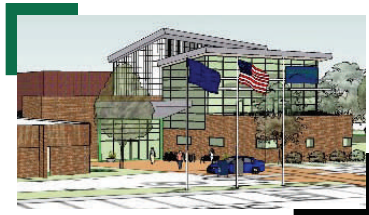


TOP 11 BENEFITS TO THE TAXPAYER

11. Environmentally Sustainable Project
10. Puts Tax Dollars to Work Creating Jobs and Investing in the Community, Not Sitting Idle Earning Less than 1% Interest
9. Increased Productivity of City Hall Staff
8. Stronger Community Image
7. Structurally Sound & Energy Efficient Building
6. Ease of Use Inside & Out
5. Full ADA Accessibility
4. More & Better Public Space
3. Reduced Operational Costs
2. No Interest Expenses, Which Typically Doubles the Cost of a Project Over 20 Years, Due to Prudent Financial Planning
1. **Great Value During this Current Competitive Construction Market**

Conceptual image of revitalized City Hall.



DOING OUR PART FOR A SUSTAINABLE FUTURE

The City Hall Revitalization Project aims to meet USGBC (United States Green Building Council) LEED (Leadership in Energy & Environmental Design) Gold Certification. LEED certification is given to buildings that meet the highest standards in energy efficiency and environmentally sustainable building practices.

Sustainability is important in these times of rising energy costs and concerns over global climate change. Currently, buildings in the United States account for 12% of water use, 71% of electricity consumption, 65% of waste output, and 39% of CO2 emissions.

Farmington Hills wants to be part of the solution, not part of the problem.

PUTTING MICHIGAN'S RESIDENTS TO WORK

It is estimated that the City Hall Revitalization Project will provide 30–50 Full Time Equivalent construction-related jobs over a period of 12–18 months. This project will put Michigan people to work.



INVESTING IN OUR COMMUNITY & OUR FUTURE

CITY HALL REVITALIZATION PROJECT

G R E A T P R O J E C T
-
G R E A T T I M E
-
G R E A T V A L U E



CITY OF FARMINGTON HILLS
31555 W. ELEVEN MILE RD
FARMINGTON HILLS, MI 48336

TEL: 248-871-2500
FAX: 248-871-2501
EMAIL: SBROCK@FHGOV.COM
WEB: WWW.FHGOV.COM

THE BEST TIME IS NOW

THE FINANCIAL CASE

City Hall has needed improvements for many years. A comprehensive project has been in the City's sights for well over a decade and has been in the Capital Improvement Plan and Budget for the last several years.

The existing City Hall facility needs substantial investment in order to provide 100% Americans with Disabilities Act accessibility; replace failing systems such as windows, leaking roofs, doors, and other dated and deteriorating areas; replace and simplify the current Heating Ventilation & Air Conditioning system; improve energy efficiency and much more.

The City Hall Revitalization Project has been designed to provide an environment that allows the building to adapt to the changing operational needs of the City and community. Currently, without major renovations, this is not feasible.



NEEDED INVESTMENT

The existing City Hall requires significant attention. It is one of our last municipal buildings to receive any real investment. The facility has served the community well for nearly half a century, however, investing in short-term remedies is no longer sensible. Only a comprehensive revitalization plan will result in a facility capable of meeting the community's needs for the next half century.

The current financial climate provides an exceptional opportunity for the City Hall Revitalization Project. There may never be another chance in the near future to construct this project for a better value. Here are some of the reasons why this is a good time to build:

PROJECT FUNDED—Funding for this project has been saved over the last several years resulting in no financing, bonding, or increased taxes to pay for the project.

PRIME BID CLIMATE—Given the current economy, project bids will likely be favorable.

MATERIAL COSTS ARE DOWN—Construction material prices are flat or lower than they have been in the past.

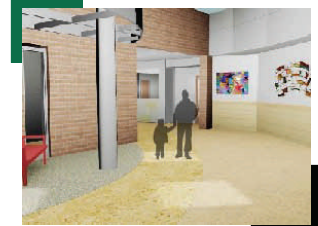
GET AHEAD OF HIGHER ENERGY COSTS—Energy costs will likely rise substantially over the coming decades. With energy savings a forethought in the design process, the City will be well positioned to handle future energy costs.



Images of existing City Hall



Conceptual interior images of the revitalized City Hall



RESULTING EFFICIENCIES OF THE CITY HALL REVITALIZATION PROJECT

The City Hall Revitalization Project will provide more flexible space without increasing electricity or water usage. In fact, it is anticipated with the use of a Ground Source Heat Pump, natural gas usage could be eliminated or drastically reduced. This allows for a more energy and operationally efficient building.

ANTICIPATED SAVINGS OVER 20 YEARS

- *Energy Efficiency \$1 million+
 - *Operational Efficiency \$8 million+
- (Includes conservative annual inflationary costs)

WHAT DOES IT ALL MEAN?

The City Hall Revitalization Project is estimated to cost approximately \$7-8 million. Including the estimated savings described above, this project would provide a return on investment in less than 20 years.



Investing Today for a Sustainable Tomorrow