

NEW TOWNSHIP HALL EVOLUTION

SEPTEMBER 3, 2002

"Study 1"

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

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 Pettitt 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

**"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 17, 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.

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

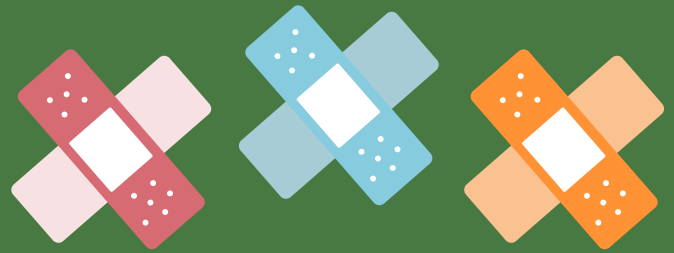


Even with the renovation, the current Township Hall property is not large enough and does not address the need for more space.

\$485 K+

IMMEDIATE REPLACEMENT

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



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.

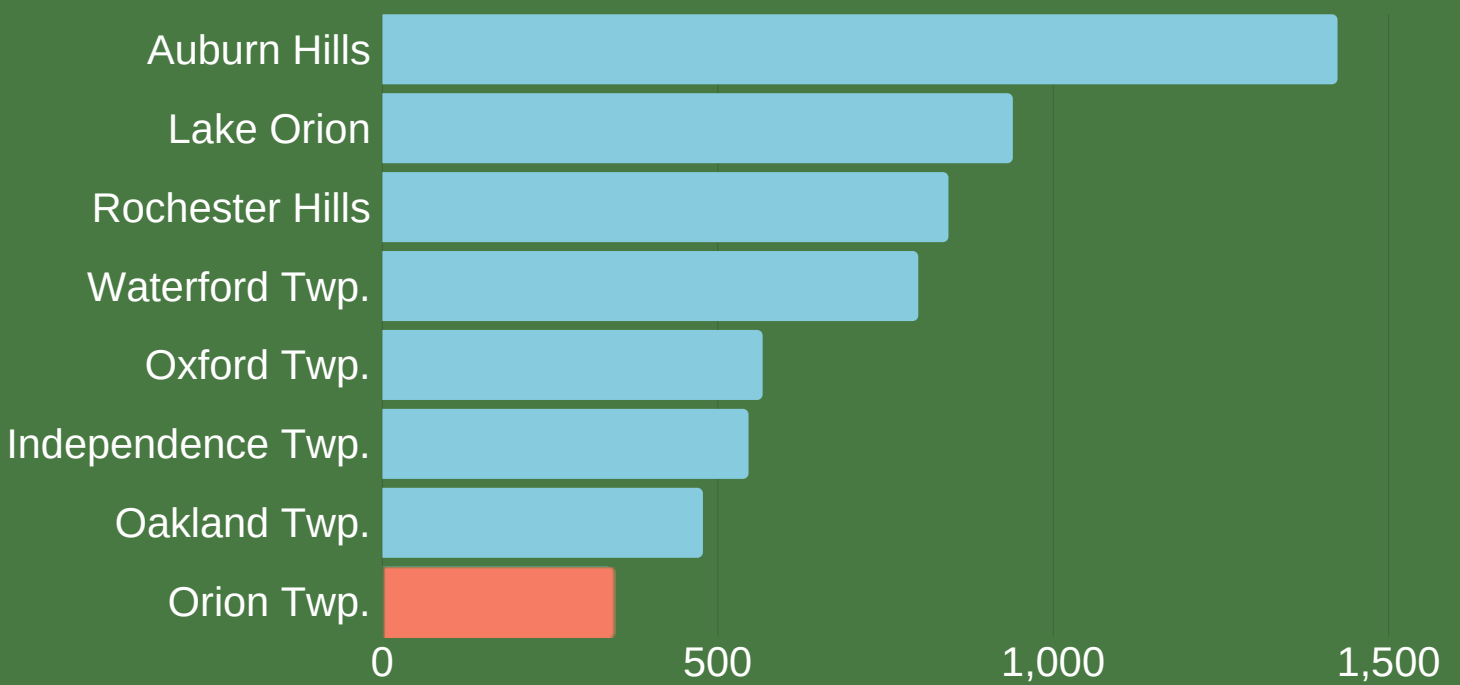
Information displayed above can be found in the 2018 Space Allocation Study, which may be found on oriontownship.org

TOWNSHIP HALL

Annual expenditures per capita

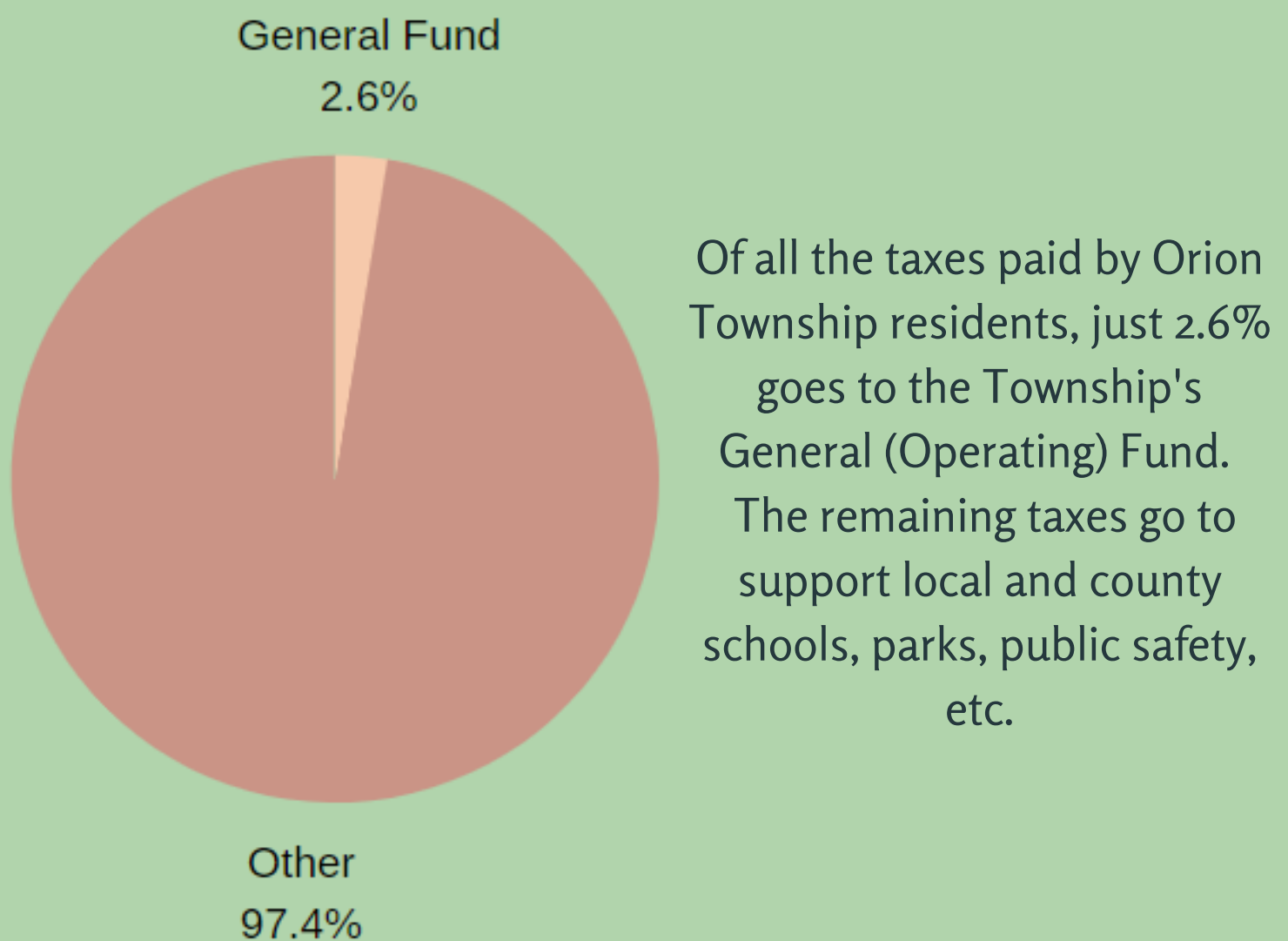
FRUGAL INDEX COMPARISON

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.