

White Lake Civic Center Development Process & Progress

Presentation
August 25, 2020

Civic Center Development

- **Goal**

Create a Civic Center that Serves the Community, Enhances Quality of Life, Enhances the Image of White Lake, and Ensures Future Fiscal Viability

- **Means**

Effective Partnership with the Private Sector

Civic Center Development

- **Four Team Partnership to Accomplish Goal**
 1. **White Lake Township with continual input from Staff and CCDC & Approval by Elected Body**
 1. Redstone Architects Inc. > Specific Public Bldg Space
 2. DLZ > Conceptual Layout, Surveying, and Others
 2. **The Chesapeake Group, Inc. > Conceptual Activity Development and Recruitment**
 1. Redstone Architects Inc.
 2. DLZ

Civic Center Development

- **Development Concept & Evolution**

Yes there is a concept, but one that has evolved.

- **Component Evolution**

Land Acquisition > Recreation

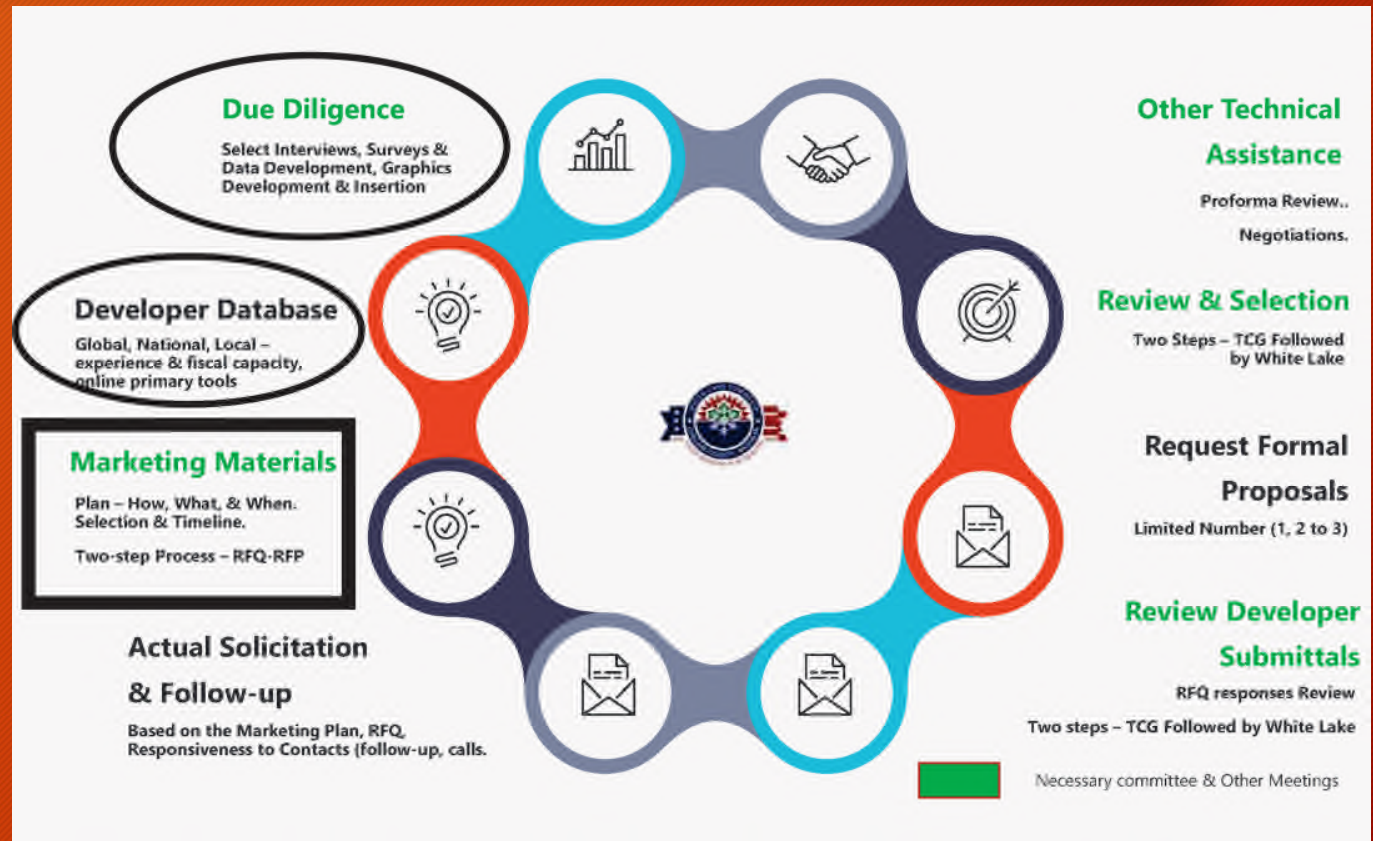
Survey & CCDC Input

Analytics

Desires

Civic Center Development

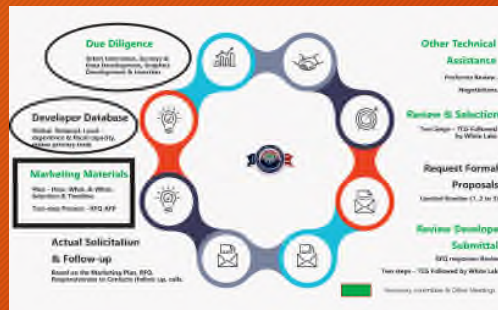
- Development/ Recruitment Process to Accomplish Goal & Status



Civic Center Concept Components

- Government Space

When Needed



Civic Center Concept Components

- Reason for Graphics & Approach for the RFQ



Civic Center Concept Components

- Recreation
 - 365
 - Outdoor

Recreation Infrastructure

Outdoor

Boating



Biking



Canoeing & Kayaking



Nature Photography



Walking-Hiking Trails



Fishing



Cross-Country Skiing



Events & Concerts in the Park



Civic Center Concept Components

- Recreation

- 365

- Indoor

Recreation Infrastructure

Indoor



The goal for the Civic Center development is the creation of a 24-7, 365 community focused node. The node will recognize climate conditions and the substantial number of seniors who reside in the Township.

The complex is also envisioned to have in an indoor trail compatible with the municipal physical infrastructure and other site development components.

Civic Center Market Analytics

• Residential Highlights

- **47% of the Household in your community may or are likely to move in the next five years.**
- **Primary reason is “lifestyle” changes.**

- About one-half (47%) of the households defined that they are either likely to move or may move in the next five years.
- The majority may or are likely to move in the next five years as a result of changes in lifestyle, change in the number of household members living at home, or changes in medical or physical conditions.

*Primary reason for Likelihood of Moving in the Next Five Years**

| Primary Reasons | Percent |
|--|---------|
| lifestyle changes | 29% |
| increase in the number of people living in the residence | 3% |
| decrease in the number of people living in the residence | 10% |
| housing market conditions | 3% |
| changes in a household member's physical conditions/medical change | 16% |
| changes in fiscal conditions | 7% |

*Developed by the Chesapeake Group, Inc., 2020.

Civic Center Concept Components

- **Housing**

Number of Units for which There Is Demand Far Exceeds the Holding Capacity of the Target Site > Opportunity for Increased Activity Surrounding If Desired.

Civic Center Concept Components

- Housing

Housing



Civic Center Market Analytics

• Commercial Highlights

*Resident Ratings of Various Characteristics of White Lake**

| Quality or Characteristics | Poor | Fair | Good | Very Good | Excellent |
|--|-------------|-------------|-------------|------------------|------------------|
| Housing options | 3% | 18% | 44% | 24% | 10% |
| Availability of professional and personal services | 6% | 35% | 39% | 15% | 5% |
| Shopping options to which I can walk | 73% | 17% | 6% | 2% | 2% |
| White Lake's shopping experience | 14% | 37% | 30% | 14% | 5% |
| White Lake's restaurant options | 34% | 37% | 20% | 6% | 3% |
| Walking experiences that are safe, comfortable, and interesting | 37% | 31% | 19% | 9% | 4% |
| The availability of places that I can live, recreate, walk, and work at or near one location | 47% | 26% | 17% | 7% | 3% |

*Developed by the Chesapeake Group, Inc., 2020.

Civic Center Concept Components

- Commercial: Market



Market with Seasonal Change

Civic Center Concept Components

- Commercial: Pop-up Spaces



Constant Change Pop-up Spaces

Civic Center Concept Components

- Other Component Desires
 - Education
 - Medical
 - Transient Accommodations > Boutique Hotel or Inn

Civic Center Market Analytics

• Community Activities

- One-third have a household member that participated in some form of shows, events, or other in the past two years.
- 55% exercised outside of the home.

- At least one-third of the households have someone that participated in some form of shows, events, or other activity than organized exercise these past two years. Also, fifty-five percent have someone that has participated in regular exercises outside of the home.

*Activities in Which Member Participated for Enjoyment, Exercise, or as a Professional Outside of the Home in the Past Two Years**

| Activity | Percent |
|---|---------|
| Dance | 28% |
| Playing music | 33% |
| Writing, production, acting, or other involvement in live theater | 10% |
| Other performing arts | 9% |
| Film production | 1% |
| Painting | 23% |
| Sculpturing | 4% |
| Photography | 23% |
| Pottery production | 4% |
| Any other arts and crafts of any type | 30% |
| Readings or poetry | 10% |
| Technology-driven activity such as 3D printing | 7% |
| Computer training | 8% |
| Adult education classes | 14% |
| Peer book club or discussions on other topics | 17% |
| Regularly scheduled exercises | 55% |
| Other (generally sports) | 14% |

*Developed by The Chesapeake Group, Inc., 2020.

Civic Center Market Analytics

- **Community Activities**

- **RANKING of INDOOR spaces in White Lake.**

*Ranking for Each Type of Indoor Spaces in White Lake Township**

| Types of Indoor Spaces | Poor | Fair |
|---|-------------|-------------|
| Indoor spaces for special events | 44% | 30% |
| Indoor space for meetings | 29% | 34% |
| Indoor space for cultural or artistic activity | 37% | 33% |
| Indoor space for youth education and training or arts and crafts | 29% | 33% |
| Indoor walking areas that are safe and comfortable with enjoyable views | 57% | 22% |

*Developed by The Chesapeake Group, Inc., 2020.

Civic Center Market Analytics

- **Community Activities**
 - **Event types to be held outside the home in the next three years.**

*Events to Be Held Outside of the Home For Which a Household Member Will Help Plan or Have Financial Responsibilities in the Next Three Years**

| Event types | Percent |
|--|----------------|
| Catered weddings | 22% |
| Receptions | 21% |
| Regular meetings for family or organizations | 24% |
| Graduation parties | 31% |
| Fundraisers | 20% |
| Family or school reunions | 24% |
| Other family or organization functions or celebrations | 43% |
| Others | 10% |

*Developed by The Chesapeake Group, Inc., 2020. The "others" include creating communal workspace, dart tournament, homeowners meetings, collector events, baby showers, and business meetings.

Civic Center Market Analytics

• Community Activities

*Events to Be Held Outside of the Home For Which a Household Member Will Help Plan or Have Financial Responsibilities in the Next Three Years**

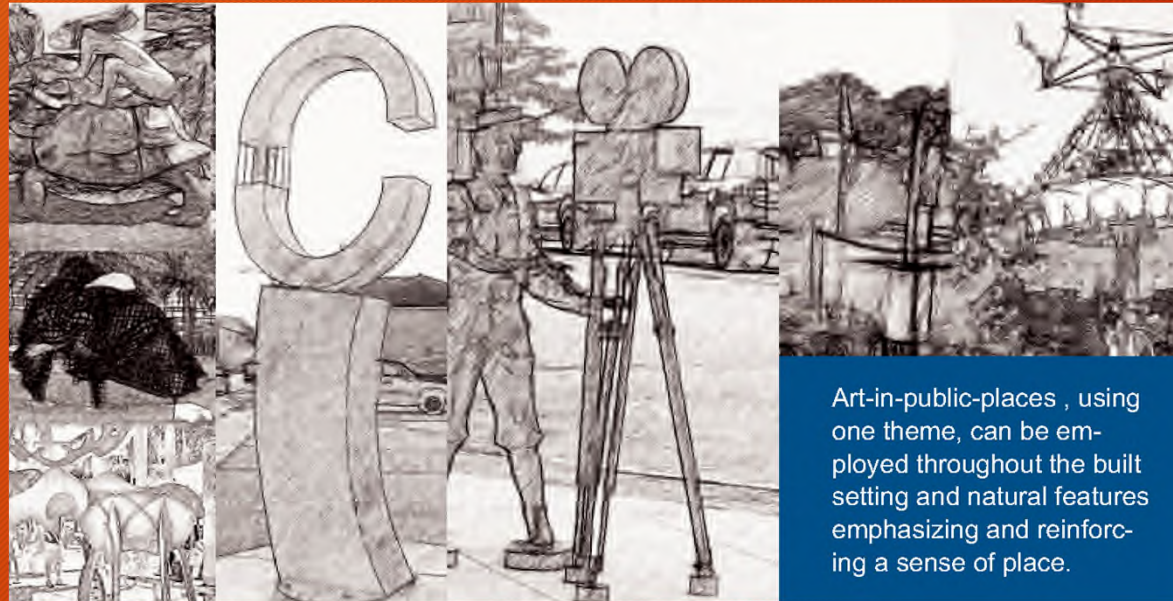
| Event Types | Percent |
|--|----------------|
| Catered weddings | 22% |
| Receptions | 21% |
| Regular meetings for family or organizations | 24% |
| Graduation parties | 31% |
| Fundraisers | 20% |
| Family or school reunions | 24% |
| Other family or organization functions or celebrations | 43% |
| Others | 10% |

Civic Center Concept Components

- Community Activities
 - **Need for a Community Center for ALL AGE groups.**

Civic Center Concept Components

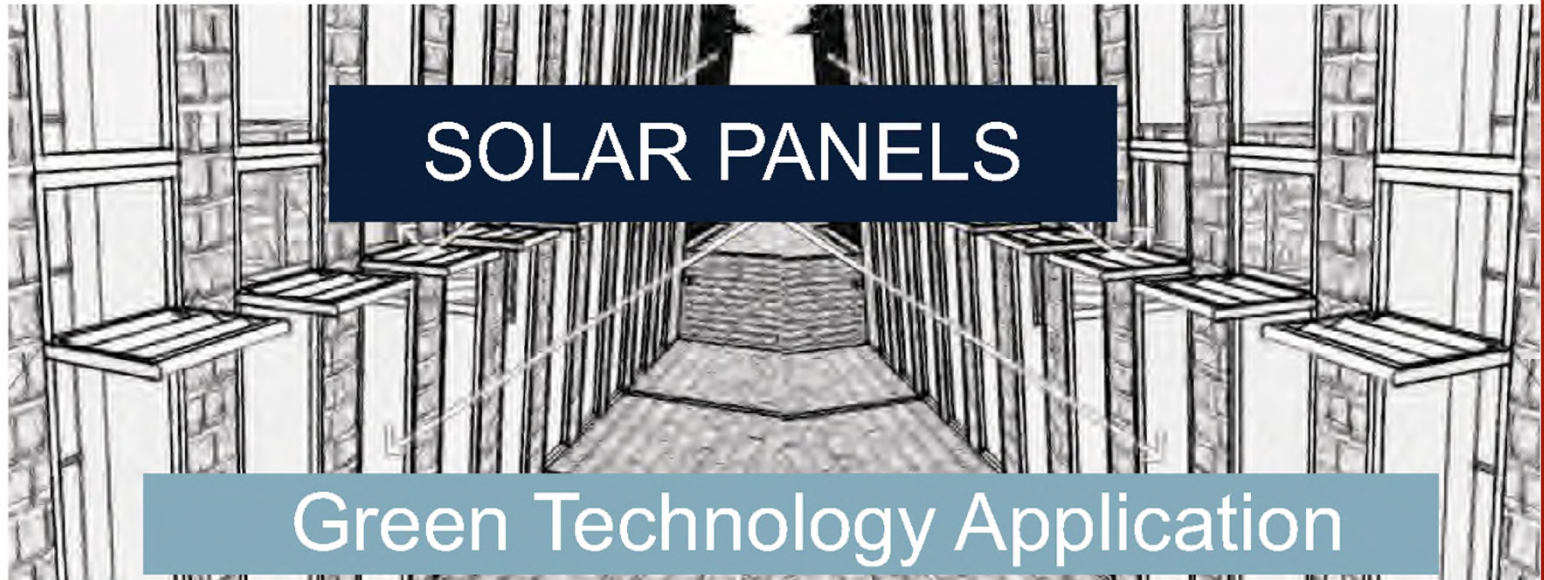
- Other Characteristics > Branding Through Common Elements



Civic Center Concept Components

- Other Characteristics

Sense of Place

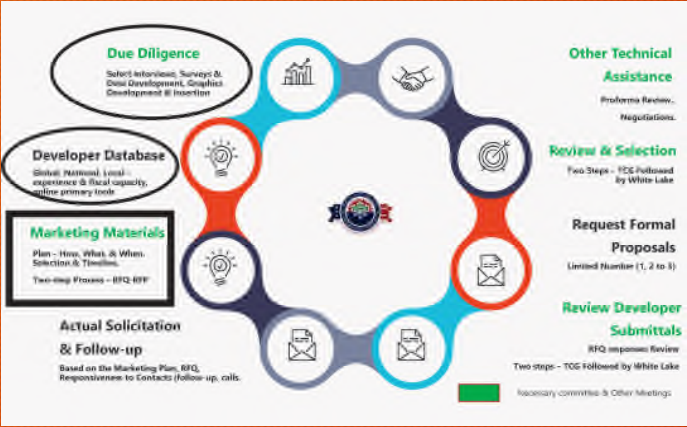


SOLAR PANELS

Green Technology Application

Civic Center Concept Components

- Other Characteristics Added to Concept Plan Drawing & Design Elements > DLZ (Where Fits)



Civic Center RFQ

- Other RFQ Components

Legal Disclaimer

Civic Center Development & Covid-19

- **Timing for Release of RFQ**
- **Covid-19 Impact on Long-term Economy**
- **Covid-19 Impact on Component Pieces**
- **Covid-19 Impact on Our Probability of Success**
- **Covid-19 Impact on Timing**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

PROJECT MEMORANDUM

DATE: August 19, 2020
TO: Sean O’Neil
FROM: Mike Leuffgen PE, Nathan Loree AIA, Eric Beaulieu AIA
SUBJECT: DLZ Work Order Proposal – Amendment 01

Sean,

DLZ’s current agreement includes a Feasibility Study, Programming, and Concept Design for the Town Hall Building only (refer to Exhibit A – Work Order Proposal dated 5/24/19). This does not include any work associated with master planning for the overall Civic Center development. Therefore, all work related to master planning and renderings associated with the overall Civic Center development, is outside of our current scope of services.

In early 2020, DLZ was asked to develop graphics and presentation materials to support ongoing Civic Center Master planning efforts. This effort included preparation of renderings to depict some potential ideas and generate interest for the civic center development. DLZ proceeded with this work in order to have preliminary presentation materials ready for the February 26 CCDC meeting. The Township was advised beforehand that this was additional scope; DLZ proceeded with this additional work in good faith that we would be compensated accordingly. Following this meeting, DLZ prepared a formal request for a contract amendment (refer to Exhibit B – Amendment 01 dated 3/30/20).

DLZ has already completed a significant portion of this work (refer to attached renderings). Upon approval of the amendment, DLZ will continue to refine and develop additional presentation graphics to support the goals of the Civic Center development master planning. We understand the importance of this project and are committed to providing White Lake with the tools and presentation graphics necessary to successfully develop the new civic center.

Respectfully,
DLZ MICHIGAN, INC.

Nathan Loree, AIA
Architect



WORK ORDER PROPOSAL

| | | | |
|-------------|--|--------------------|---|
| Date | May 24, 2019 | Client PO # | |
| Client Name | White Lake Township Sean O'Neil, AICP | Project Name | Town Hall Feasibility Study |
| Title | Planning Director | Work Site Location | White Lake Civic Center Development District |
| Address | 7525 Highland Road | | South side of Elizabeth Lake Road, near intersection of M-59 |
| City | White Lake, MI 48383 | DLZ Project # | TBD |
| Email | soneil@whitelaketwp.com | | |
| Telephone | 248-698-3300 | | |

PROJECT UNDERSTANDING

White Lake Township intends on developing a new Town Hall Building as part of the Civic Center Development District. Funding for the Town Hall and a new Public Safety Building will be part of a 2021 millage request. The primary goal of this feasibility study is to determine the Township's spatial needs, site program, concept design, and preliminary budget for the development of this project. We understand the Township has engaged Redstone Architects for a separate feasibility study of the proposed Public Safety Building, and that some collaboration will be necessary to determine how the two buildings relate to each other. Conceptually, these two facilities may be located adjacent to each other as part of the Civic Center Development.

PROJECT APPROACH

Our team will work closely with the Township to establish the vision, goals, and expectations early in the process, and will use these as points of reference throughout the planning and design process. This approach has been used for many similar projects; each step of the process will be tailored to meet your specific project needs.

Team Collaboration: a fully integrated and collaborative project team is critical to the success of feasibility study projects. Our approach is rooted in open communication and collaboration. We will proactively engage Township representatives to establish clear lines of communication, develop consensus regarding project goals, and a schedule for implementation. Project success requires collaborative and innovative decision making, early involvement of key participants, early goal definition, and open communication.

Data Collection and Operational Analysis: the process will include a review of existing facilities, existing operations and opportunities to promote efficiency. The review will include tours of existing facilities and stakeholder interviews from an operational perspective to identify and understand current use and potential future spatial needs. Attention will be directed to specific facility-related operations such as administration, staffing, equipment, storage, technology, and public service. A questionnaire will be developed to collect information from key department stakeholders.

Needs Assessment and Programming: based on data gathering and the operational analysis, a program of space needs will be generated that includes functional areas, such as office space, and a grossing factor for circulation and support infrastructure. The space needs tabulation is anticipated to accommodate a growth projection and

consideration of future expansions. The assessment shall focus on safety, accessibility, efficiency, sustainability, and space needs for staff and public to include the following:

- Inventory existing spaces
- Inventory characteristics of proposed site
- Identify the type, size, and configuration of proposed spaces to meet anticipated needs
- Identify proposed adjacencies, layout and functionality
- Identify parking, green space, storm, utilities, and site program needs

Site Analysis and Concept Design: Concept Design phase is an interactive and collaborative effort that engages project stakeholders. Context, circulation, and functional arrangements will strongly influence the design strategy. The importance of interrelationships between various stakeholders will be a primary consideration. The goal of this phase is to develop solutions that are functional, efficient, and sustainable while demonstrating fiscal responsibility.

Based on the facility needs assessment, DLZ will develop possible solutions presented as design concept drawings to respond to the needs assessment, including:

- Site analysis and identification of site development planning issues;
- Architectural site plan options;
- Conceptual building plans and exterior elevations;
- Opinion of probable cost associated with the proposed project development.

Presentation: findings and recommendations from the Feasibility Study and Concept Design will be presented at the Township's CCDC Meeting(s) as appropriate.

SCOPE CLARIFICATIONS AND ADDITIONAL INFORMATION

1. Prior studies or assessments and existing building drawings, if they exist, will be provided as background reference information.
2. Township will provide unencumbered access to existing building(s) as appropriate.
3. Proposed schedule assumes that key Township representatives and stakeholders are available for input and meetings within a reasonable amount of advanced notice.
4. Final deliverable(s) will be provided electronically in a PDF format.

OPTIONAL / ADDITIONAL SERVICES

The following items are **not** included within the Base Scope of Services and shall be considered as Additional Services. Upon written request, DLZ-J&A will proceed with Additional Services; compensation shall be hourly-rate per DLZ-J&A's standard rate schedule or a negotiated lump sum.

1. Attendance at additional meetings (up to 8 meetings included in Base Scope of Services).
 2. Survey, 3D scanning, ground-penetrating-radar, soils investigation.
 3. Wetland Delineation, Ecological, Environmental consulting services.
 4. Civil, structural, mechanical, and electrical engineering services.
 5. Schematic design, construction documents, bidding, and construction administration.
-



Sean O'Neil, Planning Director
 White Lake Township
 Town Hall Feasibility Study
 May 24, 2019
 Page 3 of 3

SCHEDULE

For services as described herein, DLZ-J&A shall proceed upon receipt of a written Notice to Proceed (NTP) and executed Agreement or Work Order. Following is an estimated schedule of activities. Schedule is dependent upon receiving required information and site data in a timely manner.

| SCOPE OF SERVICES | APPROX. DURATION | APPROX. DATE |
|---|-------------------------|------------------------|
| Anticipated NTP | | +/- June 10, 2019 |
| Kickoff Meeting | within 1-2 weeks of NTP | +/- June 21, 2019 |
| Data Collection and Stakeholder Interviews | 3-4 weeks | +/- July 12, 2019 |
| Needs Assessment and Space Programming | 3-4 weeks | +/- August 2, 2019 |
| Site Analysis and Concept Design | 3-4 weeks | +/- August 23, 2019 |
| Presentation of draft Report/Concept Design | | +/- August 30, 2019 |
| Incorporate comments and finalize Report | 3-4 weeks | +/- September 27, 2019 |

COMPENSATION

The Client shall compensate DLZ-J&A for providing professional services rendered under the "Scope of Services" a lump sum amount, as indicated in the below table:

| SCOPE OF SERVICES | COMPENSATION |
|--|-----------------|
| Needs Assessment and Space Programming | \$9,800 |
| Site Analysis and Concept Design | \$19,600 |
| Total | \$29,400 |

TERMS AND CONDITIONS

1. The Standard Terms and Conditions, as set forth in our existing professional services agreement are incorporated hereinto and made part of this letter agreement.

If you approve and accept this proposal, please sign, date and return one copy of this work order for our records. Should you prefer to issue a Purchase Order as your official acceptance, we request that you reference this proposal in your paperwork.

Very truly yours,

JOHNSON & ANDERSON A DLZ COMPANY

Terry Biederman, PE
 Vice President

Copy: ETB, TEB, TGB, VLBR

| | |
|------------------------------|-------|
| Approved and Accepted | |
| Signature | _____ |
| Printed Name | _____ |
| Title | _____ |
| Date | _____ |



WORK ORDER PROPOSAL – AMENDMENT 01

| | | | |
|-----------|--|--------------------|---|
| Date | March 30, 2020 | Client PO # | |
| Client | White Lake Township | Project Name | Civic Center Master Planning |
| Name | Sean O’Neil, AICP | Work Site Location | White Lake Civic Center Development District |
| Title | Planning Director | | South side of Elizabeth Lake Road, near intersection of M-59 |
| Address | 7525 Highland Road | DLZ Project # | 1945-6980-00 |
| City | White Lake, MI 48383 | | |
| Email | soneil@whitelaketwp.com | | |
| Telephone | 248-698-3300 | | |

PROJECT UNDERSTANDING

In June 2019, the White Lake Civic Center Development Committee engaged DLZ to perform a needs assessment, programming, and concept design for a new Town Hall Building. Through subsequent discussions with the Township representatives, further development of an overall masterplan concept became necessary in order to fully understand the Township’s goals relative to the Town Hall Building. Through discussions with the Township and their consultant, The Chesapeake Group, it became important to consider providing for additional community spaces and recreational spaces within or adjacent to the Town Hall Building. This discussion led to further development of an overall concept for the Civic Center.

SCOPE OF SERVICES

At the request of the Township’s Civic Center Development Committee, DLZ has advanced project development beyond the original scope of the May 2019 proposal/agreement. DLZ has developed preliminary master planning graphics to depict potential concepts for the Township’s Civic Center Master Plan. The graphics include depiction of proposed buildings to conceptually visualize building type/scale/character in plan view and preliminary rendered views of the proposed Civic Center area. These draft graphics will continue to be further refined and developed to the point where they can be utilized to generate interest in the project and convey the proposed Civic Center concept to potential developers, business owners, local stakeholders and the community at large. For example, preliminary graphics have been developed to depict a possible location for a medical building within the context of the Civic Center masterplan. Refer to attached Exhibit A for preliminary graphics, which have been developed to-date.

SCHEDULE

DLZ shall work with the Township to define a mutually agreeable schedule for meetings and deliverables as the project continues to develop.



Sean O'Neil, Planning Director
White Lake Township
Civic Center Master Planning
March 30, 2020
Page 2 of 2

COMPENSATION

The Client shall compensate DLZ for providing professional services rendered under the "Scope of Services" a lump sum amount, as indicated in the below table:

| SCOPE OF SERVICES | COMPENSATION |
|--|-----------------|
| Civic Center Master planning - concept development | \$9,000 |
| Civic Center graphic visualization - renderings | \$10,500 |
| Total | \$19,500 |

TERMS AND CONDITIONS

1. The Standard Terms and Conditions, as set forth in our existing professional services agreement are incorporated hereinto and made part of this letter agreement.

If you approve and accept this proposal, please sign, date and return one copy of this work order for our records. Should you prefer to issue a Purchase Order as your official acceptance, we request that you reference this proposal in your paperwork.

Very truly yours,

JOHNSON & ANDERSON A DLZ COMPANY

Terry Biederman, PE
Vice President

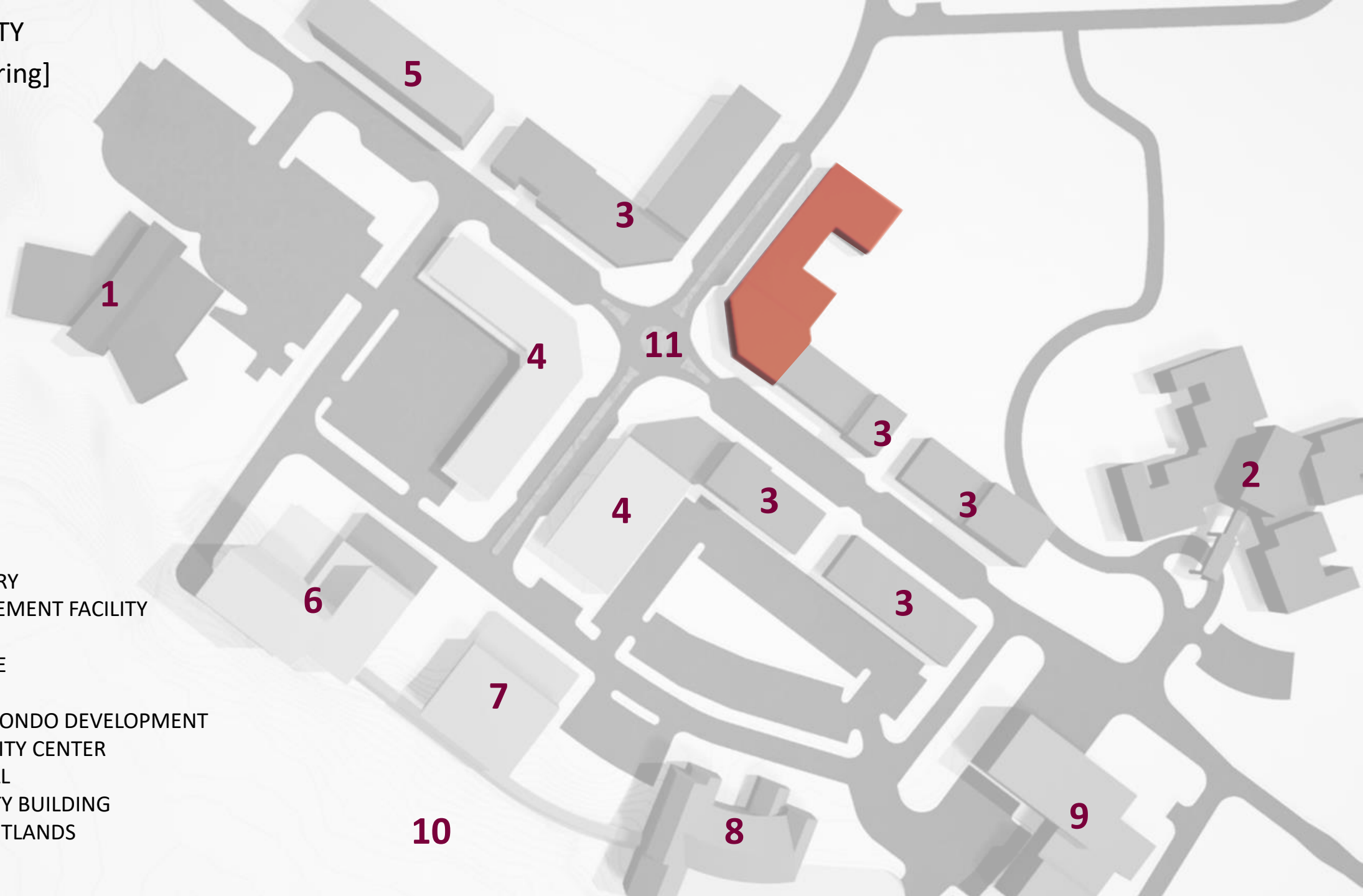
| Approved and Accepted | |
|-----------------------|-------|
| Signature | _____ |
| Printed Name | _____ |
| Title | _____ |
| Date | _____ |

Copy: ETB, TEB, VLBR



White Lake Township
Master Plan
3.18.2020

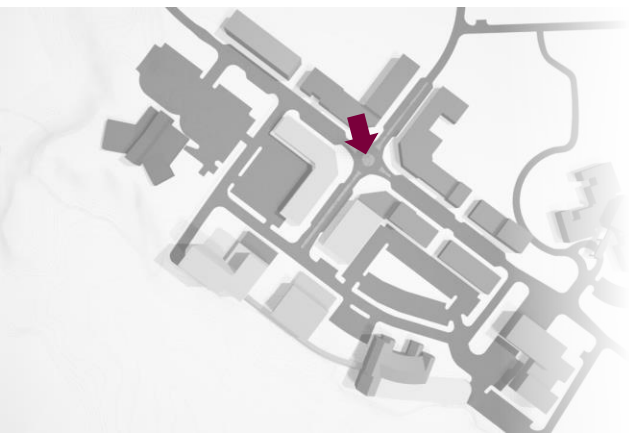
MEDICAL FACILITY
[Location Rendering]



- 1 EXISTING LIBRARY
- 2 EXISTING RETIREMENT FACILITY
- 3 NEW RETAIL
- 4 NEW MIXED USE
- 5 NEW HOTEL
- 6 NEW MIDRISE CONDO DEVELOPMENT
- 7 NEW COMMUNITY CENTER
- 8 NEW TOWNHALL
- 9 NEW LIFE SAFETY BUILDING
- 10 PARK LAND/ WETLANDS

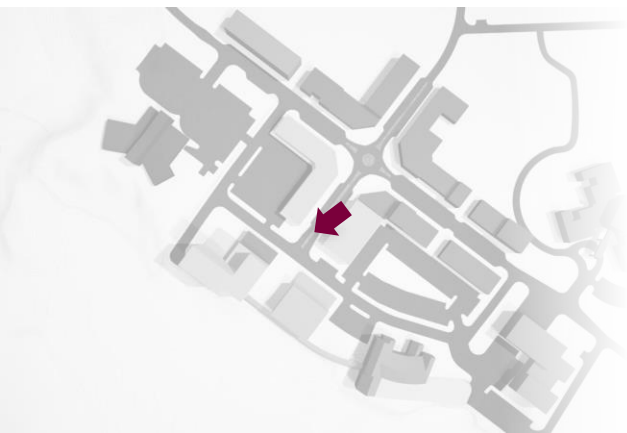
ROUNDBABOUT INTERSECTION

[Concept Rendering]



CONDO DEVELOPMENT

[Concept Rendering]



MEDICAL FACILITY
[Concept Rendering]

