



WATERFORD TOWNSHIP

COMMUNITY CENTER 2018 BOND PROPOSAL FACT SHEET



November 6, 2018, Waterford voters will be able to vote on a bond proposal to build, equip, and furnish a new Community Center. If approved, the Township would be authorized to borrow/issue bonds for up to Thirty Million Dollars for no more than 21 years, with the estimated levy to pay for the bonds in the first year estimated to be 0.84 mills.

The proposed new Community Center will provide services for all our residents from youth sports and adult fitness to senior activities on the Township campus. The site of the proposed new Community Center is on property the Township already owns on Civic Center Drive behind the Township Hall. The property overlooks Clam Lake and is of sufficient size to locate the Community Center with adjoining green space and views of the lake.

The proposed Community Center will focus on space for the activities that surveys and comments of our residents have indicated they would like offered such as fitness, dance, event rentals, meeting rentals; and senior, adult and youth leisure activities.

Our current Recreation Center has issues that will be expensive to fix and has high utility bills due to an inefficient HVAC system and poor insulation and windows. Let's look at the facts:

The existing Recreation Center	A New Community Center
5,000 visits per month, despite wear and tear, and significant deterioration of the building constructed in 1947.	A new larger and centrally-located facility that is more attractive & functional is expected to generate more visits per month
Limited programs and activities for children, adults and seniors due to space constraints	With more space in a larger building, more programs can be offered
Not a natural or walkable location, it is on Williams Lake Road in an industrial zoning district and backs up to a railroad	The new site would be a walkable, centrally-located space overlooking Clam Lake on property already zoned for Public Lands
The current floor plan is inadequate for certain desired programs	The new design uses space more efficiently and will enable staff to oversee the entire building from a central location
Parks & Recreation staff are divided between two buildings currently and time is lost and efficiency is sacrificed	All Parks & Recreation staff will be housed in the New Community Center allowing more efficient operations
Built in 1947 and not built to today's standards – foundation is compromised, walls are cracking creating water leaks	An up-to-date, energy-efficient building designed to meet current & future needs
Plumbing, HVAC, electrical systems and elevator need to be replaced. Building renovation estimated at \$11.6 million	High efficiency systems will be installed
Minimally ADA (Americans with Disabilities Act) compliant	The new center will be constructed in accordance with all current ADA accessibility requirements
45% of all capital repairs budgeted by Parks & Recreation is spent on the Recreation Center	With a new building, capital repairs will not be needed for years and those budgeted funds will be redirected to the parks in need of maintenance & repairs
Gym is booked constantly and residents are turned away	Twice the gym space will be available
160 parking spaces are inadequate for needs	350 parking spaces will be at the new site
The Recreation Center is located on industrial zoned property	The industrial property will be sold to pay down the principal of the bond

For a calculator to determine the cost of this bond proposal for your property and for more information on the Community Center, visit www.waterfordmi.gov/communitycenter