West Traverse Township

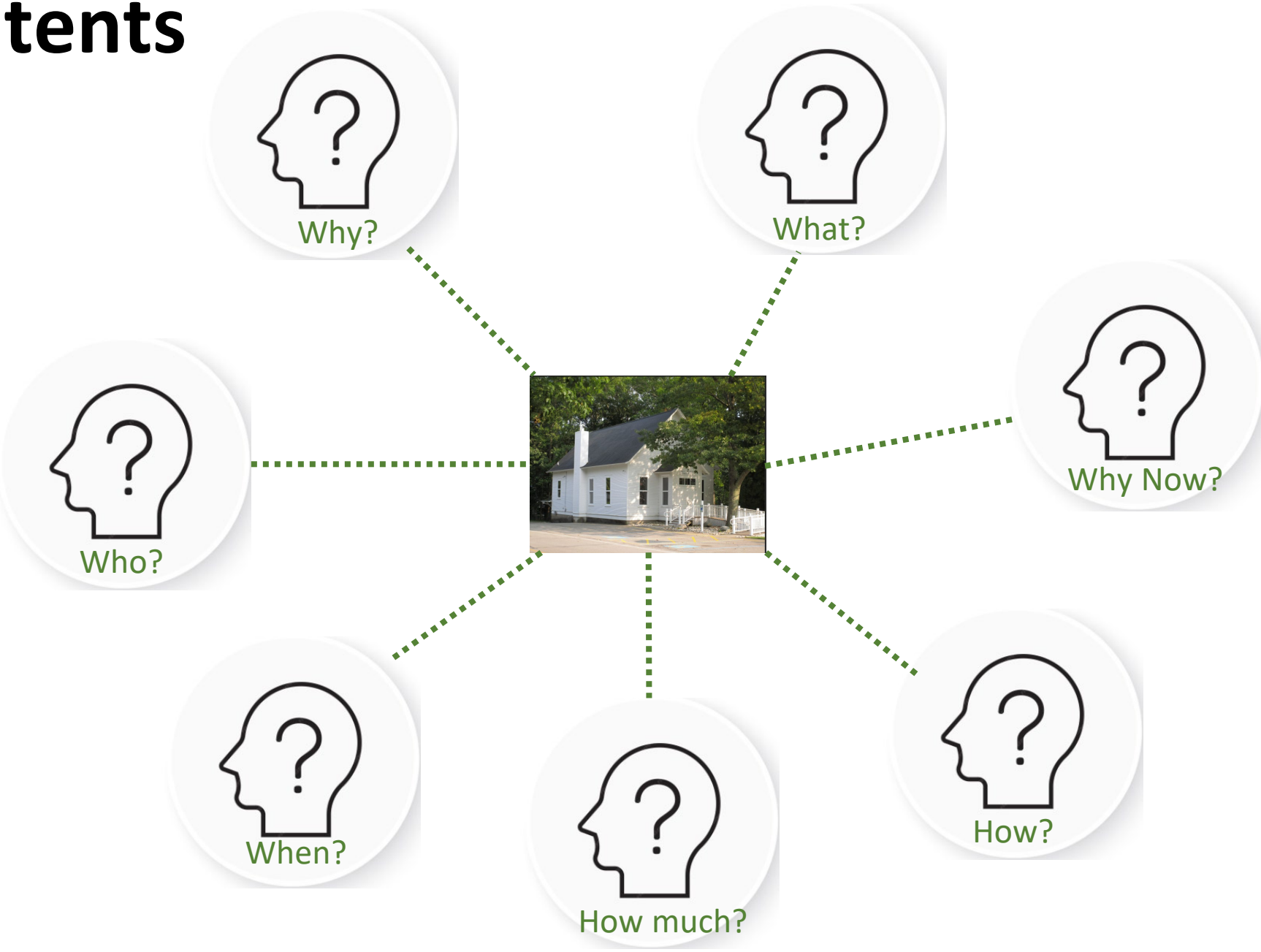
Project Centennial:

Project Overview



11/3/2025

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Project Centennial Discovery Options

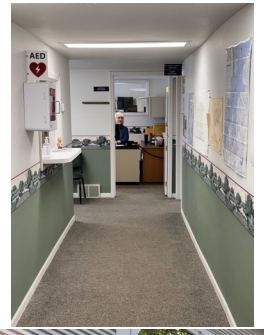
1. Remain in the current Hall and do nothing
2. Remain in the current Hall and implement evaluation recommendations - apply “Chapstick”
3. Renovate Old Town Hall updating infrastructure to support current and future business requirements - if possible
4. Seek an Organization to Lease and Manage the Hall as a Historical Township asset
5. New Town Hall

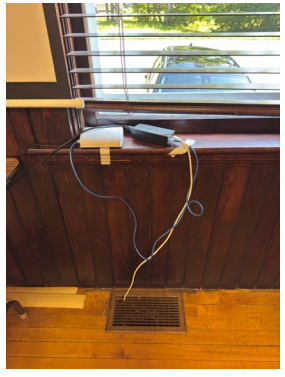
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Why are we thinking of a new Town Hall?

- Current space is Functionally Obsolete
  - Workplace layout efficiency
  - Lack of secure storage
  - Technology Infrastructure
  - Safety and security of residents and staff
  - Any Office construction will trigger extensive and costly ADA and Zoning compliance requirements
  - Compromised level of access to Handicapped residents and inability to provide the expanding services residents expect
  - West Traverse Township population has quintupled since 1910 (376/1900) with a corresponding level of administrative services expected
- Building upkeep
  - Wood exterior
  - Structural rot
  - Older electrical
  - Numerous ADA and code updates required
- Building thermal efficiency
  - Office heating is deficient
  - Single pane windows
  - Old/no insulation









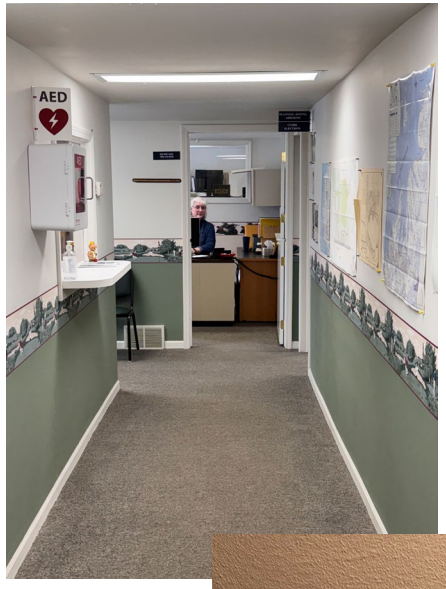




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WHY NOW?

- SAFTEY
  - Access Control
  - No building Video Surveillance
  - Mold and rot
  - Low ceiling heights, Hallway obstructions, obstructive entrance thresholds
  - Emergency Egress (hallway widths)





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WHY NOW?

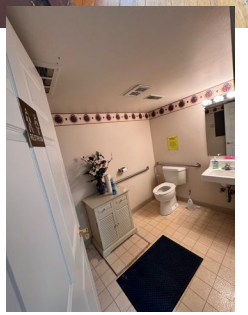
- ADA COMPLIANCE
  - No ADA access within building from floor to floor
  - Access to Township Hall; 2 designated parking spots with ramping
  - Access to Township business offices; Single Handicapped Parking straddles M-119, on a dirt path, and angled cement walk
  - All doors into the Township Hall present a barrier to the physically challenged





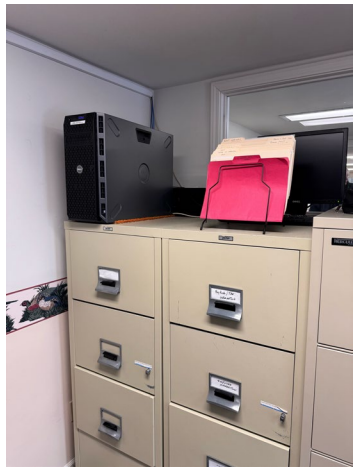


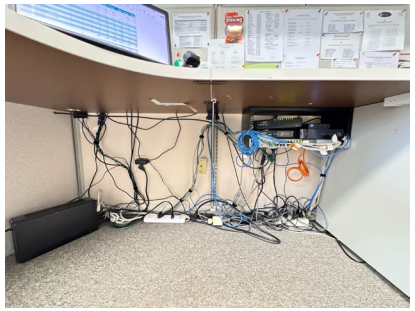




WHY NOW?

- BUSINESS ENVIRONMENT
  - Unable to deliver current technology solutions
    - Substandard Meeting Solutions
      - Remote Video access
      - Meeting recording system
      - Effective presentation solution
  - Communication and Network Facilities Management
    - All system control hardware and connectivity is under a desk and open to physical tampering or damage
  - Obsolete Office environment
    - No office walls to protect citizen privacy
    - No Conference Rooms
    - No Secure Storage for election material and important documents
    - No interior or exterior room to expand
  - Inefficient Heating and Cooling
  - Radon
  - Bureau of Elections approved Ballot drop box requirements
  - Residents voting on-site have ingress, egress and circulation obstacles



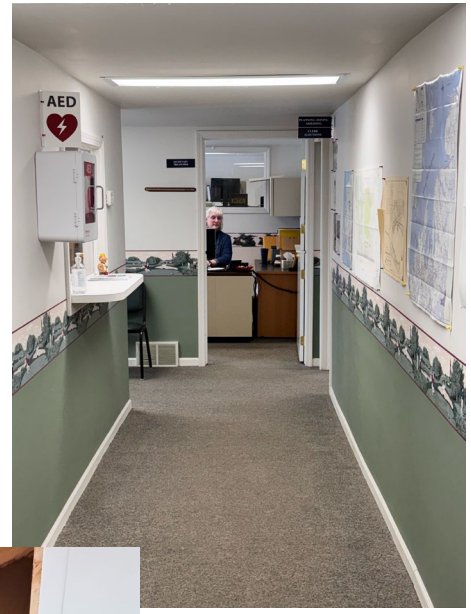







WHY NOW?

- SECURITY
  - Election Records
    - Absentee ballot box monitoring
    - Secure Space for Election Records
  - Access Management
    - Video
    - Remote Entry control
    - Building





WHY NOW?

- Good Citizen
  - Limited facilities for disaster Refuge
    - “Kitchen” inadequate
    - Limited power facilities to support electronics
    - No facilities for personal care
    - No cohesive communications plan in place
    - Alternative communication methods
  - Parks and Recreation options
    - Exercise path around new Township Office including the Township owned Cook property
    - Walking/Cycling trail the WTT-80





Old Town Hall – Alternative Uses

- Seek an Organization to Lease, Maintain and Manage the Hall as a Historical Township asset

Fee based - Small Private Gatherings	Public Non-Profit Use	Rent to For Profit Organizations
Weddings	Grange Meetings	Farmers Market
Baby/Bridal Showers	Quilt Clubs	Craft Shows
Family Reunions	Folk Dances	Home School groups
Birthday Celebrations	Preservation49740 Headquarters	Little Big Adventures Day Camps
Graduation Parties	Veterans Affairs Satellite	
Funeral receptions	Card Groups (Bridge, Euchre, etc.)	
	Pot Luck Dinners	

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Process

Feasibility Discovery

- Design
- Estimates for new building
- Insurance estimates
- Utility Access
- Existing town hall engineering report
- Estimates for updates
- Market value
- Non-profit org interest – Existing Hall
- Interest in moving
- Financial reserves
- Existing income
- Loan rates/terms

Public Input

- Working Groups
- Town Halls
- Open Houses
- Email
- Letters
- New Hall Committee meetings
- Regular board meetings

Financial Comparisons

- See How Much? slide

Present to Board

- Pros
- Cons
- Results of feasibility and discovery
- Public Input

Board Decision

- Board Discussion
- Public Input

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How Much?

Goal: Use currently approved millage/taxes, existing funds, and planned income

Estimated Cost	Option
Higher utility costs due to old windows and thin insulation. Maintenance of wooden building, compromised resident access and services, limited election security, and ongoing unfocused "piecemeal" updates, as the need arises.	Do Nothing
$290K – Min. for ADA and code requirements. Does not include interior renovation or updates to meet required business functionality. Any renovations, if possible, would require added costs, such as an elevator, +$100K exterior restoration and unknown hidden issues. i.e.: mold and rot.	Renovate Old Town Hall
$2.5M-$3.0M Rough "all in" stick build estimate $1.6m-$1.8M estimate barn-dominium, **not** "all in", would require significant additional outside cost and management control	New Town Hall

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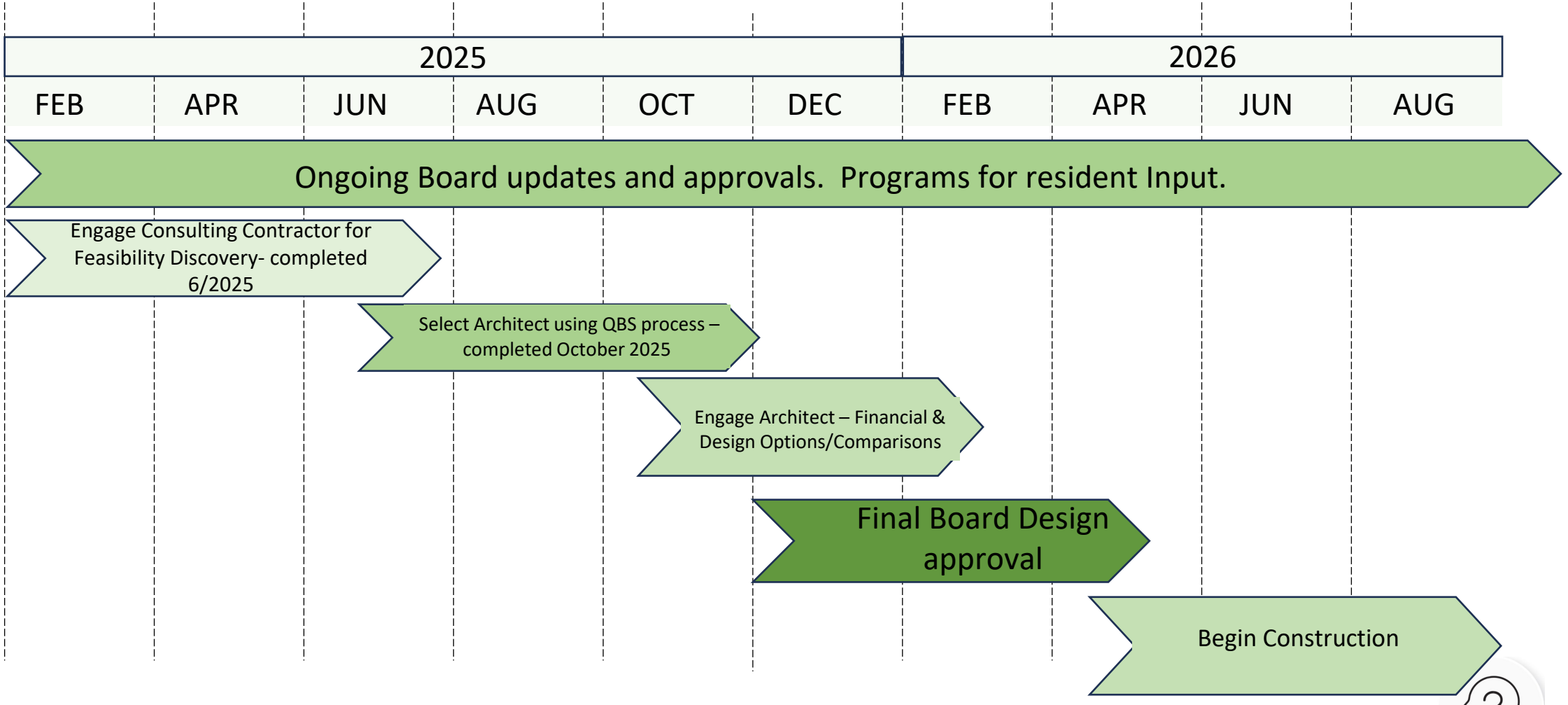
How Much?

What do we mean by “All In”

Item	Stick build “All In” estimate	Barn-dominium Not “all in” estimate
Foundation	✓	✓
Frame	✓	✓
Windows & Doors	✓	✓
Siding	✓	✓
Roof	✓	✓
Interior walls & Finish	✓	✓
Plumbing	✓	✓
Electrical	✓	✓
HVAC	✓	✓
Telecom/Communications/Furniture	✓	
Parking lot/Sidewalks	✓	
Landscaping	✓	
“One Stop” on-site and local project support	✓	

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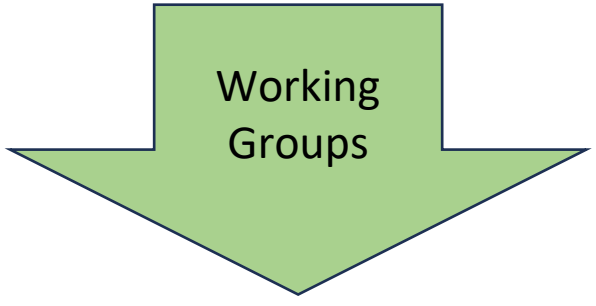
Timeline



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New Hall Committee

- West Traverse Board of Directors
  - Jay Olson – Township Clerk
    - clerk@westtraversetownship.gov
  - Kristi Hollingsworh - Treasurer
    - Treasurer@westtraversetownship.gov
  - David Green – Township Board member
    - secretary@westtraversetownship.gov



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Working Groups

- Purpose: Do research, analysis, and Recommendations for presentation to Board for review and approval

Township Committee Members:

- Jay Olson - Clerk
- Kristi Hollingsworth - Treasurer
- David Green – Trustee

Resident Group members:

- Lisa Morris
- Garon Gopigian
- Linda Hoisington

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