALLER
ARCHITECTS INC.

214 S. BROADWAY SUITE 220
LAKE ORION, MI 48362
248.814.9160

WWW.AKA-ARCHITECTS.NET

Summary of Bonding Alternatives

Bond Amount	Est. Issuance Cost*	Net Project Fund Deposit	Est. Interest Rate	Est. Interest Cost	Est. Total Debt Service	Est. Annual Debt Service**
\$10M	\$142,400	\$9,857,600	3%	\$3,444,150	\$13,444,150	\$672,207
\$12M	\$160,800	\$11,839,200	3%	\$4,131,750	\$16,131,750	\$806,587
\$15M	\$187,900	\$14,812,100	3%	\$5,165,850	\$20,165,850	\$1,008,292

*Includes Underwriter Discount of 0.05%

**Assumes level annual debt service

***Final Maturity of May 1, 2040

Corridor Improvement Authority

Payments

Year	Amount
2017 Actual	\$3,855.00
2018 Actual	\$71,261.39
2019 Actual	\$113,144.72
2020 Projected	\$161,680.00
2021 Projected	\$161,680.00
2022 Projected	\$629,141.12
2023 Projected	\$629,141.12
2024 Projected	\$629,141.12
<i>Projected amounts are based on a full draw of \$8M. The current loan balance is \$5,877,000.00</i>	

Revenue

Year	Amount
2017 Actual	\$15,928.00
2018 Actual	\$30,583.00
2019 Projected	\$275,254
2020 Projected	\$316,479
2021 Projected	\$379,216
2022 Projected	\$451,658
2023 Projected	\$525,910
2024 Projected	\$591,737
<i>Projected amounts are taken from the 2016 CIA Development and Tax Increment Financing Plan.</i>	

- There is \$150,000,000.00 of in place value either formally submitted or anticipated to be submitted, value that was not projected to be reached until 2026 (Year 11 of the CIA). The tax capture on this amount is approximately \$800,000.
- \$435,000 to be received in 2019 for the sale of 313 Brown Road.

Where are the Parks and Recreation Millage Dollars Being Spent?

<i>(Potential Revenue Generating Project - \$\$\$) (Potential Maintenance Savings - ◇◇◇)</i>		
2019		Estimated Cost
Peterson Lodge Renovation (\$\$\$)		\$400,000.00
Baseball/ Softball Field Renovation/ resurfacing (◇◇◇)		\$100,000.00
Wildwood Amphitheater accessible pathways		\$40,000.00
Life Trail Exercise Equipment		\$12,000.00
Friendship Park Meeting Room Roof Repair (◇◇◇)		\$30,000.00
Repair and Replace Soccer Goals		\$40,000.00
Green Infrastructure Projects		\$65,000.00
	•Tree Plantings, Bioswales, etc.	
	•Solar and wind power (\$\$\$)	
Capital Repair/ Maintenance		\$475,000.00
Wildwood Amphitheater Events & Promotion (\$\$\$)		\$25,000.00
Offer resident discounts on classes & programs		
Provide 3 Free Special Events & 5 Free Senior Trips for Residents		
	2019 TOTAL	\$1,187,000.00
	<i>Current numbers are estimated and could change due to labor/</i>	
	<i>material cost and available grant funding</i>	

<i>(Potential Revenue Generating Project - \$\$\$) (Potential Maintenance Savings - ◇◇◇)</i>		
2020		Estimated Cost
Update/ Renovate Sheardy Pavilion & Restrooms (\$\$\$) (◇◇◇)		\$100,000.00
Life Trail Exercise Equipment		\$12,000.00
Replace Roof & Siding at Birch Grove & Alberici Lodge (\$\$\$) (◇◇◇)		\$70,000.00
Install 2 Volleyball Courts at Civic Center Park (\$\$\$)		\$50,000.00
Accessible Walking Trails at Civic Center Park		\$25,000.00
Repair/ Replace Playground at Jesse Decker Park (◇◇◇)		\$125,000.00
Install Pickleball/ badminton/ tennis courts		\$100,000.00
Accessible Walking Path to Baseball Fields at Jesse Decker Park		\$18,000.00
Install Baseball Field Lights at Friendship Park (Field #1 & #4) (\$\$\$)		\$100,000.00
Green Infrastructure Projects		\$4,000.00
	•Tree Plantings, Bioswales, etc.	
Capital Repair/ Maintenance		\$475,000.00
Wildwood Events & Promotion (\$\$\$)		\$25,000.00
Offer resident discounts on classes & programs		
Provide 3 Free Special Events & 5 Free Senior Trips for Residents		
Sealcoat Asphalt Surfaces		\$55,000.00
	2020 TOTAL	\$1,159,000.00
	<i>Current numbers are estimated and could change due to labor/</i>	
	<i>material cost and available grant funding</i>	

Where are the Parks and Recreation Millage Dollars Being Spent?

(Potential Revenue Generating Project - \$\$\$) (Potential Maintenance Savings - ◇◇◇)		
2021		Estimated Cost
	Install Restrooms at Jesse Decker Park (000)	\$160,000.00
	Install Safety Rail System on Jesse Decker Sledding Hill	\$10,000.00
	Upgrade Orion Center Exercise Equipment	\$75,000.00
	Replace LED Billboards at Orion Center & Township Hall (000)	\$50,000.00
	Upgrade Orion Center Banquet Hall Presentation System (\$\$\$)	\$35,000.00
	Storage Facility at Parks & Recreation (\$\$\$) (000)	\$75,000.00
	Pave Orion Center Trail Head Parking Lot (000)	\$150,000.00
	Replace Kitchen Appliances	\$30,000.00
	Green Infrastructure Projects	\$4,000.00
	•Tree Plantings, Bioswales, etc.	
	Capital Repair/ Maintenance	\$475,000.00
	Wildwood Events & Promotion (\$\$\$)	\$25,000.00
	Offer resident discounts on classes & programs	
	Provide 3 Free Special Events & 5 Free Senior Trips for Residents	
	2021 TOTAL	\$1,089,000.00
	Current numbers are estimated and could change due to labor/	
	material cost and available grant funding	

(Potential Revenue Generating Project - \$\$\$) (Potential Maintenance Savings - ◇◇◇)		
2022		Estimated Cost
	Install Pavilion at Wildwood Amphitheater (\$\$\$)	\$40,000.00
	Install Sound Absorbing Acoustic Panels at Wildwood Amphitheater	\$15,000.00
	Build Outdoor Patio/ Deck at Orion Center (\$\$\$)	\$125,000.00
	Upgrade Facility Security	\$40,000.00
	Install Pathway LED lighting at Wildwood Amphitheater	\$25,000.00
	Resurface Friendship Park Roadway & Camp Agawam Roadway (000)	\$75,000.00
	Pave Jesse Decker Roadway (000)	\$85,000.00
	Install Restrooms & Concessions at Friendship Park Baseball Fields (\$	\$150,000.00
	Green Infrastructure Projects	\$4,000.00
	•Tree Plantings, Bioswales, etc.	
	Capital Repair/ Maintenance	\$475,000.00
	Wildwood Events & Promotion (\$\$\$)	\$25,000.00
	Offer resident discounts on classes & programs	
	Provide 3 Free Special Events & 5 Free Senior Trips for Residents	
	2022 TOTAL	\$1,059,000.00
	Current numbers are estimated and could change due to labor/	
	material cost and available grant funding	

Where are the Parks and Recreation Millage Dollars Being Spent?

<i>(Potential Revenue Generating Project - \$\$\$) (Potential Maintenance Savings - ◇◇◇)</i>		
2023		Estimated Cost
	Install Wildwood Stage Lighting <i>(\$\$\$)</i>	\$15,000.00
	Develop Trail Network	\$50,000.00
	New Signage throughout Park System <i>(000)</i>	\$150,000.00
	Rebranding Orion Parks <i>(\$\$\$)</i>	\$45,000.00
	Grade & Level Friendship Practice Soccer Fields <i>(000) (\$\$)</i>	\$95,000.00
	Pave Main Road at Friendship Park <i>(000) (\$\$)</i>	\$250,000.00
	Green Infrastructure Projects	\$4,000.00
	•Tree Plantings, Bioswales, etc.	
	Capital Repair/ Maintenance	\$475,000.00
	Wildwood Events & Promotion <i>(\$\$\$)</i>	\$25,000.00
	Offer resident discounts on classes & programs	
	Provide 3 Free Special Events & 5 Free Senior Trips for Residents	
	2023 TOTAL	\$1,109,000.00
	<i>Current numbers are estimated and could change due to labor/</i>	
	<i>material cost and available grant funding</i>	

Grants Awarded

Grant Name	Project/Funding Need	Grant Amount Awarded
Recycling Infrastructure Grant	Residential Curbside Recycling Carts	\$299,662.50
Residential Curbside Recycling Cart Grant	Residential Curbside Recycling Carts and Education/Outreach	\$191,865.00
Residential Curbside Recycling Cart Grant	Recycling Education and Outreach	\$12,791.00
Planning Assistance Program	Traffic Study (Baldwin, Brown, Joslyn, Great Lakes Crossing)	\$40,000.00
Staffing for Adequate Fire & Emergency Response (SAFER)	Hiring of Personnel (12)	
Play Everywhere Challenge	Park play structure: "The Playful Dragon" pocket park on Baldwin Road	\$65,000.00
KaBOOM! Community Partner Project	Park playground structure: Camp Agawam	\$441,500.00
Competitive Grant Assistance Program (CGAP)	Consolidation of Township and Village Planning services	\$18,704.96
MDNR Iron Belle	East Clarkston Safety Path	\$30,000.00
Trust Fund	East Clarkston Safety Path	\$300,000.00
Federal Transportation Alternative Program (TAP) Grant	East Clarkston Safety Path	\$1,600,000.00
	TOTAL	\$2,999,523.46

August 6, 2007

Plante & Moran's fee of \$225,000.00 is about 2.4% of \$9,400,000.00, the lowest estimated cost to complete Phase I of the Facilities Master plan, Orion Township's Public Safety Complex. This and the Architect fee of 5.25% equal 7.65% of construction costs.

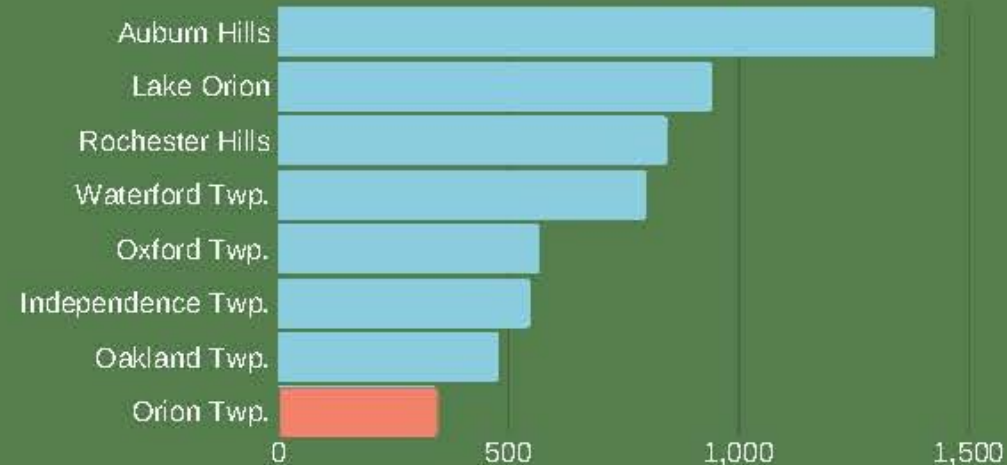
The desired Board action is to approve signing the Agreement between Orion Township and Plante & Moran CRESA for services listed in the attached Proposal at a cost not to exceed \$225,000.00 @ \$7,500.00 a month for 30 months, plus reimbursable expenses and Township approved sub-consulting charges.

TOWNSHIP HALL

Annual expenditures
per capita

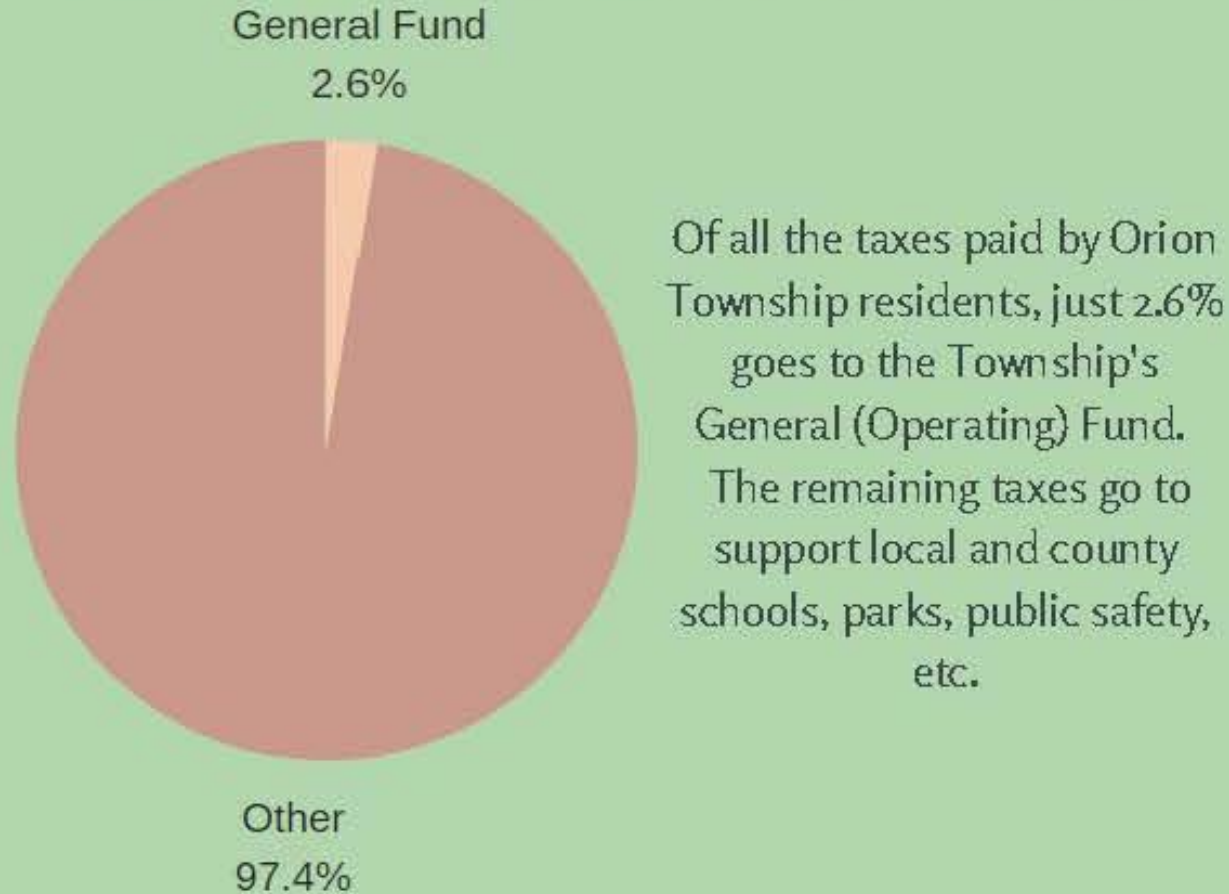
FRUGAL INDEX COMPARISON

2017 EXPENDITURES PER CAPITA



Orion Township's annual expenditures per capita is \$343, the next closest is Oakland Township at \$477. At the high end, Auburn hills is at \$1,423. This means that residents' tax dollars go a lot further compared to Orion Township's surrounding communities

WHERE DO YOUR TAX DOLLARS GO?



ORION TOWNSHIP IS ABLE TO KEEP TAXES LOWER THAN SURROUNDING COMMUNITIES DUE TO THE SUCCESS IN OBTAINING GRANTS, FRUGAL SPENDING, AND CAREFUL PLANNING.

NEW TOWNSHIP HALL EVOLUTION

SEPTEMBER 3, 2002

"Study 1"

Straub Pettitt Yaste - Orion Township
Facilitation Needs Study - DPW, Fire, &
Sheriff's Office

FEBRUARY 20, 2007

"Study 2"

Straub Pettitt Yaste - Orion Township
Facilitation Needs Study - DPW, Fire, &
Sheriff's Office

JANUARY 2008

"Study 3"

Plante Moran Cresa - Orion Township
Preliminary Project Feasibility

DECEMBER 5, 2016

"2017 Budget Adopted"

\$2.5 M is set aside in Capital Outlay for
the purpose of a new Township Hall
following Board discussion at five
Budget Workshops.

APRIL 2, 2018

"2525 Joslyn Road Planning"

The Board of Trustees appointed an
ad-hoc planning committee to start a
feasibility study for a new building.

MAY 8, 2018

Facility tours of other municipal
buildings take place with the ad-hoc
planning committee and Department
Directors.

AUGUST 20, 2018

"Township Hall Planning"

The Board of Trustees approved Auger
Klein Aller (AKA) Architects to complete
the Space Allocation Study for Orion
Township.

OCTOBER 1, 2018

**"Schedule Board Workshop -
Township Hall Plan Review"**

The Board of Trustees scheduled a
public Board Workshop to review the
AKA Space Allocation Study.

OCTOBER 25, 2018

**"Special Meeting - Township
Hall Plan Review"- Study 4**

OCTOBER 25, 2018

**"Special Meeting - Township
Hall Plan Review"- Study 4**

AKA presented Space Allocation Study,
board discussion, and public comment
on costs, location and renovation vs.
new construction.

The Board of Trustees scheduled a
public Board Workshop to review the
AKA Space Allocation Study.

DECEMBER 3, 2018

**"Special meeting - Facilities
Planning Workshop"**

AKA presented Space Allocation Study.
Cunningham-Limp presents overview of
construction management process &
board discussion on costs, timeline,
location, bid & contract process
renovation vs. new construction.

DECEMBER 3, 2018

**"General Services Agreement
with Cunningham-Limp
(Development Company)"**

Approved agreement for the purposes
of providing township construction
management services.

DECEMBER 17, 2018

**"Professional Fees - New
Township Hall"**

Board Approved Proposal for the
schematic design services for the new
Township Hall with AKA Architects.

FEBRUARY 2019

Weekly staff meetings with
Cunningham-Limp and AKA began and
continue to be held.

MARCH 29, 2019

"State of the Township"

The Township Supervisor addressed the
new Township Hall in the State of The
Township.

JULY 15, 2019

**"Resolution - Notice of Intent -
Capital Improvement Bonds for
the new Township Hall"**

The Board of Trustees discussed the
new Township Hall Construction
Project at the special meeting at 6:00
p.m. and the regular meeting at 7:00
p.m. The Board approved the
resolution publication for the notice of
intent to bond.

JULY 24, 2019

Notice of intent to bond for the new
Township Hall was published in the Lake
Orion Review.

TOWNSHIP HALL

The financial impact of building a new Township Hall in Orion Township

FINANCIAL BREAKDOWN

NEW CONSTRUCTION **\$11.7 M**



A new Township Hall would:

- Be ADA compliant
- Be energy efficient
- Have best-practice security standards

\$10.1 M RENOVATION

Renovation = \$9,151,408
Temporary Relocation = \$1,000,000
Total = \$10,151,408



Even with the renovation, the current Township Hall property is not large enough and does not address the need for more space.

\$485 K+

Mechanical, plumbing equipment, and systems are at or approaching the end of their useful life and need to be replaced immediately.

IMMEDIATE REPLACEMENT



ALLOCATED \$2.5 M



In 2017, \$2.5 M was set aside for the purpose of a new Township Hall.

**THE ANNUAL BOND PAYMENTS WILL BE PAID
THROUGH INNOVATIVE REVENUE STREAMS:
LICENSED MARIHUANA REVENUE; LANDFILL HOST FEE**

The costs indicated in the table above are from the "2018 Space Allocation Study" and reflect development/construction at 2525 Joslyn. They should be used for comparison and rough budgeting only.

TOWNSHIP HALL

Why does Orion Township need a new Township Hall?

EXISTING ISSUES

1974 TOWNSHIP HALL CONSTRUCTED

The building is showing visible signs of wear:

- Water Infiltration
- Mold build up
- Roof damage
- Structural deterioration



DEPARTMENT GROWTH & STAFFING



Township staffing levels have grown year after year to support population and community growth & development.

Compliance with ADA Standards and the Michigan Energy Code have fallen behind current regulations. Additionally, best practice security standards that did not exist 10 years ago must now be addressed.

COMPLIANCE & BEST PRACTICE



ORION TOWNSHIP SHERIFF SUBSTATION



In 1992, Township Hall was deemed a temporary location for the Sheriff Substation. The Substation had 18 deputies that worked in confined quarters. Today, they have over 30 employees working in the same space that was built to accommodate the original 18.

All spaces in the substation, including a trailer that was added in 2019, are being used as multi-purpose areas.

ORION TOWNSHIP'S POPULATION HAS GROWN BY MORE THAN 30% SINCE THE TOWNSHIP HALL EXPANSION IN 1996. MEANWHILE, THE STAFFING LEVELS HAVE INCREASED, BUT THE BUILDING FOOTPRINT HAS NOT, LEAVING STAFF OUT OF SPACE.

Information displayed above can be found in the 2018 Space Allocation Study, which may be found on oriontownship.org