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TYRONE TOWNSHIP HALL ALTERNATIVE ANALYSIS



AGENDA

- ▶ Overview
- ▶ Needs
- ▶ Existing Conditions
- ▶ Alternative #1 - Renovate current building
- ▶ Alternative #2 - Construct new building
- ▶ Alternative #3 - Purchase and remodel existing building
- ▶ Estimated costs
- ▶ Things to consider
- ▶ Conclusions / Recommendations

OVERVIEW

- ▶ The Township has been exploring options to improve the Township Hall
 - ▶ Better working conditions for staff - improved safety and efficiency
 - ▶ More reliability from the building infrastructure (insulation, power outages)
 - ▶ Better accommodations for events and residents
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NEEDS

- ▶ Meet current code requirements
- ▶ Safe, efficient, comfortable for staff and visitors
- ▶ Reliable infrastructure/utilities
- ▶ Ample parking available
- ▶ Practical, efficient floorplan
 - ▶ Quick, easy access for services to residents



EXISTING CONDITIONS



- ▶ Energy study conducted by Natura in 2015
- ▶ Spicer Group investigated the building in 2017-18
- ▶ Built in 1967, expanded in 1977, 1986, 1996
- ▶ Poor insulation
- ▶ Insufficient parking for events such as elections or public hearings
- ▶ Overloaded electrical service - 60 Amp
- ▶ Awkward floor plan from numerous additions
- ▶ A/V system issues
- ▶ Ice dams

ALTERNATIVE #1 - RENOVATE CURRENT BUILDING

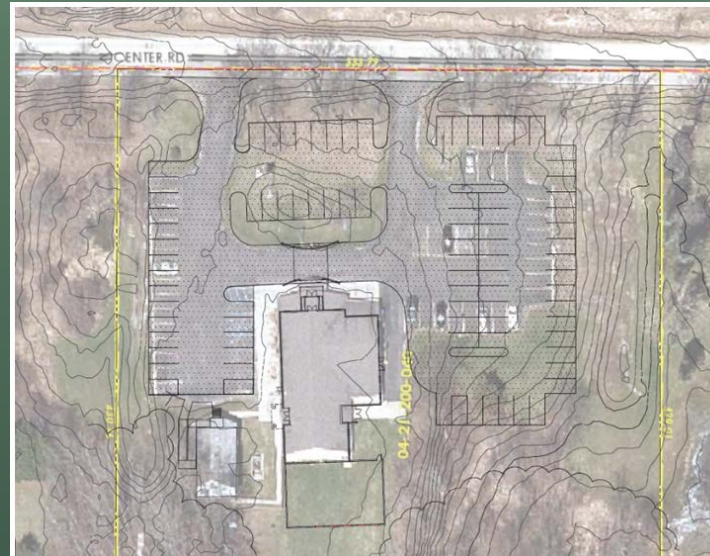
Explored in 2017-18 with conceptual plan

PROS:

- No real estate acquisition required
- Lowest cost

CONS:

- Will disturb work during construction
- Likely will require a temporary office site during construction – added cost
- Improvements are limited by the property size and layout



ALTERNATIVE #2 - CONSTRUCT NEW BUILDING

Includes real estate acquisition, preferably unimproved, and constructing a new Township Hall site from scratch

PROS:

- Design and build to suit
- Minimal interruption to Township business
- Can sell or repurpose existing Township Hall

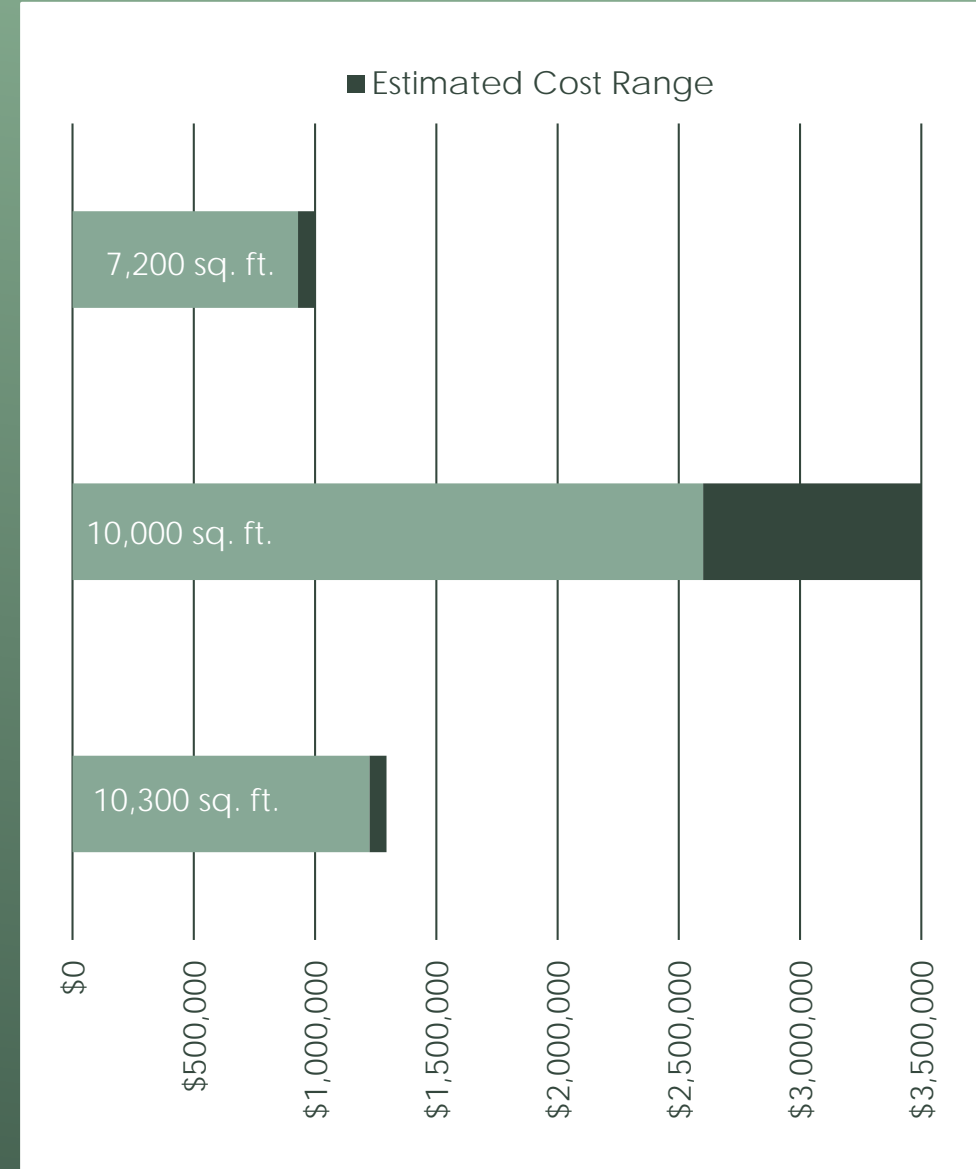
CONS:

- Limited by availability
- Takes most time (real estate acquisition, design, construction)
- Highest cost




ESTIMATED COSTS

- ▶ **Alternative #1 - \$930,000 to \$1,000,000**
 - ▶ About \$810,000 for Architecture/Engineering/ Construction
 - ▶ \$120,000 to \$150,000 for temporary office space
- ▶ **Alternative #2 - \$2.6M to \$3.5M**
 - ▶ Costs can vary dramatically based on selected property, real estate fees, scope of design and construction, etc.
- ▶ **Alternative #3 - \$1.25M to \$1.35M**
 - ▶ \$1,000,000 for property acquisition
 - ▶ \$225,000 for remodeling and site improvements including engineering/architecture



THINGS TO CONSIDER

- ▶ Needs
 - ▶ Chose an alternative that meets the needs of the Township. i.e. Reliable infrastructure, accommodations for elections and other events, etc.
 - ▶ Longevity
 - ▶ Which alternative best suits not only current needs, but also future needs?
 - ▶ Which alternative will require the least future maintenance and renovations?
 - ▶ Affordability
 - ▶ Which is the best Alternative that fits in the Township budget?
 - ▶ Is the cheapest option really the BEST option?
 - ▶ Sunk Costs
 - ▶ At what point is it a waste of money to continue renovating the existing Township Hall?
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DECISION MATRIX

		ALT #1 - RENOVATE		ALT #2 - BUILD		ALT #3 - BUY	
	WEIGHT	SCORE	WEIGHTED SCORE	SCORE	WEIGHTED SCORE	SCORE	WEIGHTED SCORE
STAFF SAFETY	5	3	15	3	15	3	15
ACCOMMODATIONS	4	1	4	3	12	3	12
LONGEVITY	3	1	3	3	9	3	9
DIRECT COSTS	2	3	6	1	2	2	4
INDIRECT COSTS	1	1	1	2	2	3	3
TOTALS		7	29	12	40	13	43

CONCLUSIONS / RECOMMENDATIONS

- ▶ Our recommendation is to proceed with Alternative #3 - Purchase and remodel
 - ▶ Fairly new building in good condition without the cost of new construction
 - ▶ Spacious building on a large lot suitable for future expansion if necessary
 - ▶ The building in question, with minor remodeling, will be just as suitable for the Township as any new building would be.
 - ▶ More affordable than building new; more certainty in cost estimate
 - ▶ Costs more than renovating the existing building, but far more practical