NEW TOWNSHIP HALL EVOLUTION

SEPTEMBER 3, 2002
“Study 1” Straub Pettit Yaste - Orion Township Facilitation Needs Study - DPW, Fire, & Sheriff’s Office

JANUARY 2008
“Study 3” Plante Moran Cresa - Orion Township Preliminary Project Feasibility

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.

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 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.

DECEMBER 3, 2018
“General Services Agreement with Cunningham-Limp (Development Company)” Approved agreement for the purposes of providing township construction management services.

FEBRUARY 2019
Weekly staff meetings with Cunningham-Limp and AKA began and continue to be held.

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.

FEBRUARY 20, 2007
“Study 2” Straub Pettit Yaste - Orion Township Facilitation Needs Study - DPW, Fire, & Sheriff’s Office

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.

MAY 8, 2018
Facility tours of other municipal buildings take place with the ad-hoc planning committee and Department Directors.

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.

DECEMBER 3, 2018
“Professional Fees - New Township Hall” Board Approved Proposal for the schematic design services for the new Township Hall with AKA Architects.

MARCH 29, 2019
“State of the Township” The Township Supervisor addressed the new Township Hall in the State of The Township.

JULY 24, 2019
Notice of intent to bond for the new Township Hall was published in the Lake Orion Review.
A new Township Hall would:
- Be ADA compliant
- Be energy efficient
- Have best-practice security standards

$10.1M
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.

$485K+
Mechanical, plumbing equipment, and systems are at or approaching the end of their useful life and need to be replaced immediately.

$2.5M
In 2017, $2.5M 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

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 SHERIFF SUBSTATION

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
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.

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.