



FACILITIES MASTER PLAN

for the

**Supervisor's Office
Clerk's Office
Treasurer's Office
Assessor's Office
Building Department
Buildings & Grounds
Parks & Recreation
Department of Public Works
Fire Department
Oakland County Sheriff's Office
Board of Trustees**

February 20, 2007



Straub Pettitt Yaste

850 North Crooks, Suite 200
Clawson, Michigan 48017-1311
248-658-7777 / 248-658-7781 fax
mail@straubpettityaste.com / www.straubpettityaste.com



FACILITIES MASTER PLAN

Index

Conclusion & Summary

Programming

Inventory & Analysis

Conceptual Proposal

Phasing

Cost Models

Schedule

Funding



ORION TOWNSHIP Facilities Master Plan

Project No. 0635

Nearly every department of Orion Township's government is housed in inadequate facilities, unable to function properly or efficiently.

This study examined the needs of those departments in terms of space, functional adjacencies, safety, work compatibilities, and other intangible elements.

The subsequent results of that investigation and the most advantageous solution are a three phased project.

The present Township site and the new DPW site were addressed. Serious work was anticipated starting in early 2007 and terminating in early 2010.

The work was addressed in phases and is identified below.

PHASE I - March 2007 through December 2008

New Department of Public Works Facility	\$ 3,945,000
New Fire Department Facility	4,136,000
New Oakland County Sheriff's Facility	2,850,000
TOTAL	<u>\$ 10,931,000</u>

PHASE II - June 2008 through March 2009

Remodel Old Department of Public Works	<u>\$ 926,000</u>
--	-------------------

PHASE III - December 2007 through January 2010

Renovation and Addition to Township Hall	<u>\$ 6,520,000</u>
--	---------------------

Phase III will provide adequate space for each department and appropriate Board Room.

During the renovation of the Township Hall, staff will be relocated to temporary spaces in the Safety Complex:

- new DPW,
- Central Fire Station,
- and the Oakland County's Sheriff's facility.

This inconvenience will place all the departments on one campus for approximately a twelve month period only.

Funding for these projects will come from existing funds and internal borrowing from the Water and Sewer Fund administered by the Department of Public Works.

Low interest rates and the present accumulation of capital funds make this a "no-increase-cost" project for the residents of Orion Township.

GOALS & PRECEPTS

These goals will be the standard to evaluate the various alternative site and building schemes.



ORION TOWNSHIP

Precepts: **FACILITIES MASTER PLAN**

- To provide a welcoming, friendly, and safe place for visitors, Township residents and employees.
- To provide a strong municipal image of Township Government.
- To provide employee and users efficient operations.
- To provide a campus type development capable of future growth and adaptation reflecting the present and future needs of the community.
- To demonstrate throughout the process of design and construction, the Township's willingness to be an example for future developers, by meeting or exceeding minimal community standards for design and construction. Consider Leadership in Energy and Environmental Design (LEED) Certification.
- To provide facilities to generate pride and financial support by the community.
- To encourage quick, safe, and efficient response by the fire and sheriff's departments.
- To provide adequate space for 15% to 20% internal growth within each department without major renovation.

AREA REQUIREMENTS SUMMARY

*A summary of anticipated space requirements
for each department was developed
with Directors and Staff.*



ORION TOWNSHIP Facilities Master Plan

Project No. 0635

Space Area Summary

	Department Area	Building Net to Gross Ratio	Gross Building Area
Supervisor's Office	1,113 nsf*	80%	1,391 gsf
Clerk's Office	3,643 nsf*	80%	4,553 gsf
Treasurer's Office	1,125 nsf*	80%	1,406 gsf
Assessor's Office	1,323 nsf*	80%	1,653 gsf
Building Department	2,375 nsf*	80%	2,969 gsf
Buildings & Grounds	3,850 nsf*	80%	4,813 gsf
Parks & Recreation	1,913 nsf*	80%	2,391 gsf
Department of Public Works	17,182 gsf		17,182 gsf
Fire Department	19,348 gsf		19,348 gsf
Oakland County Sheriff's Office	10,631 gsf		10,631 gsf
Board of Trustees	3,518 nsf*	80%	4,397 gsf

** Net area within department. Does not include building gross area.*

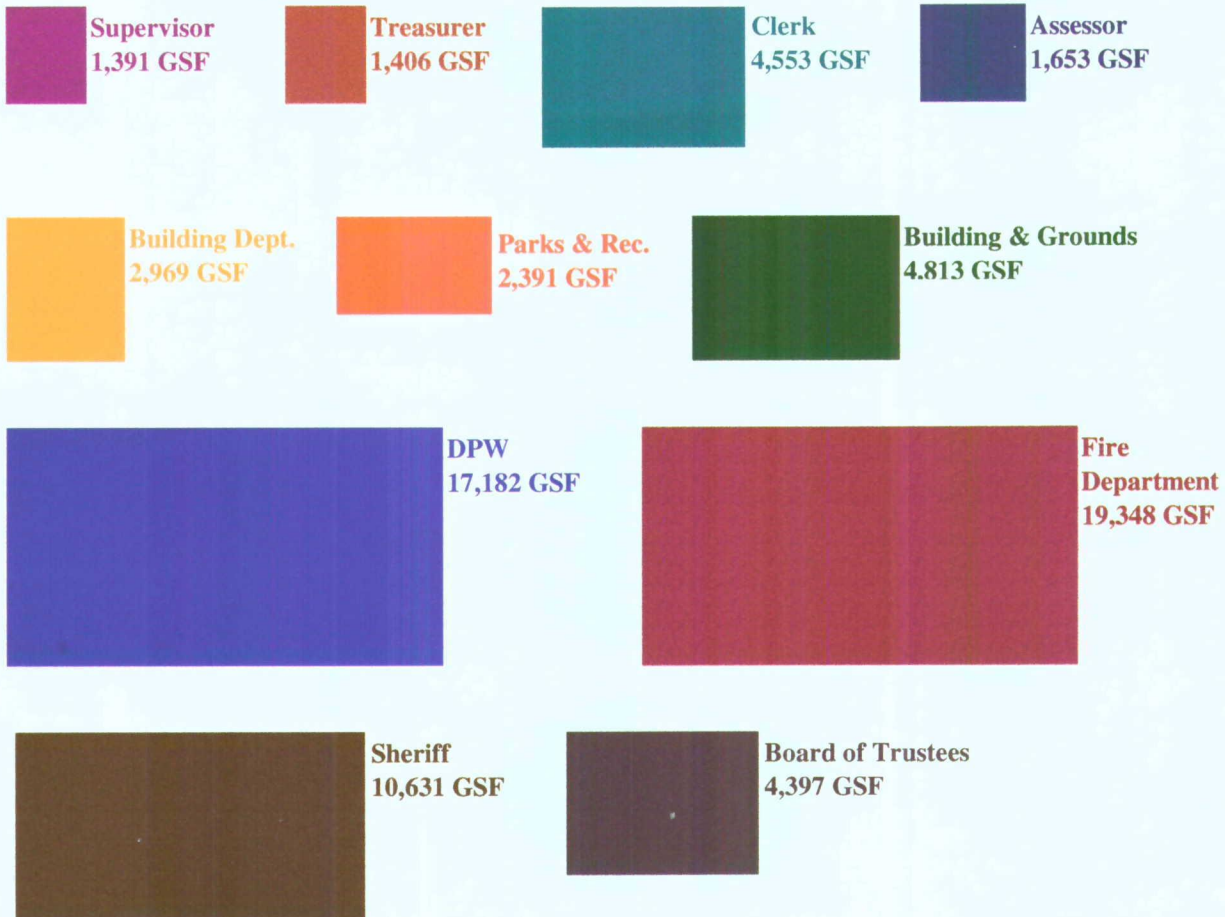
GRAPHIC AREA REQUIREMENTS SUMMARY



ORION TOWNSHIP Facilities Master Plan

Project No. 0635

These blocks are proportional.



AREA REQUIREMENTS



ORION TOWNSHIP Facilities Master Plan

Project No. 0635

SUPERVISOR'S OFFICE

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
Office Space:	
Supervisor	200 nsf
Assistant	150 nsf
Administrative Assistant	300 nsf
Typist/Clerk	80 nsf
Service Counter (2 Positions)	60 nsf
Storage (File Room)	<u>100 nsf</u>
<i>Sub Total</i>	890 nsf
Circulation & Growth	25% <u>223</u>
Total Net Area	<u><u>1,113 NSF</u></u>

AREA REQUIREMENTS



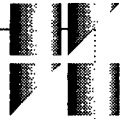
ORION TOWNSHIP Facilities Master Plan

Project No. 0635

CLERK'S OFFICE

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
Office Space:	
Clerk	200 nsf
Deputy Clerk	168 nsf
Accounts Payable (2)	400 nsf
Counter Help (2-1/2)	192 nsf
Service Counter (3 Positions)	90 nsf
Work Room	150 nsf
Storage (Pre-Archive)	100 nsf
Storage:	
Archives	864 nsf
Election Equipment	540 nsf
Election Supplies / Work Room	<u>210 nsf</u>
<i>Sub Total</i>	2,914 nsf
Circulation & Growth	25% <u>729 nsf</u>
Total Net Area	<u><u>3,643 NSF</u></u>

AREA REQUIREMENTS



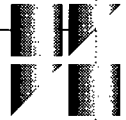
ORION TOWNSHIP Facilities Master Plan

Project No. 0635

TREASURER'S OFFICE

<u>Room / Space Name</u>		<u>New Area Anticipated</u>
Office Space:		
Treasurer		200 nsf
Deputy Treasurer		150 nsf
Open Office (2)		300 nsf
Service Counter (3 Positions)		150 nsf
Storage (Pre-Archive)		<u>100 nsf</u>
<i>Sub Total</i>		900 nsf
Circulation & Growth	25%	<u>225 nsf</u>
Total Net Area		<u><u>1,125 NSF</u></u>

AREA REQUIREMENTS



ORION TOWNSHIP Facilities Master Plan

Project No. 0635

ASSESSOR'S OFFICE

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
Office Space:	
Assessor	170 nsf
Open Office Space (3)	684 nsf
Work Room	144 nsf
Service Counter (2 Positions)	<u>60 nsf</u>
<i>Sub Total</i>	1,058 nsf
Circulation & Growth	25% <u>265</u>
Total Net Area	<u><u>1,323</u></u> NSF

AREA REQUIREMENTS



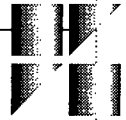
ORION TOWNSHIP Facilities Master Plan

Project No. 0635

BUILDING DEPARTMENT

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
Office Space:	
Building Official	180 nsf
Open Office Space (15)	1,300 nsf
Service Counter (3 Positions)	120 nsf
Plan Storage	200 nsf
Storage:	
Archives	<u>100 nsf</u>
<i>Sub Total</i>	1,900 nsf
Circulation & Growth	25% <u>475 nsf</u>
Total Net Area	<u><u>2,375 NSF</u></u>

AREA REQUIREMENTS



ORION TOWNSHIP Facilities Master Plan

Project No. 0635

BUILDING & GROUNDS OFFICE

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
Office Space:	
Director	180 nsf
Information	100 nsf
Shared Station	100 nsf
Cable TV Room	200 nsf
Storage:	
Office / Custorial	
Supplies & Equipment	480 nsf
Building & Grounds Equipment	360 nsf
Shared Spaces:	
Small Conference Rooms (2)	280 nsf
Medium Conference Rooms (2)	500 nsf
Large Conference Rooms (1)	400 nsf
Employee Lounge / Kitchenette	480 nsf
Storage:	
Archives (From other departments.)	- nsf
Vehicular (18)	<u>NA</u>
<i>Sub Total</i>	3,080 nsf
Circulation & Growth	25% <u>770</u>
Total Net Area	<u><u>3,850 NSF</u></u>

AREA REQUIREMENTS



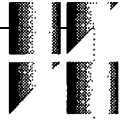
ORION TOWNSHIP Facilities Master Plan

Project No. 0635

PARKS & RECREATION OFFICE

<u>Room / Space Name</u>		<u>New Area Anticipated</u>
Office Space:		
Director		200 nsf
Assistant		150 nsf
Open Office Space (3-1/2)		500 nsf
Service Counter (3 Positions)		90 nsf
Work Room		160 nsf
Storage (Program & Equipment)		330 nsf
Storage:		
Archives (Off Site)		<u>100 nsf</u>
<i>Sub Total</i>		1,530 nsf
Circulation & Growth	25%	<u>383</u>
Total Net Area		<u><u>1,913 NSF</u></u>

AREA REQUIREMENTS



ORION TOWNSHIP Facilities Master Plan

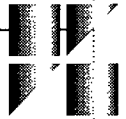
Project No. 0635

DEPARTMENT OF PUBLIC WORKS

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
Office Space:	
Director	200 nsf
Assistant Director	168 nsf
Secretary / Billing	512 nsf
Lunch Room	192 nsf
Conference Room	240 nsf
Supply Area	96 nsf
Plan Room	300 nsf
Toilet Room (Staff)	68 nsf
Toilet Room (Public)	68 nsf
Plan Review	160 nsf
Reception / Lobby	324 nsf
Repair / Maintenance Bay	864 nsf
Maintenance Tool / Parts	240 nsf
Break Room	260 nsf
Garage Office	192 nsf
Locker Room - Men	504 nsf
Locker Room - Women	336 nsf
Equipment Bay Area	8,000 nsf
Meter Room	240 nsf
Shop	384 nsf
Storage	<u>1,600 nsf</u>
<i>Sub Total</i>	14,948 nsf
Circulation & Growth	<u>87% (a)</u>
Total Gross Area	<u><u>17,182 GSF</u></u>

(a) Net to gross ratio of existing facilities.

AREA REQUIREMENTS



ORION TOWNSHIP Facilities Master Plan

Project No. 0635

FIRE DEPARTMENT

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
Fire Administration and Training:	
Lobby / Vestibule	324 nsf
Fire Chief Office	238 nsf
Fire Marshal 2 @ 110 sf =	220 nsf
Conference Room	308 nsf
General Office	850 nsf
Work Room	164 nsf
Training Room	1,170 nsf
Public Education Equipment Storage	98 nsf
Fire Training Equipment Storage	130 nsf
Fire Fighters (Volunteer)	207 nsf
Men's Restroom	95 nsf
Women's Restroom	63 nsf
	<hr/>
<i>Sub Total</i>	3,867 nsf
Net to Gross Area Ratio	<hr/> 76% (a)
Total Fire Administration and Training Gross Area	<hr/> 5,088 GSF

(a) Net to gross ratio of existing facilities.

AREA REQUIREMENTS



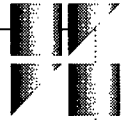
ORION TOWNSHIP Facilities Master Plan

Project No. 0635

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
<u>FIRE DEPARTMENT (Continued)</u>	
Manned Fire Station:	
Day Room	520 nsf
Kitchen / Pantry	450 nsf
Physical Training	446 nsf
Storage	512 nsf
Bunk Room	572 nsf
Men's Locker	600 nsf
Women's Locker	312 nsf
	<hr/>
<i>Sub Total</i>	3,412 nsf
Net to Gross Area Ratio	<hr/> 76% (a)
Total Manned Fire Station Gross Area	<hr/> 4,489 GSF

(a) Net to gross ratio of existing facilities.

AREA REQUIREMENTS



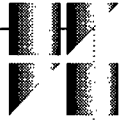
ORION TOWNSHIP Facilities Master Plan

Project No. 0635

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
<u>FIRE DEPARTMENT (Continued)</u>	
Apparatus Related Spaces:	
Apparatus Bays 4 @ 1,800 sf =	7,200 nsf
Seasonal Equipment Storage	62 nsf
Self Contained Breathing Equipment	154 nsf
Decontamination	72 nsf
Medical Supplies	186 nsf
Laundry	147 nsf
Hose Storage	125 nsf
General Storage	175 nsf
Tool Crib	164 nsf
Turnout Gear Storage	326 nsf
Equipment	<u>182 nsf</u>
<i>Sub Total</i>	8,793 nsf
Net to Gross Area Ratio	<u>90% (a)</u>
Total Apparatus Related Spaces Gross Area	<u>9,770 GSF</u>
Total Fire Department Gross Area	<u><u>19,348 GSF</u></u>

(a) Net to gross ratio of existing facilities.

AREA REQUIREMENTS



ORION TOWNSHIP Facilities Master Plan

Project No. 0635

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
<u>OAKLAND COUNTY SHERIFF'S OFFICE</u>	
Lobby	560 nsf
Public Toilet	56 nsf
Reception / Lobby	440 nsf
Storage	300 nsf
Report	240 nsf
Men's Locker Room	1,380 nsf
Women's Locker Room	350 nsf
Break Room	210 nsf
Lieutenant's Office	140 nsf
Conference Room	192 nsf
Holding Room	128 nsf
Interview	64 nsf
Sergeant's Office	384 nsf
Detective's Office	432 nsf
Equipment / Work Room	180 nsf
Video Arraignment	150 nsf
School Liaison Office	144 nsf
Garage	1,080 nsf
Receiving Garage	480 nsf
<i>Sub Total</i>	6,910 nsf
Net to Gross Area Ratio	<u>65% (a)</u>
Total Gross Area	<u><u>10,631</u></u> GSF

(a) Net to gross ratio of existing facilities.

AREA REQUIREMENTS



ORION TOWNSHIP Facilities Master Plan

Project No. 0635

BOARD OF TRUSTEES

<u>Room / Space Name</u>	<u>New Area Anticipated</u>
Office Space:	
Board Room	2,100 nsf
Board Room Platform	Included
Meeting Room	264 nsf
Kitchenette	100 nsf
Lobby	250 nsf
Flex Office	100 nsf
Storage (Furniture)	- nsf
<i>Sub Total</i>	2,814 nsf
Circulation & Growth	25% <u>704</u>
Total Net Area	<u>3,518 NSF</u>

RELATIONSHIP MATRIX

The physical relationship of space is critical for the efficient operation of services from department to department.

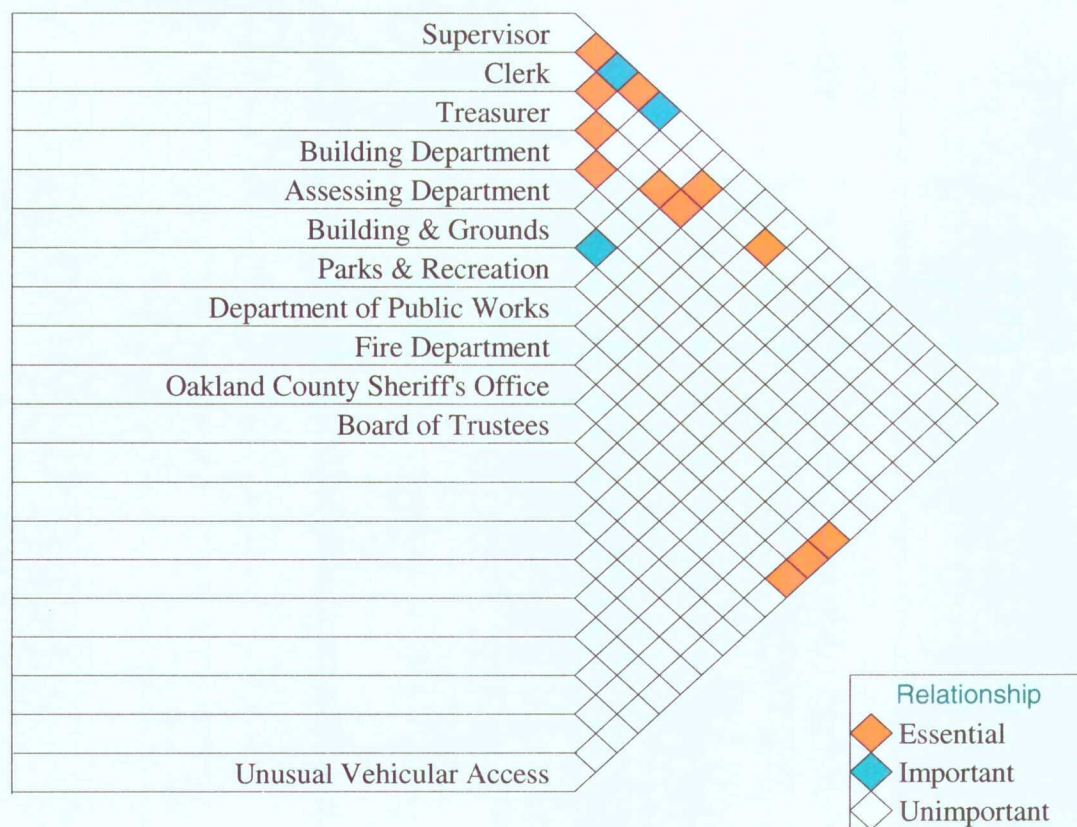
*It impacts service to the Community
in an even more dramatic fashion.*

The Relationship Matrix prioritizes adjacency relationships to optimize performance.



ORION TOWNSHIP Facilities Master Plan

Project No. 0635





ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635

*The Relationship Matrix and the Graphic Area Requirements are meshed together.
They form the Space Relationship Diagram.*

*Easily understood, it sets a visual scale to the
space needs and their potential relationship to the site,
which will be investigated in the next few pages.*

SPACE RELATIONSHIP DIAGRAM

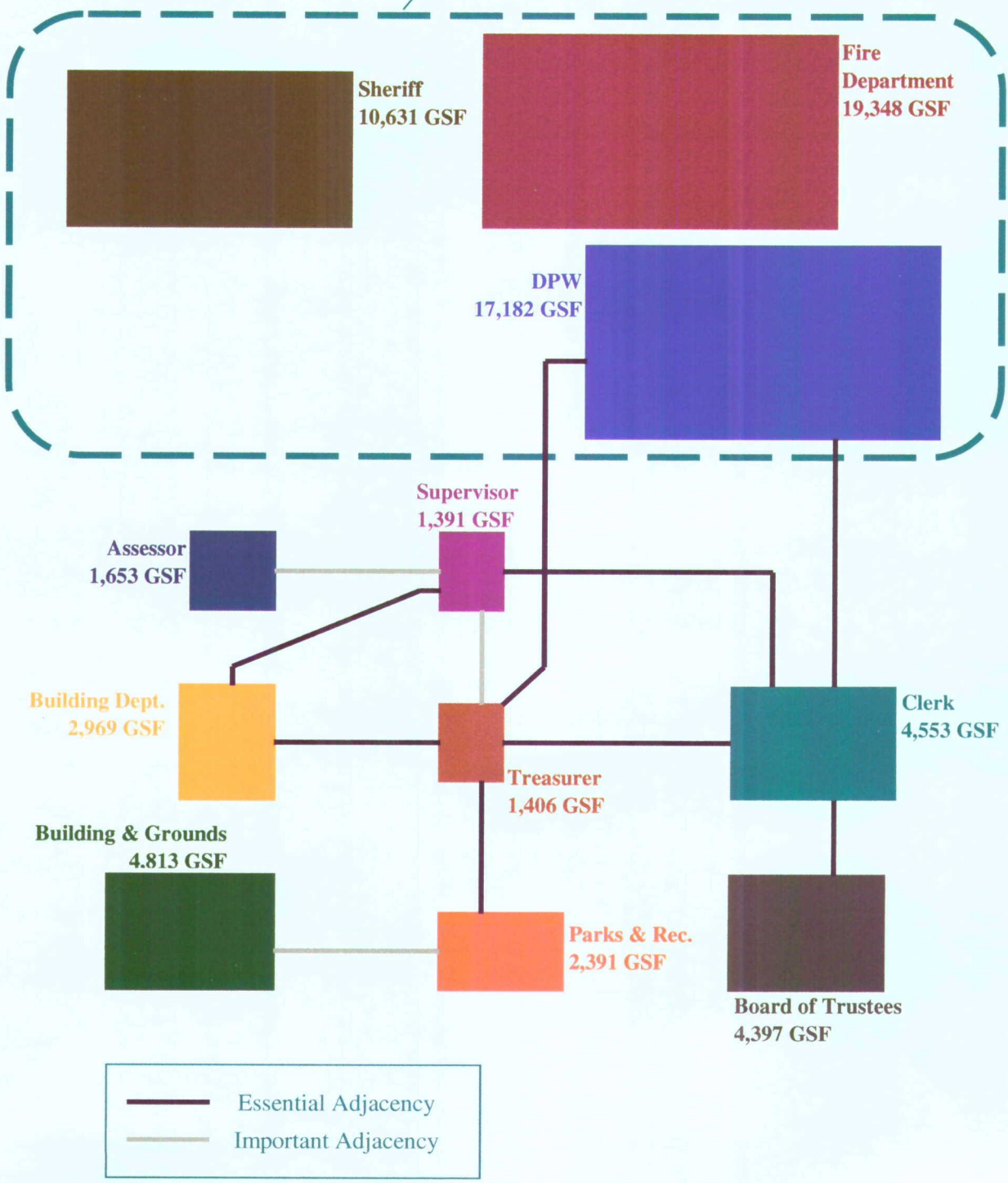


ORION TOWNSHIP Facilities Master Plan

Project No. 0635

These blocks are proportional.

Unusual vehicular access (emergency, heavy equipment, dirty equipment, etc.).



PARKING AND PAVING REQUIREMENTS



ORION TOWNSHIP Facilities Master Plan

Project No. 0635

Parking Requirements

	Department Area		Number of Parking Spaces	
Supervisor's Office	1,391	gsf	7	plus Loading Space for each 10,000 gsf
Clerk's Office	4,553	gsf	23	
Treasurer's Office	1,406	gsf	7	
Assessor's Office	1,653	gsf	8	
Building Department	2,969	gsf	15	
Buildings & Grounds	4,813	gsf	24	
Parks & Recreation	2,391	gsf	12	
Department of Public Works	17,182	gsf	46	plus Circulation plus Yard 18,000 sf
Fire Department	19,348	gsf	52	plus Circulation plus Open Training Area 12,000 sf
Oakland County Sheriff's Office	10,631	gsf	100 *	plus Loading Area
Board of Trustees	4,397	gsf	18	

* Maximum - 40 or so could be postponed.

PARKING AND PAVING REQUIREMENTS



ORION TOWNSHIP Facilities Master Plan

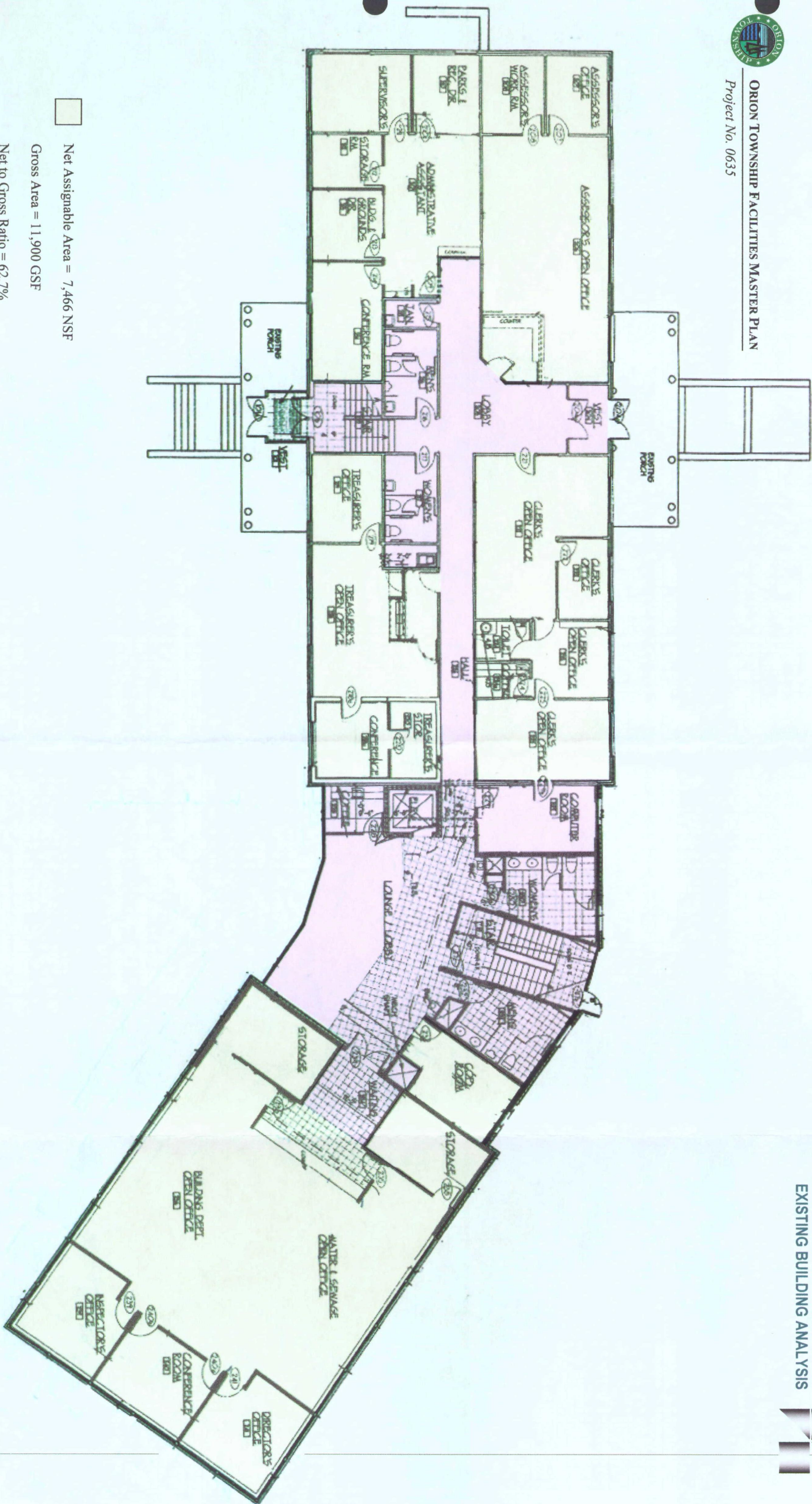
Project No. 0635





ORION TOWNSHIP FACILITIES MASTER PLAN
Project No. 0635

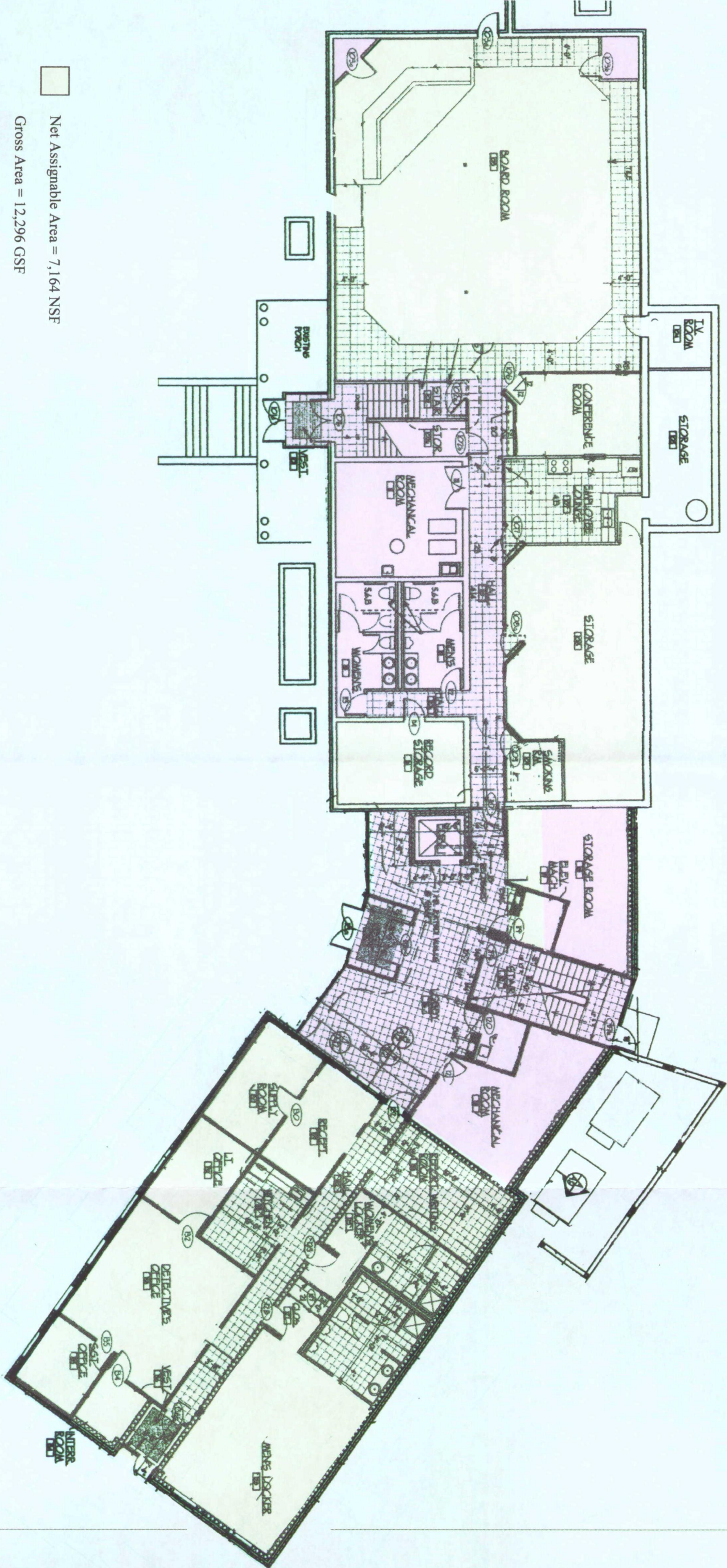
EXISTING BUILDING ANALYSIS





ORION TOWNSHIP FACILITIES MASTER PLAN
Project No. 0635

EXISTING BUILDING ANALYSIS



EXISTING TOWNSHIP HALL - LOWER LEVEL

EXISTING BUILDING ANALYSIS

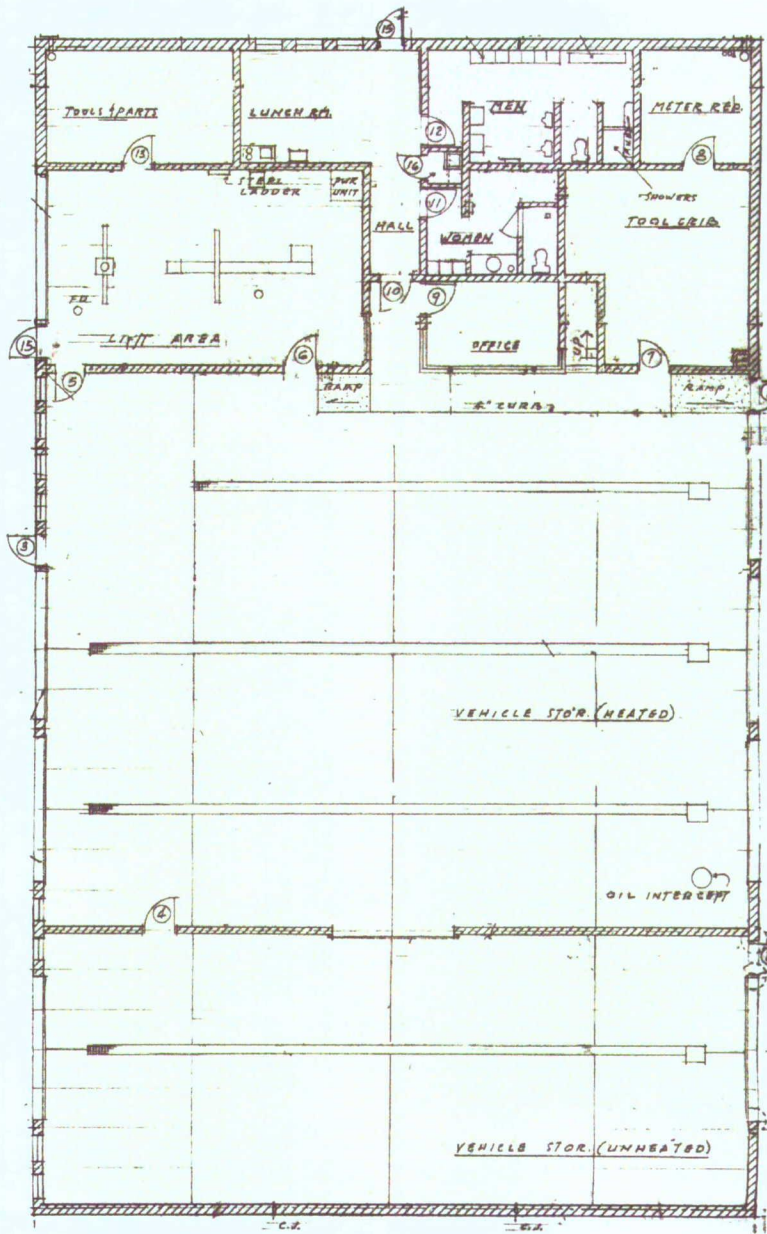
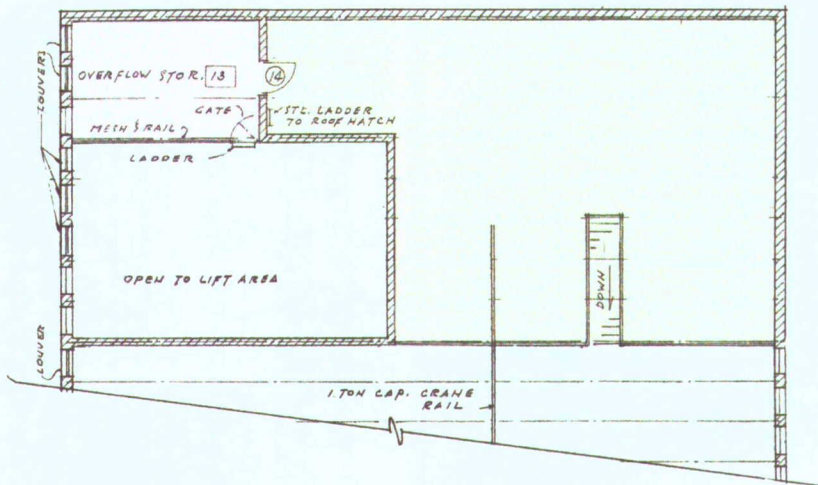


ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635

EXISTING DPW - MEZZANINE & MAIN FLOOR

- ☐ Net Assignable Area = 8,735 nsf
- Gross Area = 10,232 GSF
- Net to Gross Ratio = 85%
- ☐ Circulation, Mechanical, Toilets, Etc.





ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635

*Site Inventory records all natural and man-made features of the Site.
Each of these features will or could impact any Facilities solution.*

*Site Analysis identifies key elements or group of elements,
which may influence a solution.
It begins to define the character of the Site,
its potentials, and, of course, its limitations.*

*Two sites are presented;
the existing Township Hall site
and the 11 acre DPW site south of Clarkston Road on Joslyn Road.
This site is presently undeveloped.*

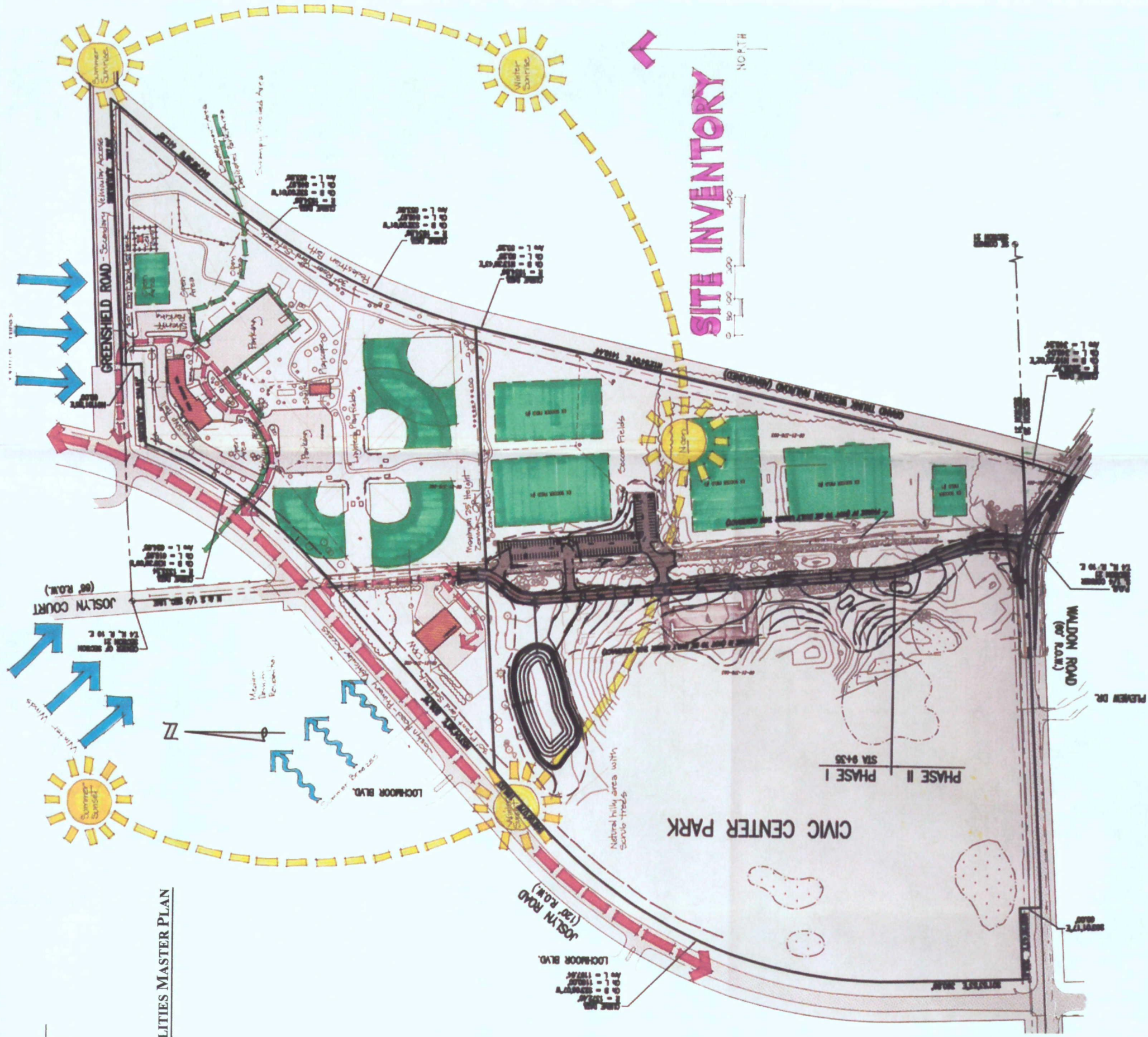


EXISTING TOWNSHIP SITE INVENTORY



ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635



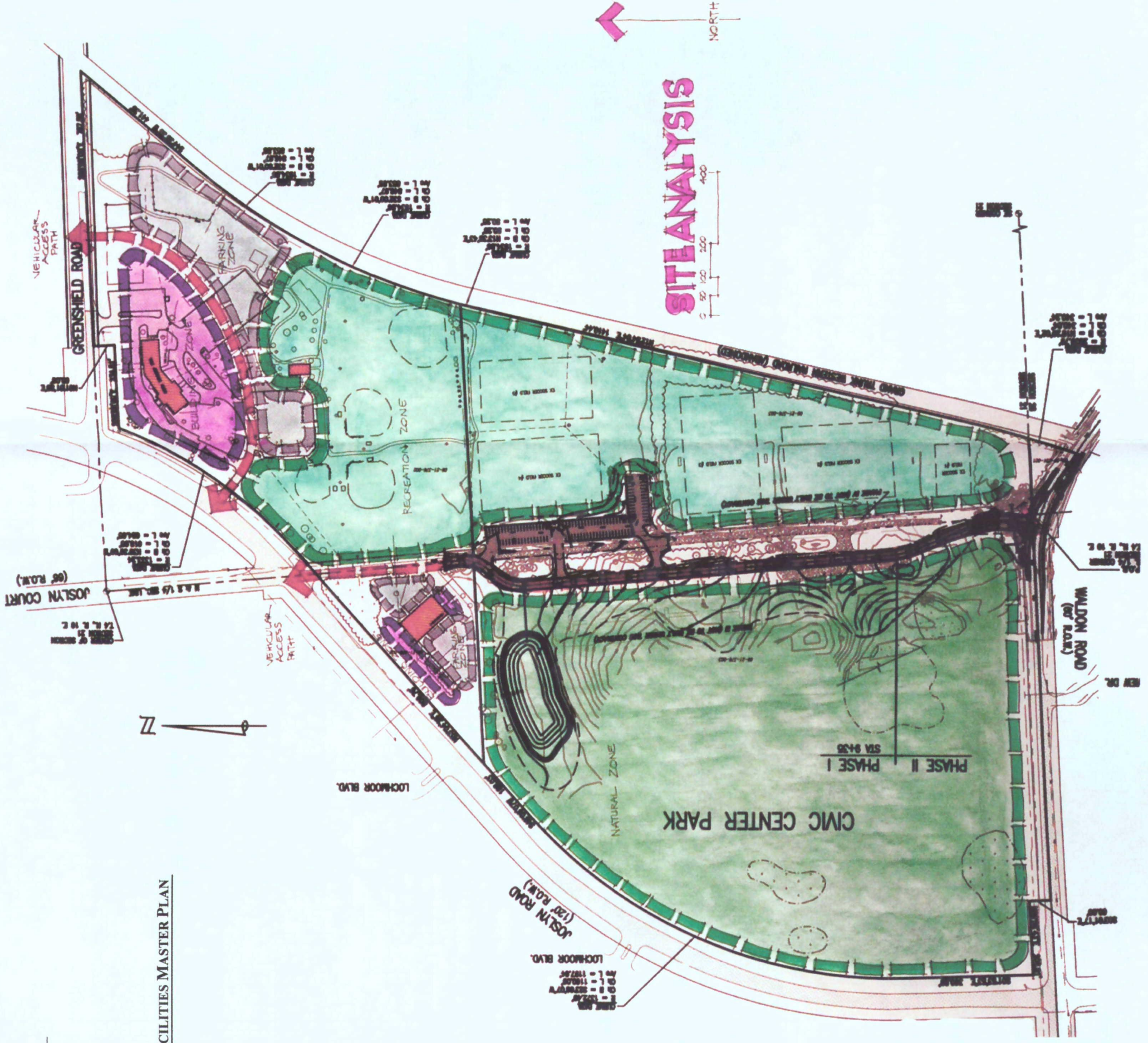


EXISTING TOWNSHIP SITE ANALYSIS



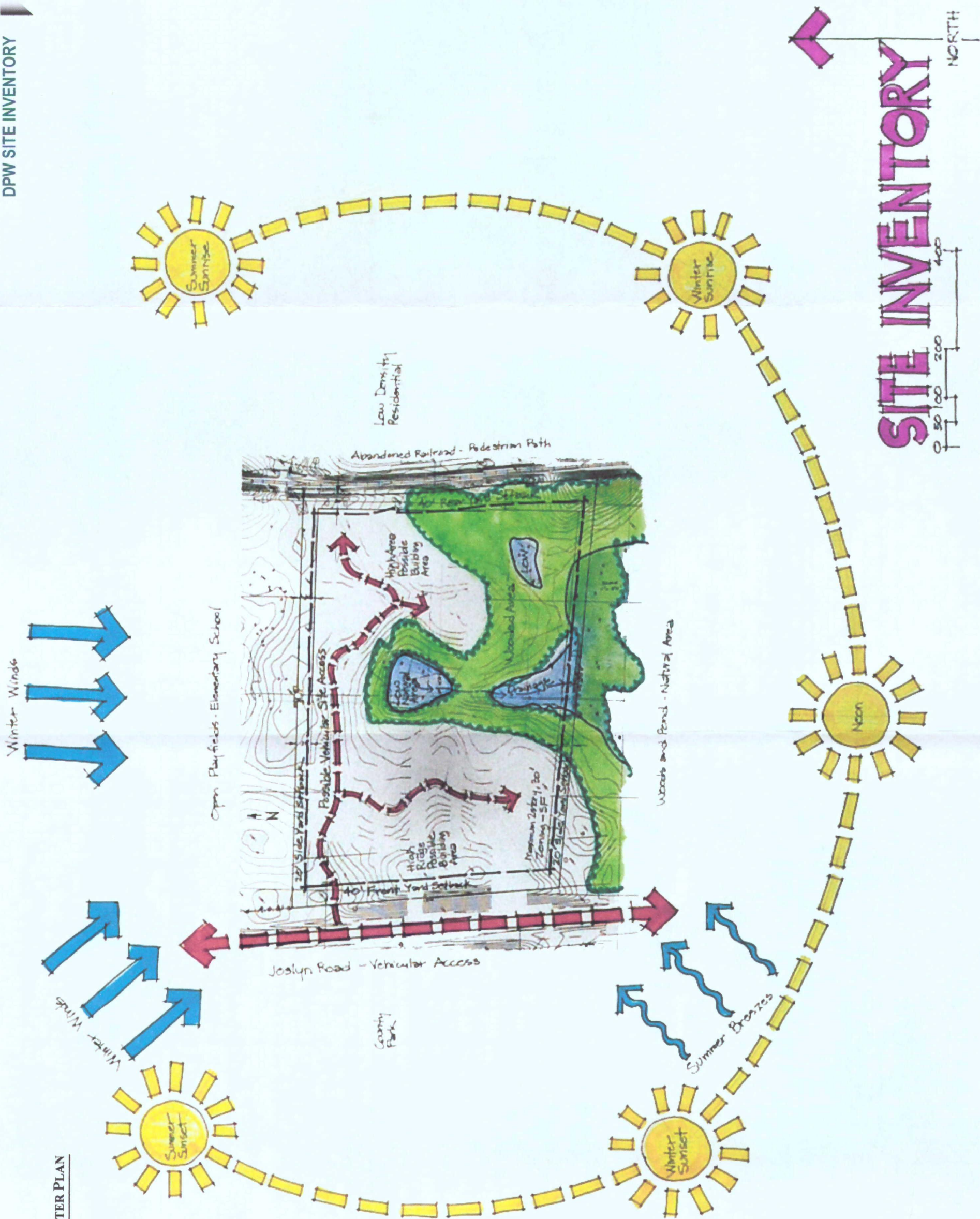
ORION TOWNSHIP FACILITIES MASTER PLAN

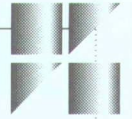
Project No. 0635



SITE ANALYSIS

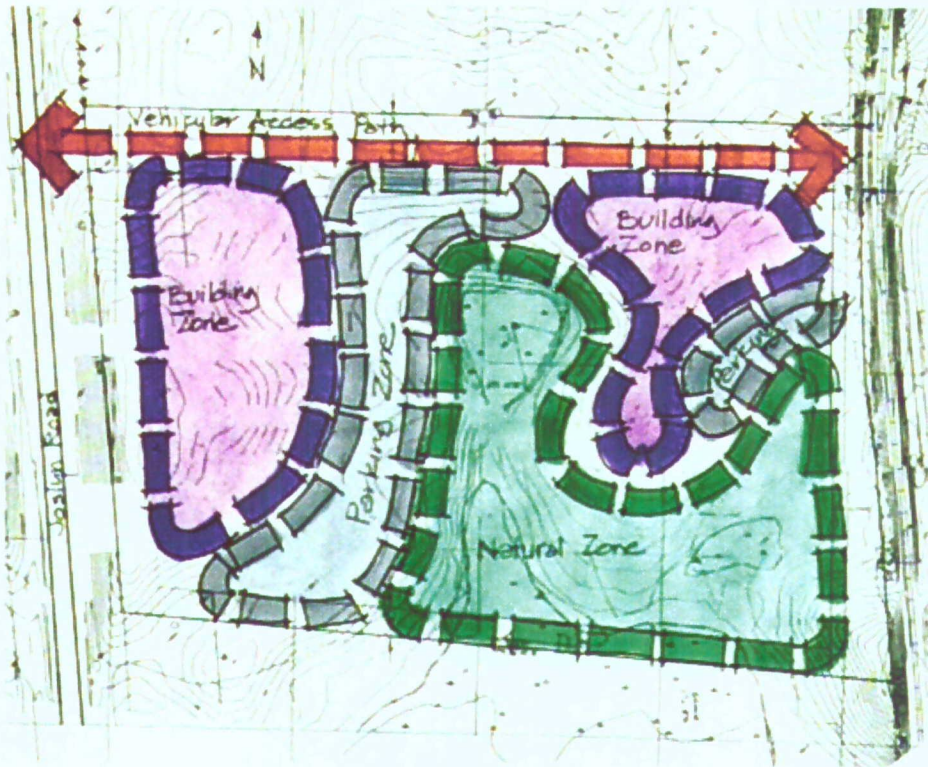
0 50 100 200 400



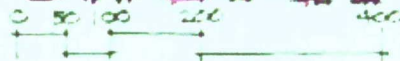


ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635

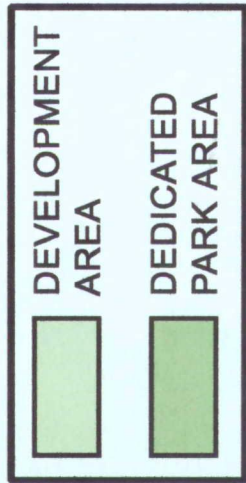
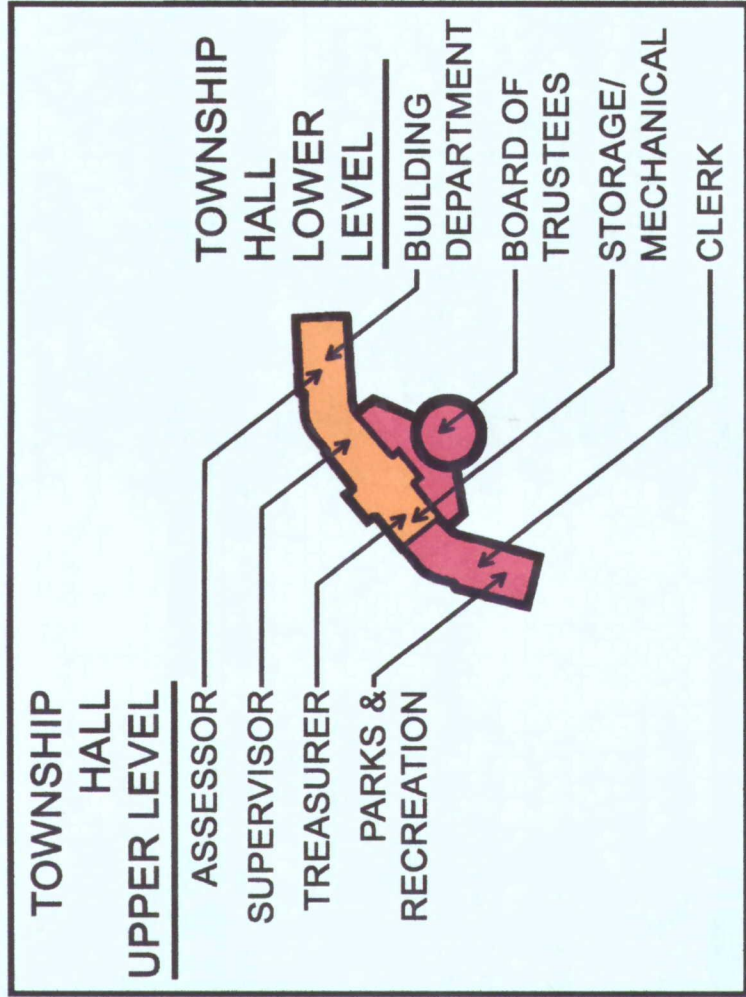


SITE ANALYSIS





Project No. 0635

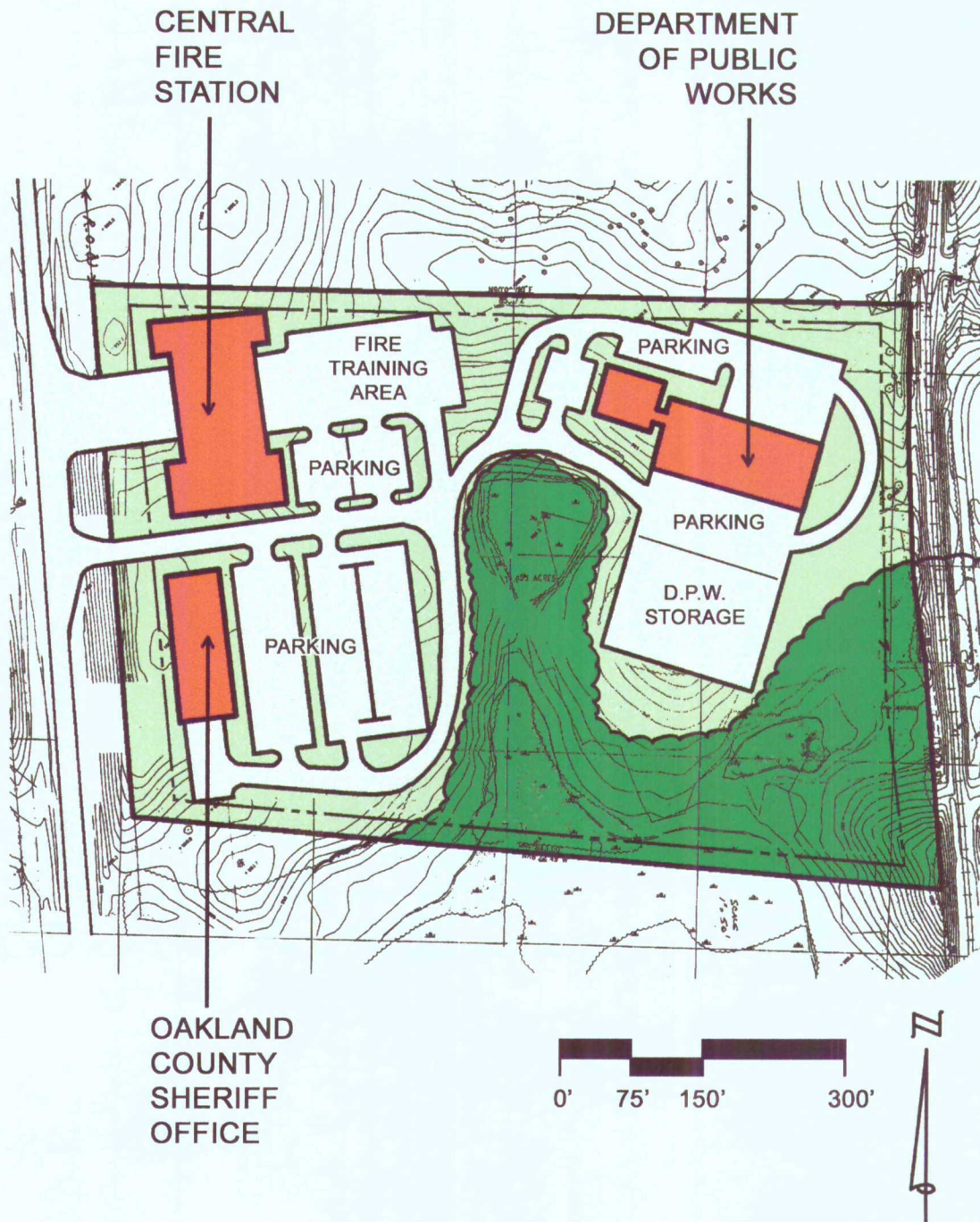


CONCEPTUAL SITE PLAN



ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635



**ORION TOWNSHIP FACILITIES MASTER PLAN***Project No. 0635*

Implementation of a complex construction / renovation project must honor several criteria:

1. Conduct business normally if possible.
2. Minimized cost.
3. Minimize time of adjustments.
4. Do not lose sight of the ultimate goals.

Not all of these criteria will be able to be satisfied simultaneously.

In some instances the inconveniences will be increased to reduce the cost.

In some cases the time will be extended to minimize the inconvenience.

And in others cost will be increased to shorten the time.

The Township Administration working in harmony with the staff and design professionals have weighed and measured each criteria against the proposed solutions.

The best Implementation Plan is as follows:

PHASE I

Construct the new Department of Public Works, the new Central Fire Station, and the new Sheriff Facility on the DPW property south of Clarkston Road on Joslyn Road. This can be done without inconvenience to any of the parties. The end of Phase I includes moving the DPW and Sheriff's Office into their new spaces. The staff side of the Fire Station, at that time, is left unoccupied.

PHASE II

The existing DPW building is renovated. Upon completion the Buildings and Grounds and Parks and Recreation Departments would move to that facility. Storage presently in the lower level of the existing Township Hall would simultaneously move to the mezzanine level of the old renovated DPW, its permanent location. The Supervisor, Clerk, Treasurer, Assessor, and Building Departments and all other functions located in the existing Township Hall should be moved to unoccupied spaces in the new Fire Station, new DPW, and Oakland County Sheriff's Office. Excessive temporary signage would be provided.

PHASE III

The existing Township Hall is renovated for the Assessor, Supervisor, Treasurer, Parks & Recreation, Building Department, Board of Trustees, and Clerk. After completion, those departments temporarily housed at the DPW / Fire Station / Oakland County Sheriff's Office site would be relocated to the new renovated Township Hall.

COST MODEL



ORION TOWNSHIP FACILITIES MASTER PLAN Project No. 0635

PHASE I - Develop North Joslyn Site

- | |
|---|
| a. Department of Public Works (DPW)
b. Fire Department (FD)
c. Oakland County Sheriff's Office (OCSO)
d. Shared Costs |
|---|

DPW Building Construction Costs

January 2008

New Building:

Bay Area	13,280 gsf @ \$ 163.20 /sf =	\$ 2,168,000
Office Area	3,584 gsf @ \$ 122.92 /sf =	441,000

<i>Sub Total DPW Building Construction</i>	\$ 2,609,000
--	---------------------

DPW Site Costs

Emergency Generator (100 KW)		\$ 45,000
Yard Area	25,000 sf @ \$ 2.82 /sf =	71,000
Yard Curb	250 lf @ \$ 18.11 /lf =	5,000
Fueling Area G/D		43,000
Material Bin Storage (5)		31,000
Fence and Gates		44,000
Jet Dump Area		25,000

<i>Sub Total DPW Site Costs</i>	\$ 261,000
---------------------------------	-------------------

DPW Other Costs

Furniture	\$ 51,000
Equipment	6,000
Phones	6,000
Architectural / Engineering Fees	230,000
Security	4,000
Moving	15,000

<i>Sub Total DPW Other Costs</i>	\$ 310,000
----------------------------------	-------------------

Total of All DPW Costs	\$ 3,179,000
Contingency 10%	318,000
Department Shared Costs (Site)	451,000

TOTAL PROJECTED DPW PROJECT COSTS	\$ 3,947,000
--	---------------------

COST MODEL**ORION TOWNSHIP FACILITIES MASTER PLAN***Project No. 0635***PHASE I - Develop North Joslyn Site**

- | |
|---|
| a. Department of Public Works (DPS) |
| b. Fire Department (FD) |
| c. Oakland county Sheriff's Office (OCSO) |
| d. Shared Costs |

*January 2008***Central FD Building Construction Costs**

Apparatus Area	9,770 sf @ \$ 163.20 /sf =	\$ 1,595,000
Office Area	9,577 sf @ \$ 122.92 /sf =	1,178,000
<i>Sub Total Central FD Building Construction</i>		<u>\$ 2,772,000</u>

FD Site Costs

Emergency Generator (100 KW)	\$ 45,000
Practice Fire Hydrant	4,000
Curb Cut and Exit Drive	47,000
<i>Sub Total FD Site Costs</i>	<u>\$ 95,000</u>

FD Other Costs

Furniture	\$ 150,000
Equipment	16,000
Phones	9,000
Architectural / Engineering Fees	230,000
Security	9,000
Moving	24,000
<i>Sub Total FD Other Costs</i>	<u>\$ 435,000</u>

Total of All FD Costs	\$ 3,302,000
Contingency 10%	331,000
Department Shared Costs (Site)	451,000
TOTAL PROJECTED FD PROJECT COSTS	<u>\$ 4,082,000</u>

COST MODEL



ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635

PHASE I - Develop North Joslyn Site

- a. Department of Public Works (DPW)
- b. Fire Department (FD)
- c. **Oakland County Sheriff's Office (OCSO)**
- d. Shared Costs

January 2008

OCSO Building Construction Costs

New Construction	10,123 sf @ \$ 122.92 /sf =	\$ 1,245,000
Basement	10,123 sf @ \$ 62.43 /sf =	632,000
<i>Sub Total OCSO Building Construction</i>		<u>\$ 1,877,000</u>

OCSO Site Costs

Emergency Generator (100 KW)	\$ 45,000
<i>Sub Total OCSO Site Costs</i>	<u>\$ 45,000</u>

OCSO Other Costs

Furniture	\$ 49,000
Equipment	13,000
Phones	13,000
Architectural / Engineering Fees	154,000
Security	10,000
Moving	21,000
<i>Sub Total OCSO Other Costs</i>	<u>\$ 257,000</u>

Total of All OCSO Costs	\$ 2,179,000
Contingency 10%	218,000
Department Shared Costs (Site)	451,000
TOTAL PROJECTED OCSO PROJECT COSTS	<u>\$ 2,847,000</u>



ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635

COST MODEL

PHASE I - Develop North Joslyn Site

- | |
|---|
| a. Department of Public Works (DPW) |
| b. Fire Department (FD) |
| c. Oakland County Sheriff's Office (OCSO) |
| d. Shared Costs |

Shared Costs

Building Construction

January 2008

\$ -

Sub Total Shared Building Construction

\$ -

Shared Site Costs

Drives and Parking	125,000 sf @ \$ 2.82 /sf =	\$ 353,000
Landscaping		83,000
Grading	9 ac @ \$ 0.41 /sf =	161,000
Exterior Signage		55,000
<u>Utilities</u>		
Water: 8" Main	2,150 lf @ \$ 44.97 /lf =	97,000
Fire Hydrant	7 ea @ \$ 2,366 ea =	17,000
Jack and Bore - Joslyn Road		33,000
Sanitary Sewer: Sewer Line	1,050 lf @ \$ 41.41 /lf =	44,000
Manholes	5 ea @ \$ 2,058 ea =	11,000
Storm Sewer: Sewer Lines	1,700 lf @ \$ 41.41 /lf =	71,000
Manholes / Catchbasin	30 ea @ \$ 1,775 ea =	54,000
Detention Pond		17,000
Dention Pond Outlet Structure		11,000
Electrical Service		28,000
Site Lighting	36 ea @ \$ 2,248 ea =	81,000
Gas Service		6,000

Sub Total Shared Site Costs

\$ 1,116,000

Shared Other Costs

Soil Borings	\$ 14,000
Survey	12,000
Building Permit / Fees	24,000
Tap Fee (H2O and Sewer)	24,000
Site Plan Approval Fees	6,000
Architectural / Engineering Fees	90,000

Sub Total Shared Other Costs

\$ 167,000

Total of All Shared Costs

\$ 1,283,000

Contingency 10%

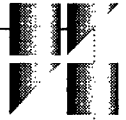
129,000

TOTAL PROJECTED SHARED PROJECT COSTS

\$ 1,411,000

Shared Costs by Department Allocated Based on Building Area

	Area	% of All	Costs
DPW	17,182 gsf	36.4%	\$ 513,917
FD	19,348 gsf	41.0%	578,705
OCSO	10,631 gsf	22.5%	317,976
TOTAL	47,160 GSF	100%	\$ 1,411,000



COST MODEL



ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635

PHASE II - Remodel Old DPW

January 2008

Phase II Construction Costs

Renovate Office Space	2,300 sf @ \$ 88.00 /sf =	\$ 203,000
Renovate Bay & Mezzanine	6,771 sf @ \$ 50.00 /sf =	339,000
Fire Supression System		15,000
<i>Sub Total Phase II Construction Costs</i>		<u>\$ 556,000</u>

Phase II Site Costs

Add Generator		\$ 30,000
Hardscape / Landscape		15,000
Storm Sewer		-
Sanitary Sewer		40,000
Asphalt Paving / C&G		40,000
<i>Sub Total Phase II Site Costs</i>		<u>\$ 125,000</u>

Phase II Other Costs

Furniture		\$ 40,000
Equipment		-
Phones		2,000
Architectural / Engineering Fees		55,000
Security		5,000
Moving (All Departments)	33,200 sf @ \$ 1.80 /sf =	60,000
<i>Sub Total Phase II Other Costs</i>		<u>\$ 162,000</u>

Total of All Phase II Costs	\$ 843,000
Contingency 10%	85,000

TOTAL PROJECTED PHASE II PROJECT COSTS	<u>\$ 927,000</u>
---	--------------------------



ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635

COST MODEL

PHASE III - Renovation and Addition to Township Hall

January 2008

Phase III Demolition Costs

Gut and Extracate Structure	24,196 sf @ \$	7 /sf =	\$ 170,000
Site Demolition	2 ac @ \$	17,500 /sf =	35,000
Sub Total Phase III Demolition Costs			<u>\$ 205,000</u>

Phase III Construction Costs

Renovation (Net Area)	14,613 sf @ \$	120 /sf =	\$ 1,754,000
Renovation (Gross Area)	9,583 sf @ \$	95 /sf =	911,000
New Construction	10,000 sf @ \$	185 /sf =	1,850,000
Sub Total Phase III Construction Costs			<u>\$ 4,514,000</u>

Phase III Site Costs

Relocate Generator		\$	30,000
Fire Protection			18,000
Hardscape / Landscape			108,000
Storm Sewer			47,000
Sanitary Sewer			325,000
Water Main			20,000
Asphalt Paving / C&G			40,000
Accel & Decel Lanes w/ Tapers	2 sts @	\$ 18,000 /st =	<u>36,000</u>
Sub Total Phase III Site Costs			\$ 624,000

Phase III Other Costs

Furniture						\$	250,000
Equipment							50,000
Phones							10,000
Architectural / Engineering Fees							428,000
Security							8,000
Moving	24,200	sf	@	\$	2.00	/sf =	49,000
<i>Sub Total Phase III Other Costs</i>							<u>\$ 794,000</u>

Total of All Phase III Costs	\$ 5,932,000
Contingency 10%	594,000
TOTAL PROJECTED PHASE III PROJECT COSTS	<u><u>\$ 6,525,000</u></u>

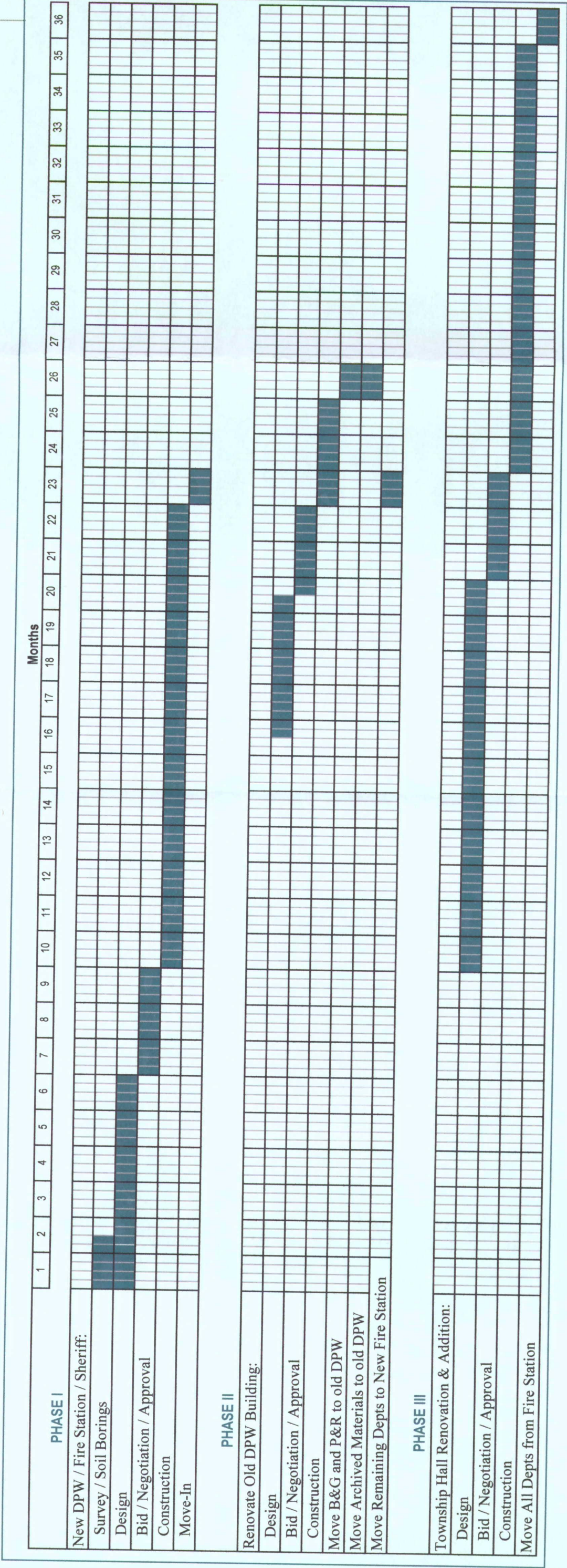


ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635

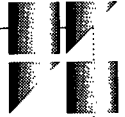


PROPOSED SCHEDULE



Straub Pettitt Yaste

January 30, 2007



ORION TOWNSHIP FACILITIES MASTER PLAN

Project No. 0635

Government is responsible to its constituency.

Every decision, every conversation, should be shadowed by "what is best for the community".

*Taxes, millage, bond issues ,and funding sources of any kind
come under that umbrella of responsibility also.*

*The Charter Township of Orion has done an exceptionally responsible job
of anticipating future cost and expenditures
especially with regard to facilities.*

*The following funding scenario has been developed
with the help of the Township staff and several department heads.*

*It is significant to realize that the Facilities Master Plan
can be completed without additional taxes,
millages, or the selling of bonds.*

*Present capital millages, as well as, the condition of the general fund
and the ability to borrow from the Department of Public Works Fund,
give Orion Township Trustees an opportunity
not normally available to other municipalities.*



Orion Township Facilities Master Plan

Project No. 0635

	Probable Total Cost	Primary Funding	Secondary Funding	2007	Probable Year of Expense (4)		
					2008	2009	2010
<u>PHASE I</u>							
Department of Public Works	\$3,950,000	\$3,950,000 ⁽¹⁾		\$226,000	\$3,684,000	\$ 40,000	\$ -
Fire Department	\$4,100,000	\$ 400,000 ⁽¹⁾	\$3,700,000 ⁽³⁾	\$238,000	\$3,817,000	\$ 45,000	\$ -
Oakland County Sheriff's Office	\$2,850,000	\$1,200,000 ⁽¹⁾	\$1,650,000 ⁽³⁾	\$160,000	\$2,663,000	\$ 27,000	\$ -
<u>PHASE II</u>							
Renovation Old Department of Public Works	\$ 950,000	\$ 950,000 ⁽²⁾	\$ -	\$ -	\$ 50,000	\$ 925,000	\$ -
<u>PHASE III</u>							
Township Hall Renovation & Addition	\$6,550,000	\$6,550,000 ⁽²⁾	\$ -	\$ -	\$ 370,000	\$4,330,000	\$1,850,000
TOTAL	<u>\$ 18,400,000</u>	<u>\$ 13,050,000</u>	<u>\$ 5,350,000</u>	<u>\$ 624,000</u>	<u>\$ 10,584,000</u>	<u>\$ 5,367,000</u>	<u>\$ 1,850,000</u>

(1) Capital Fund in Department Accounts

(2) General Funds Capital Accounts

(3) Borrow from DPW Account at low interest rate. Repay annually with existing millage capital account monies.