



JUNE 24, 2024

Waterford Township Feasibility Study

Waterford Township



SECTION 1

Firm Overview

Our firm at a glance

Plante Moran Realpoint is a comprehensive, full-service real estate consulting and program management/owner's representative firm delivering successful capital projects concept through completion.

125+ multidisciplinary staff specializing in real estate and construction

55+ in-house design and construction professionals

\$1.5B+ in real estate assets under advisement

\$6B+ in active construction program oversight

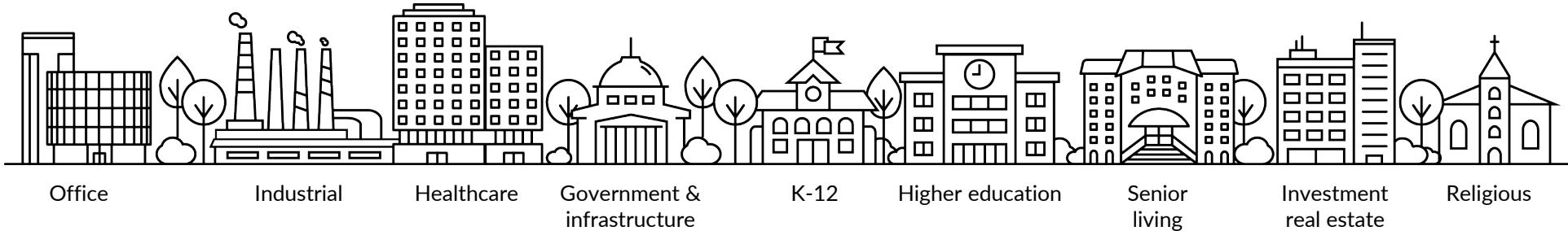
Millions of square feet in real estate transactions

We bring a team of true industry experts

Our team of professionals brings a broad background of experience and skills.

<input checked="" type="checkbox"/> Project Managers	<input checked="" type="checkbox"/> Construction Experts	<input checked="" type="checkbox"/> Financial Analysts	<input checked="" type="checkbox"/> Accountants/CPAs
<input checked="" type="checkbox"/> Architects	<input checked="" type="checkbox"/> Development Specialists	<input checked="" type="checkbox"/> LEED-Accredited Professionals	<input checked="" type="checkbox"/> Real Estate Professionals
<input checked="" type="checkbox"/> Attorneys	<input checked="" type="checkbox"/> Engineers		

Scalable to any industry and size



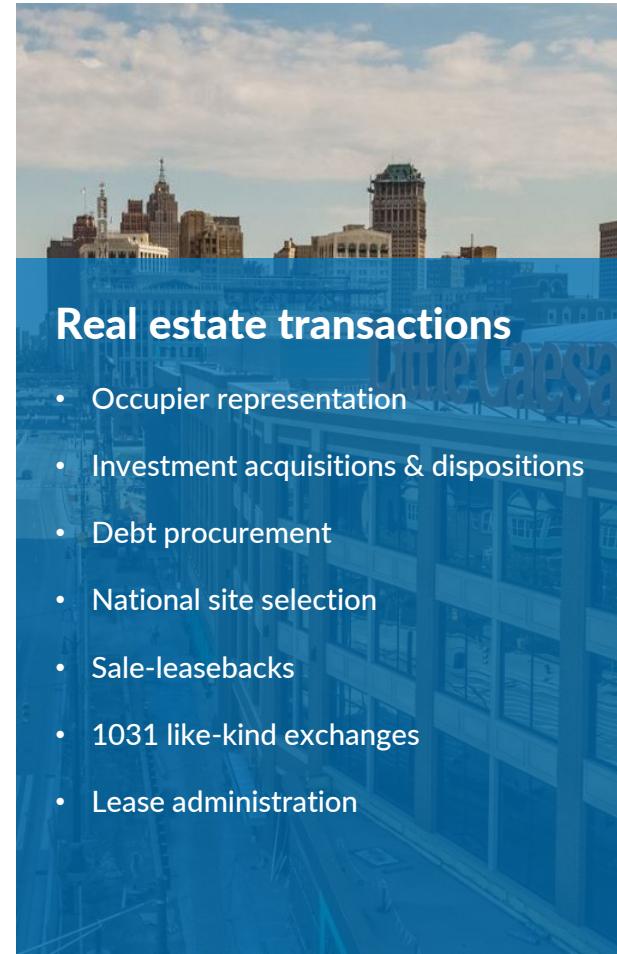
Plante Moran Realpoint services

Concept through completion, we provide full-service real estate and construction advisory.



Real estate consulting

- Development advisory & feasibility
- Incentives
- Public-private partnerships
- Market studies
- Highest & best use analysis
- Workplace & space utilization
- Real estate strategy



Real estate transactions

- Occupier representation
- Investment acquisitions & dispositions
- Debt procurement
- National site selection
- Sale-leasebacks
- 1031 like-kind exchanges
- Lease administration



Owner's representation / development advisory

- Project planning & delivery methods
- Program budget, schedule, & scope development
- Team selection & procurement
- Project management
- Design & construction oversight
- Furniture, technology, & equipment coordination

Select public sector clients



Municipal clients



City of Birmingham



Oakland County



Macomb County



Wayne County



City of Royal Oak



Livonia City Hall



City of Westland



Hamilton County



West Bloomfield Police Station

Community/recreation center clients



Redford Township

Established March 1833



Redford Twp. - Rec. & Wellness Center



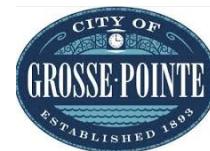
Waterford Township - Community Center



The Hawk Farmington Hills Community Center



West Bloomfield - Recreation Center



Grosse Pointe - Neighborhood Club



SECTION 2

Building & Site Evaluations

Existing Waterford Twp. Facilities & OCC Campus



Total Population (based on ESRI demographic data)

Community	2010	2020	2023	Growth Rate (2020 - 2023)
Waterford Twp	71,702	70,565	70,215	-0.50%

Waterford Recreation Center – built in 1947, 8.7 acre site



Waterford Senior Center – Leggett Early Childhood School – built 1964



Waterford Recreation Center Deficiencies



Structural wall cracks



Site drainage issues



Undersized gym



Wall damage

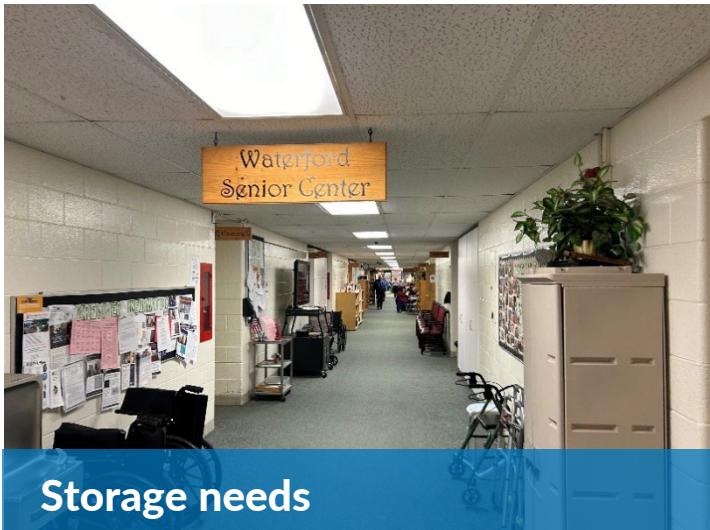
Waterford Senior Center deficiencies



Meals on Wheels prep area



Undersized wood shop



Storage needs



Older finishes and furniture

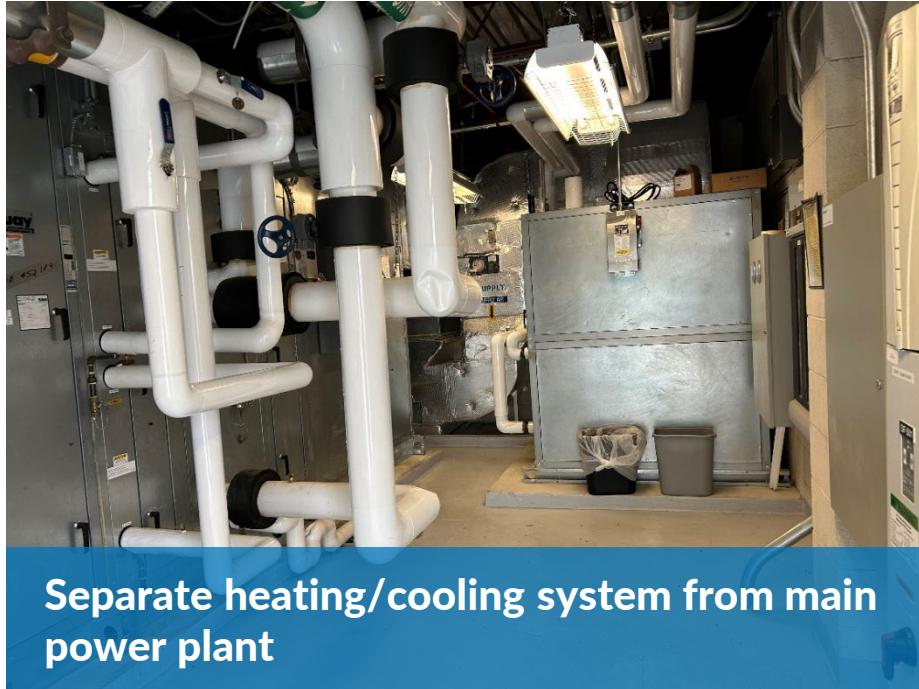


Student Center Building

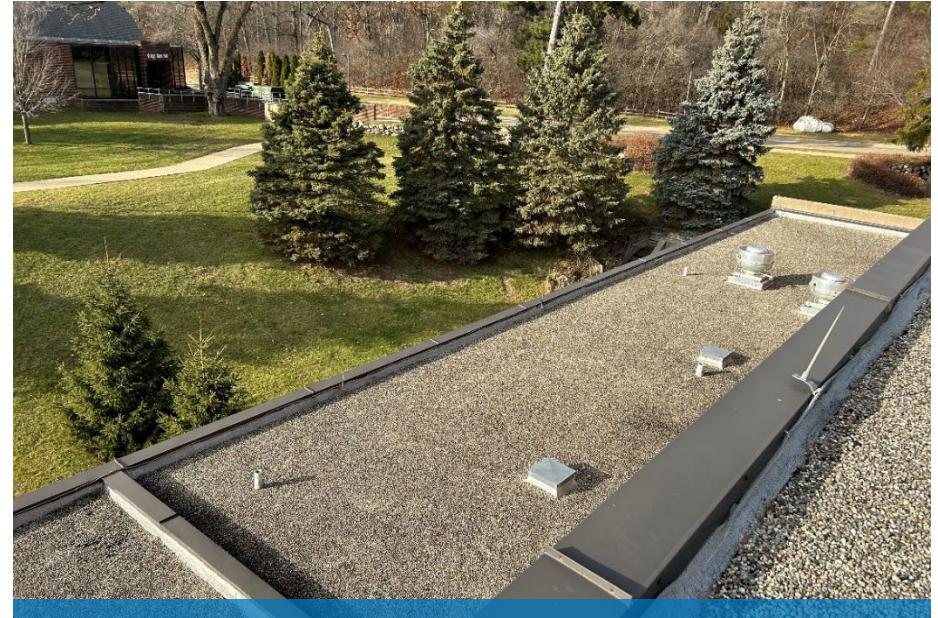
24,471 s.f., built in 1972 with 1992 Addition



Student Center Building – Improvements needed

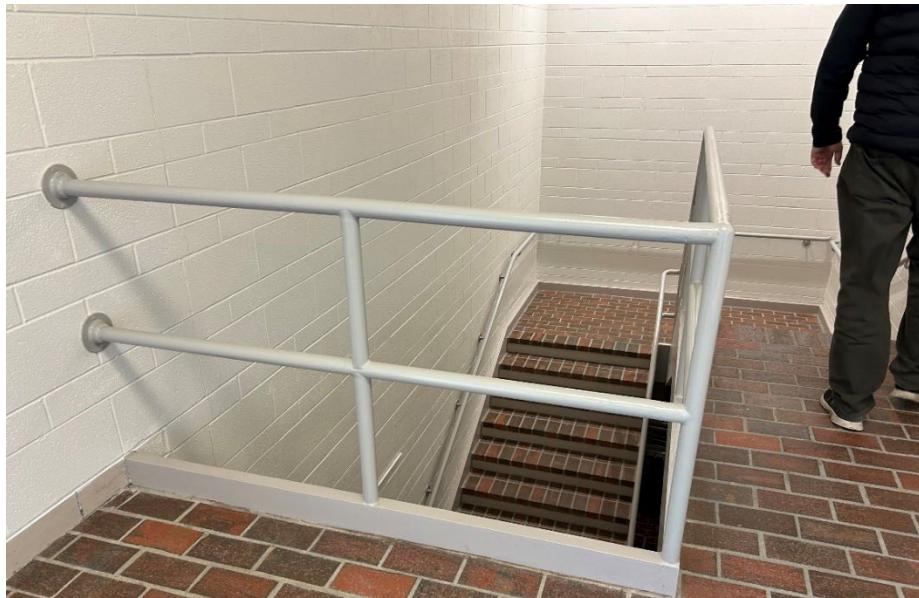


Separate heating/cooling system from main power plant

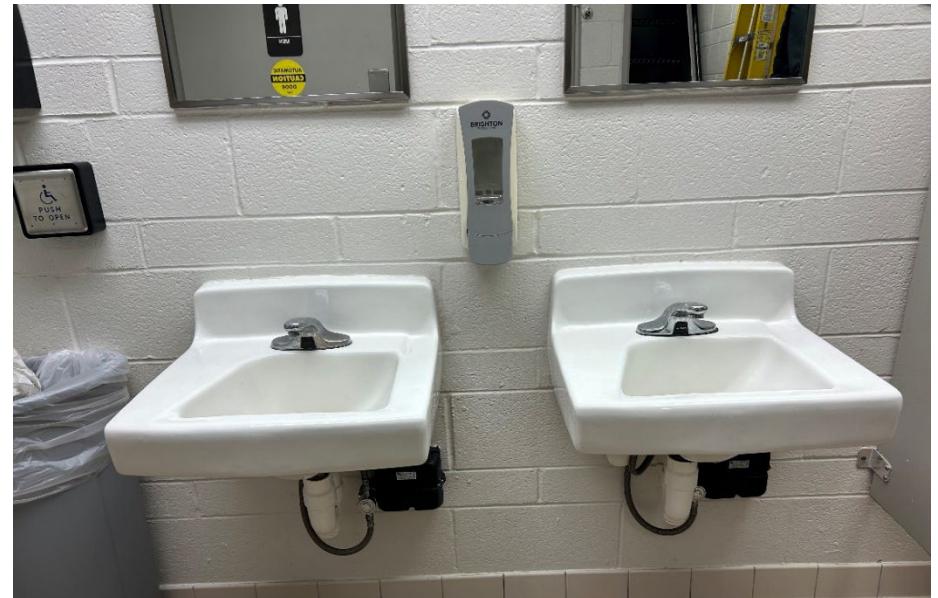


32-year-old roof

Student Center Building – Improvements needed



Code compliance issues



ADA compliance and accessibility issues

Student Center Building



First level northeast classroom



Second level northwest classroom



Second level dining room overlook



Second level dining room overlook

Student Center Building



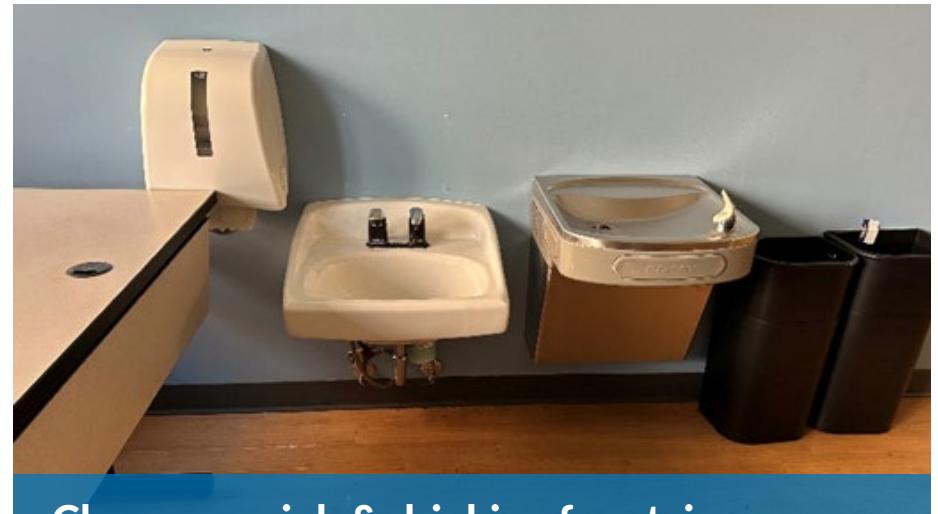
Early childhood corridor



Water infiltration at east door



East corridor



Classroom sink & drinking fountain

Physical Education Building

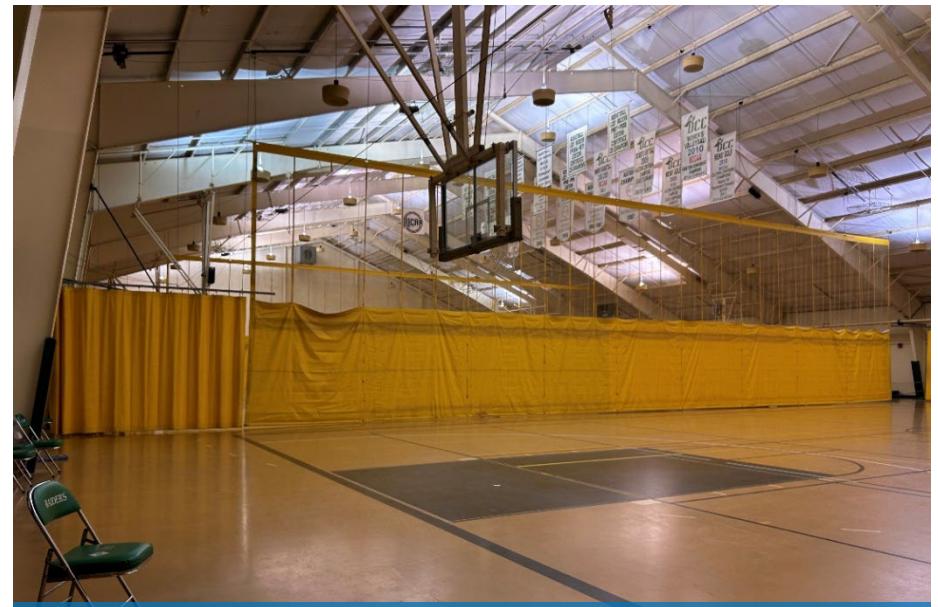
35,098 s.F., Built in 1977



Physical Education Building – Improvements Needed

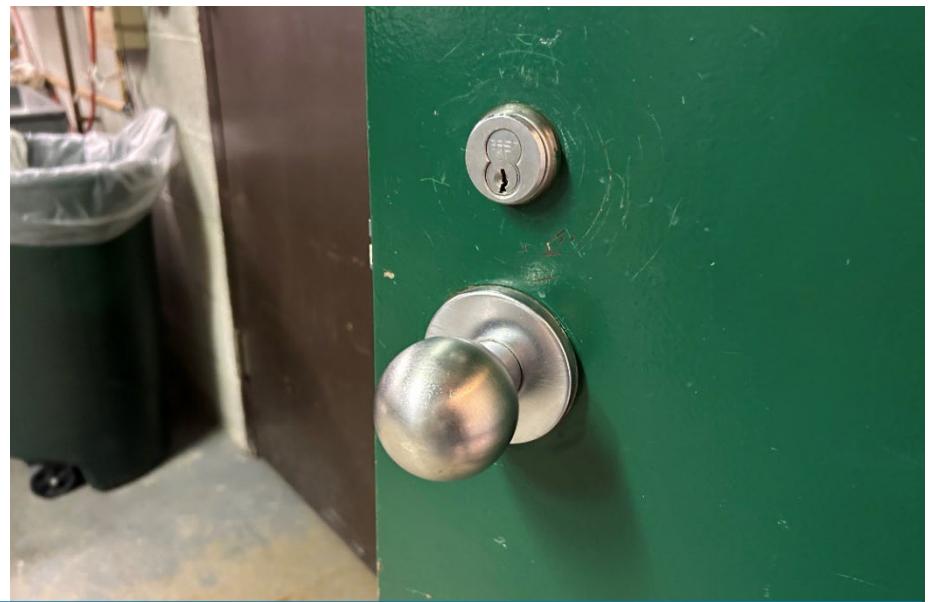


Separate heating/cooling system from main power plant



Lighting upgrades

Physical Education Building – Improvements Needed



ADA Compliance and Accessibility Issues

Physical Education Building



Clearstory windows



Gym curtain



West entry



West entry corridor

Physical Education Building



Windows at southeast entry lobby



North elevation



West exit doors at gym



Mechanical room AHU



SECTION 3

Building & Site Program

Building & Site Program

Based on the 2023 Parks and Recreation 5 year master plan survey results & previous 2018 new recreation center design, the residents and WT staff provided their desire for certain community center program components. As a result of this feedback, the following recreational items received favorable responses:

Physical Education Building

- Gymnasium
- Locker/Showers
- Child Watch
- Exercise Room
- Weight Room
- Dance Studio
- Conference/Party Rooms

Student Center Building

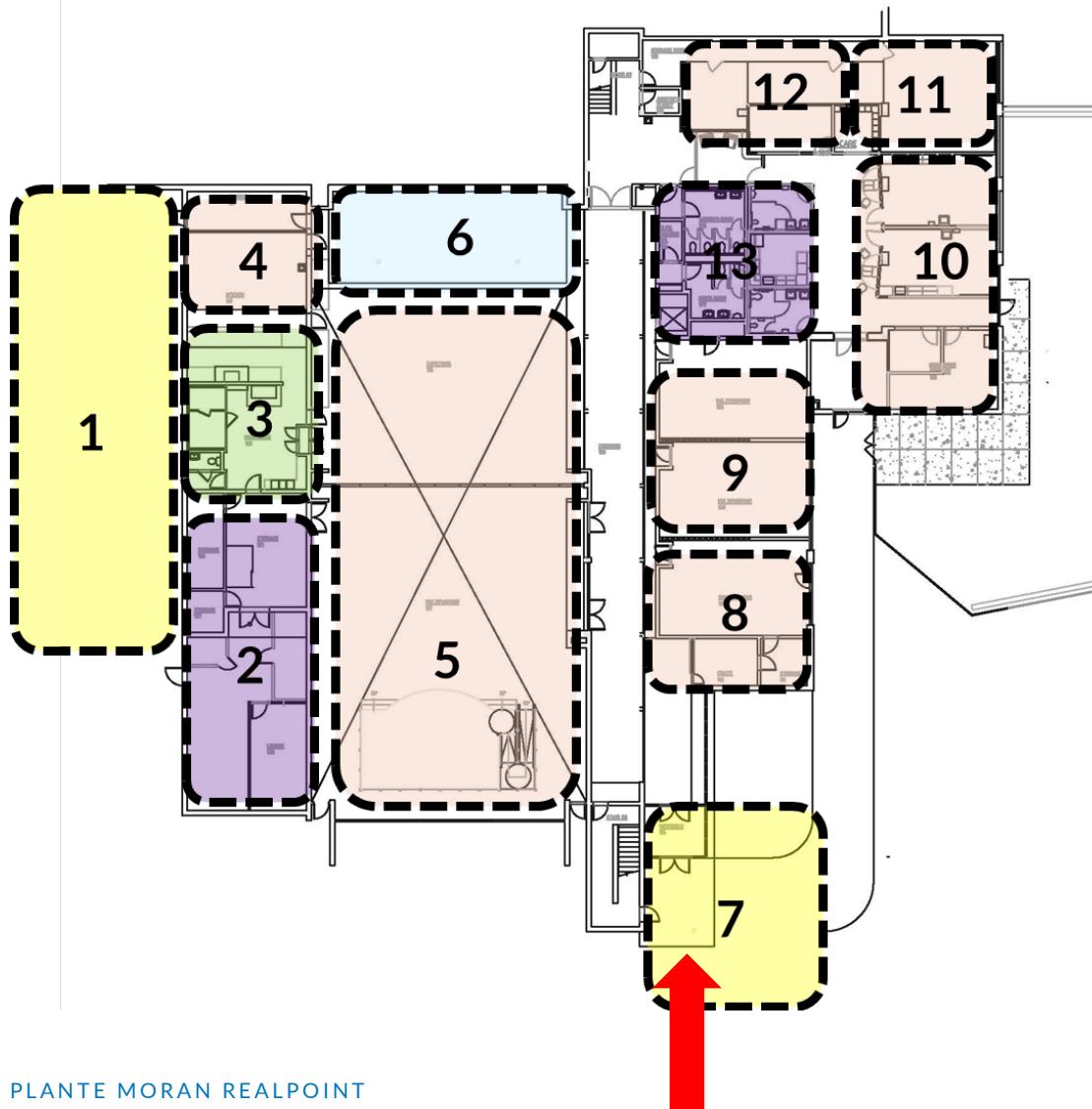
- Parks & Recreation Administration Offices
- Senior Activity Room
- Art Room
- Pottery/Kiln Room
- Media Arts
- Woodshop
- Cooking Kitchen Classroom
- Meals on Wheels Kitchen and Prep Area
- Maker Space
- Video Gaming Room

Site

- Pickleball Courts
- Tennis Courts
- Shuffleboard Courts
- Table Tennis Tables
- Bocce Courts
- Playground
- Outdoor Restrooms
- Softball field
- Amphitheater
- Walking Track
- Dog Park

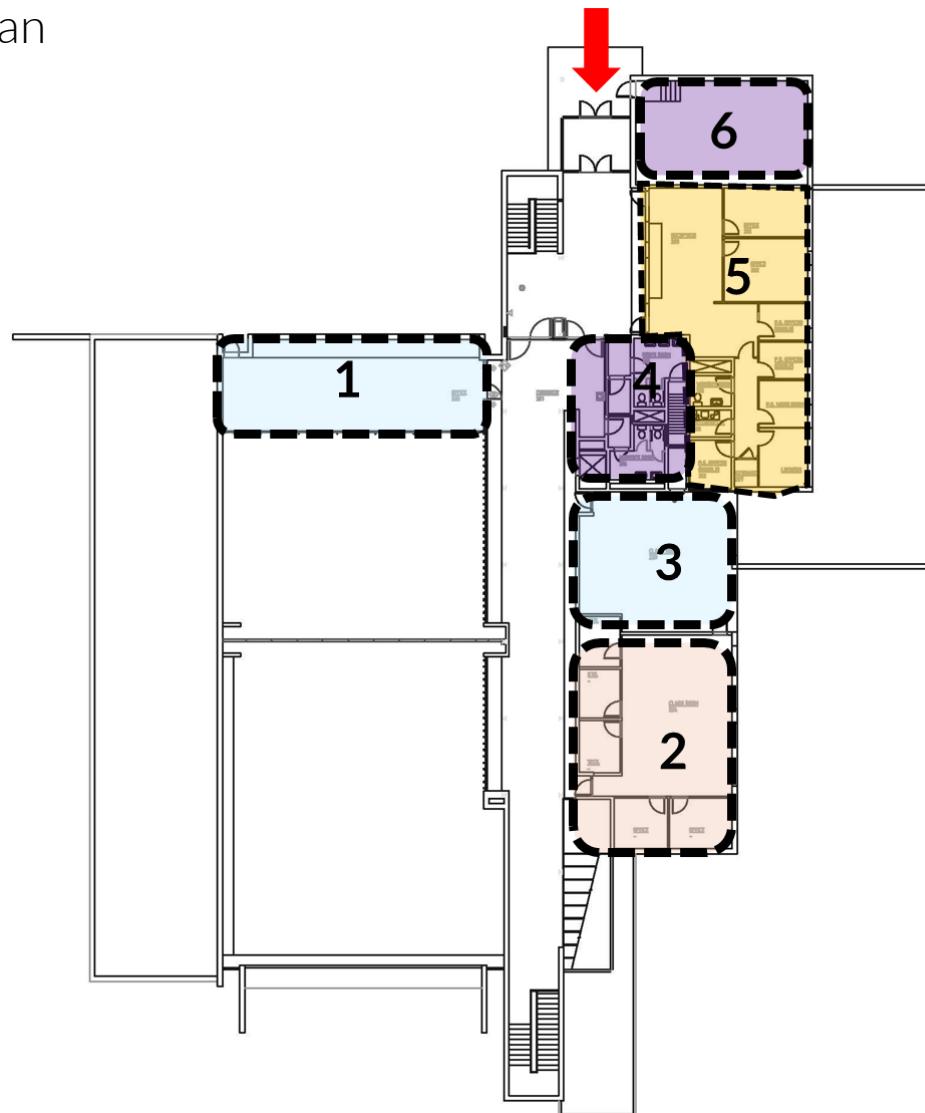
Student Center Building

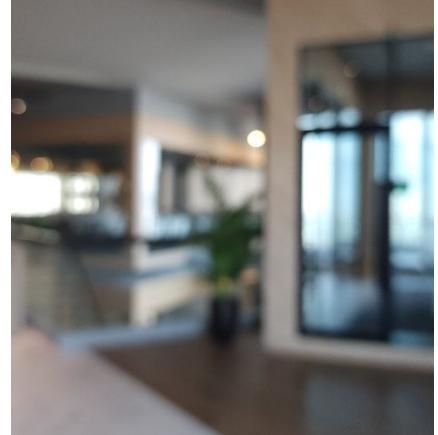
Concept plan



Student Center Building

Concept plan



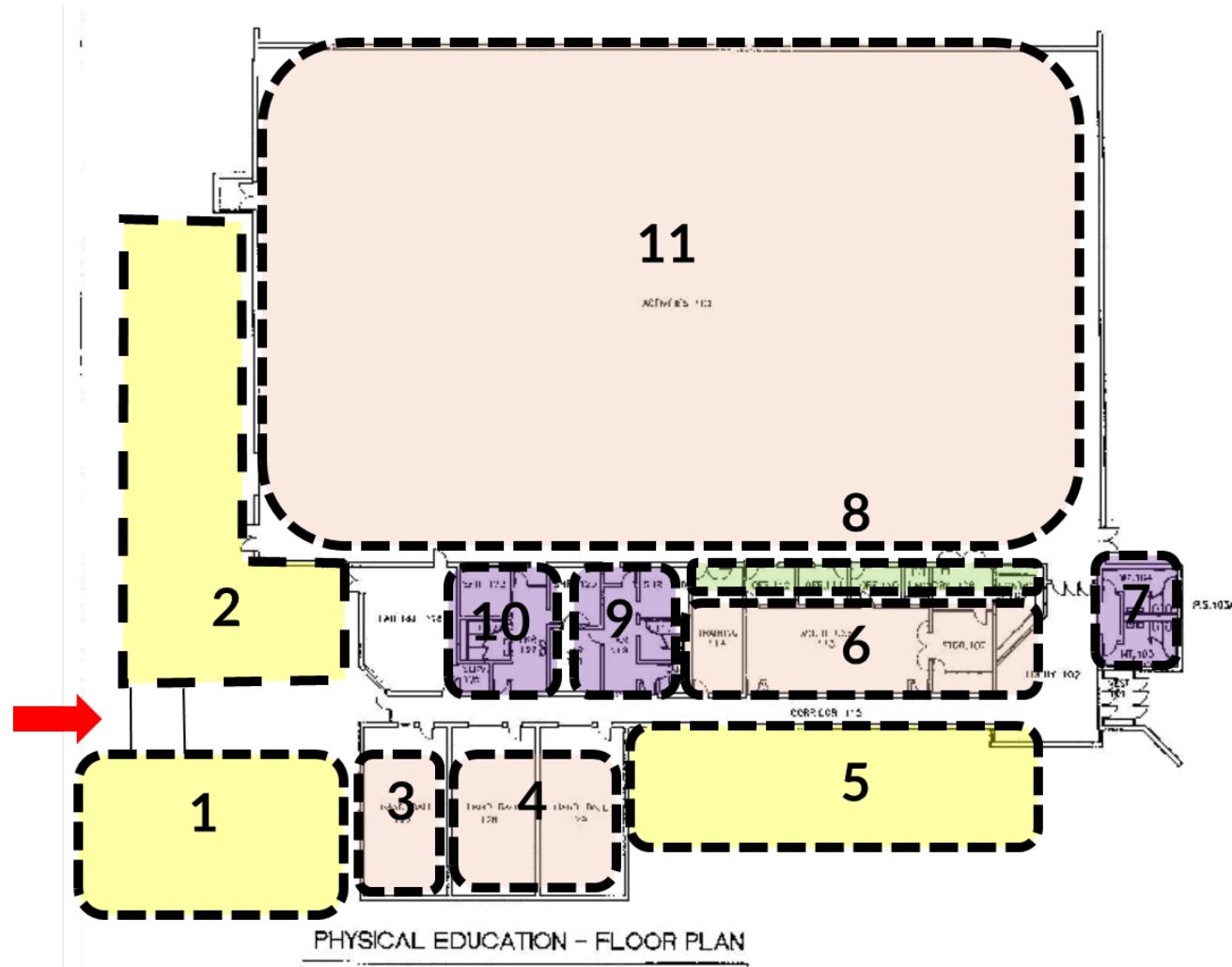


Student Center Program

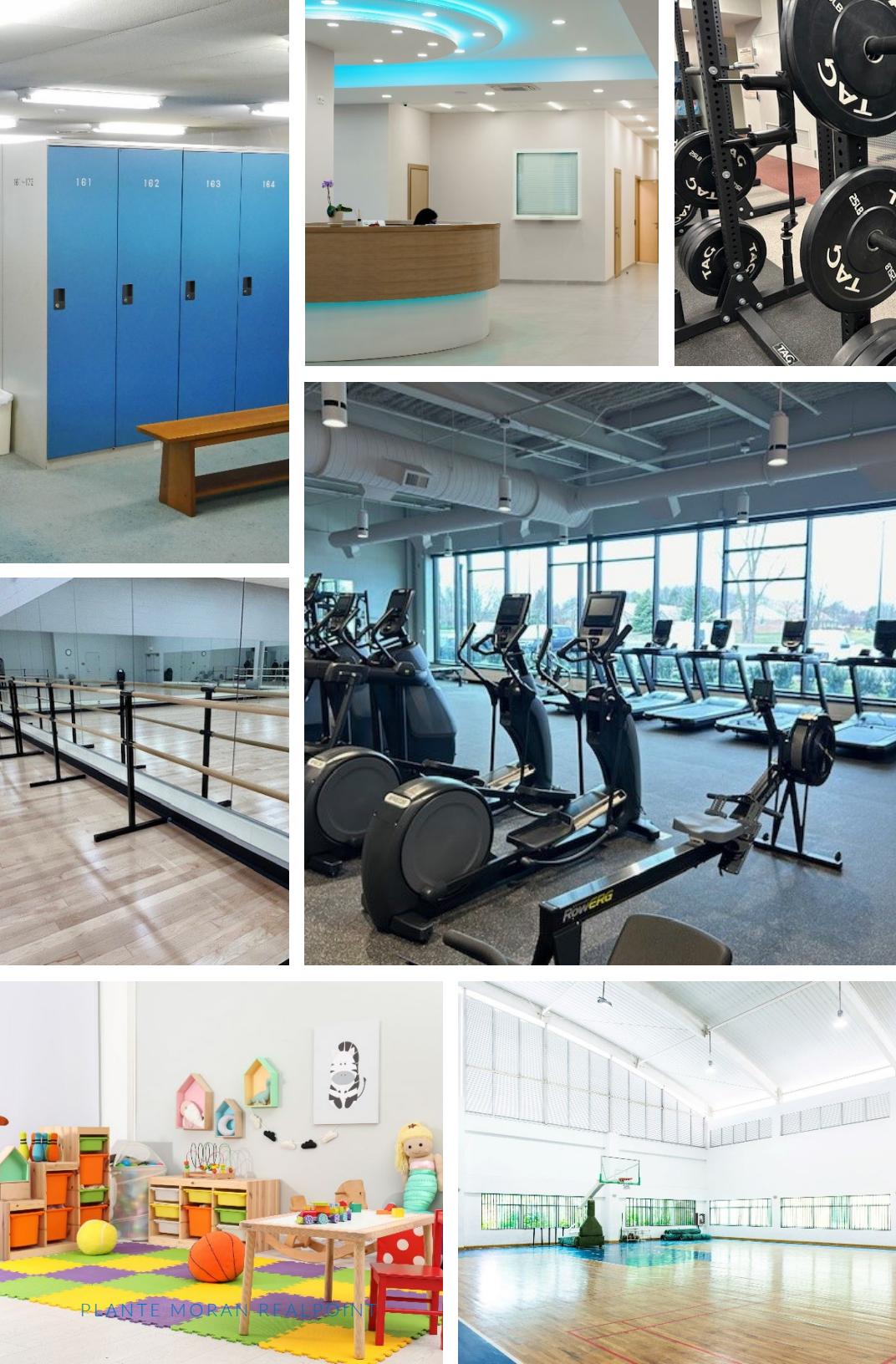
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- Maker Space
- Video Gaming Room

Physical Education Building

Concept plan



Area	Color	Description
1	Yellow	New Entry/Admin
2	Yellow	New Mech./Storage
3	Light Orange	Child Watch
4	Light Orange	Dance Studio
5	Yellow	Exercise Equipt. Rm.
6	Light Orange	Free Weights
7	Purple	Restrooms
8	Green	Office/Support Room
9	Purple	Womens Locker Rm.
10	Purple	Mens Locker Rm.
11	Light Orange	Gym



Physical Education Building Program

- Gymnasium
- Locker/Showers
- Child Watch
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- Dance Studio
- Conference/Party Rooms

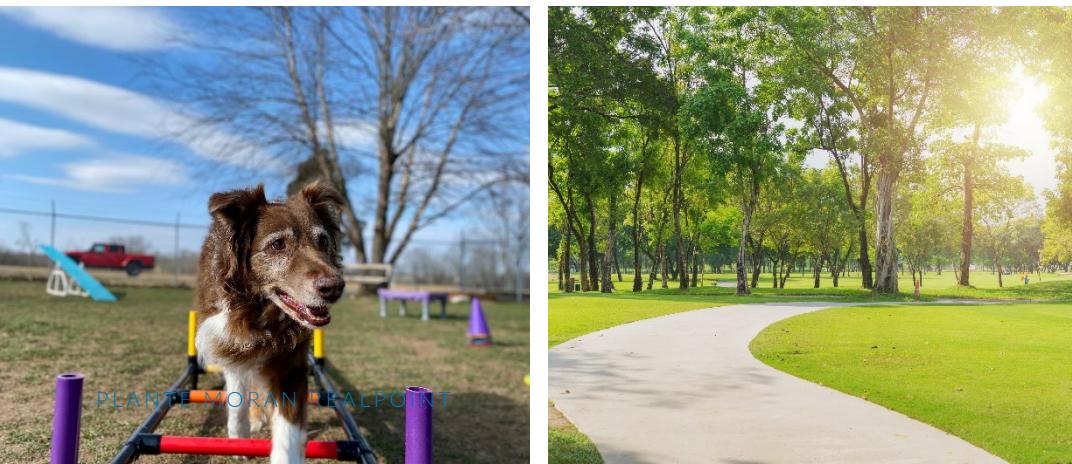
Potential site plan layout

51 acres

- Pickleball Courts
- Tennis Courts
- Shuffleboard Courts
- Table Tennis Tables
- Bocce Courts
- Playground
- Amphitheater
- Outdoor Restrooms
- Softball field
- Walking Track
- Dog Park

Hess Hathaway Park





Site amenities

- Pickleball Courts
- Tennis Courts
- Shuffleboard Courts
- Table Tennis Tables
- Bocce Courts
- Playground
- Outdoor Restrooms
- Softball field
- Amphitheater
- Walking Track
- Dog Park



Thank you