

Preliminary Architectural Feasibility Report

For

The West Branch Commons

Need for the Facility

As a rural growing community in Norther Michigan providing a gather spot for residents and visitors has become a need for West Branch Township. Recreational parks consisting of ball fields and frisbee golf courses are the primary component of the township's public facilities. However, facilities like a community garden or farmers market are lacking in the West Branch area. An opportunity as part of the Township overall master plan and DDA planning to incorporate such a facility on a township owned property located along the community's primary corridor can fill this void.

The Township has developed in a progressive way over the past few years and recent development along the I-75 Business Loop at the corner of Old M-76 creates the exposure needed for a successful gather spot / public facility. An existing masonry building remains on the property that is structurally sound and provides a great shell building for use as restrooms, an office & storage room and still have space that could be leased out to vendors or used for public events. The site is large enough to accommodate a large parking lot and still have remaining room for other uses such as a plaza, farmers market and open-air pavilion.

Existing Facilities

There really are no such public facilities for gathering within the area. Irons Park in the downtown West Branch and the Ogemaw Hills Recreation Park are the closest thing to a public gathering facility, but these are facilities that have typical park uses and are not designed to serve other purposes. What the West Branch Commons project represents is a larger gathering location for seasonal events and other local market type events as well as offering a retail element.

Proposed Facilities

The West Branch Commons project was conceived as use to revitalize a brownfield type site with a premium location at the intersection of a major highway and primary road between the West Branch Township business area at Exit 212 and Downtown City of West Branch. The project will have a large covered open-air structure for vendors to set up sales. A large open plaza with a fire pit will offer an inviting atmosphere, and a large parking lot area will surround the existing building which will serve as restrooms, office and storage, and potentially leasable space for something like a

coffee shop or similar retail use. With the site's prominent location, a large sign or monument would be appropriate to identify the site.

Building Sites

No other reasonable or readily accessible sites are available in the area. With this project the site has really driven the vision for the development within the Heart of Downtown Development Authority District. Also no other site has as much accessibility to the business district, community campground, and educational facilities all within .5 miles of the site.

Cost Estimates

West Branch Township has retained Lapham Associates early in the project and their Engineers Opinion of Cost has been used throughout the process. The following is an expansion of that opinion of cost.

**SEE ATTACHED DOCUMENT ONE.
Cost Estimates**

Annual Operating Budget

Below is a projected annual operating budget for this project:

Income

(stall rentals) - \$500.00 per Six Month Season (Info Source forbes.com)
20 spots (estimate) - \$10,000 per six month Season
Pavilion Rental - \$200.00 per use (Info source Oakland county parks and rec)
5 Rentals per year (estimate) - \$1,000.00
1 Rental Tenant (Estimated) - \$425.00 Per Month
1 Rental Tenant (Estimated) - \$5,100 Per Year
Total Income.....\$16,100.00 (Estimated Per Year)

Expenses

Salaries.....\$2,000.00
Utilities.....\$1,500.00
Maintenance.....\$3000.00
Maintenance fund.....\$1500.00
Total Expenses.....\$8,000.00

Net Profit.....\$8,100.00 Per Year

Maps, Drawings, Sketches and Photographs

The following maps, plans and photographs depict the proposed development.

SEE ATTACHED DOCUMENT TWO Location Sketch

Figure 2 Rendering of proposed pavilion.



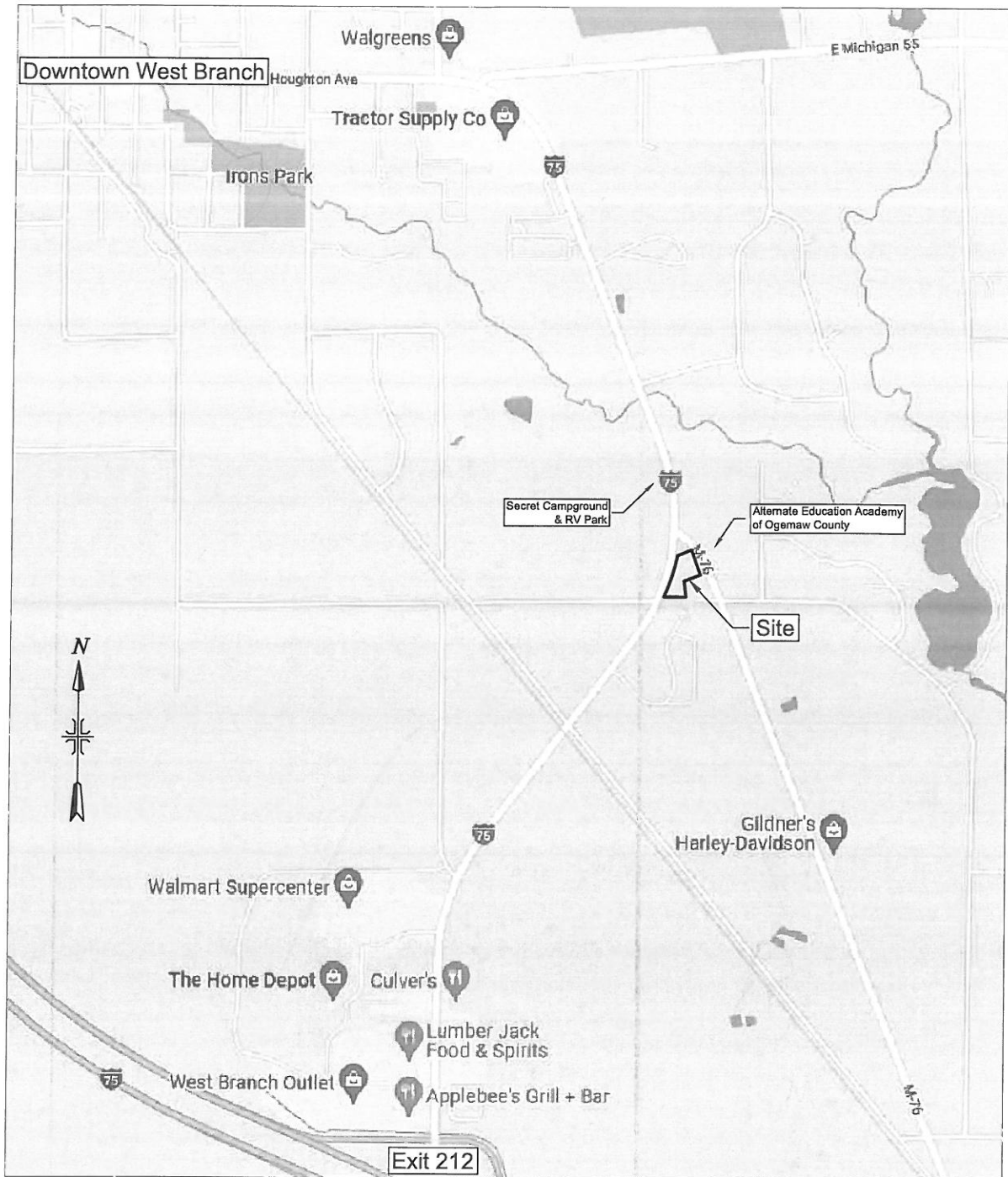
Construction Problems

The site is a former scrap yard and does have contaminants within the soil. Testing was recently done that showed the contamination levels which were fairly minimal and are declining. This project makes every effort to cap those areas that were deemed “hot spots” with a concrete pavement for the plaza and parking lot. However, a due care plan will need to be in place and proper disclosures will be required during construction to address potential contamination.

Conclusions and Recommendations

It is the conclusion of Lapham Associates that West Branch Township should continue with the development of the West Branch Commons project.

Project Location



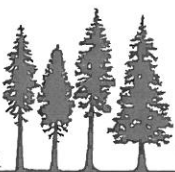
LAPHAM ASSOCIATES ENGINEERING
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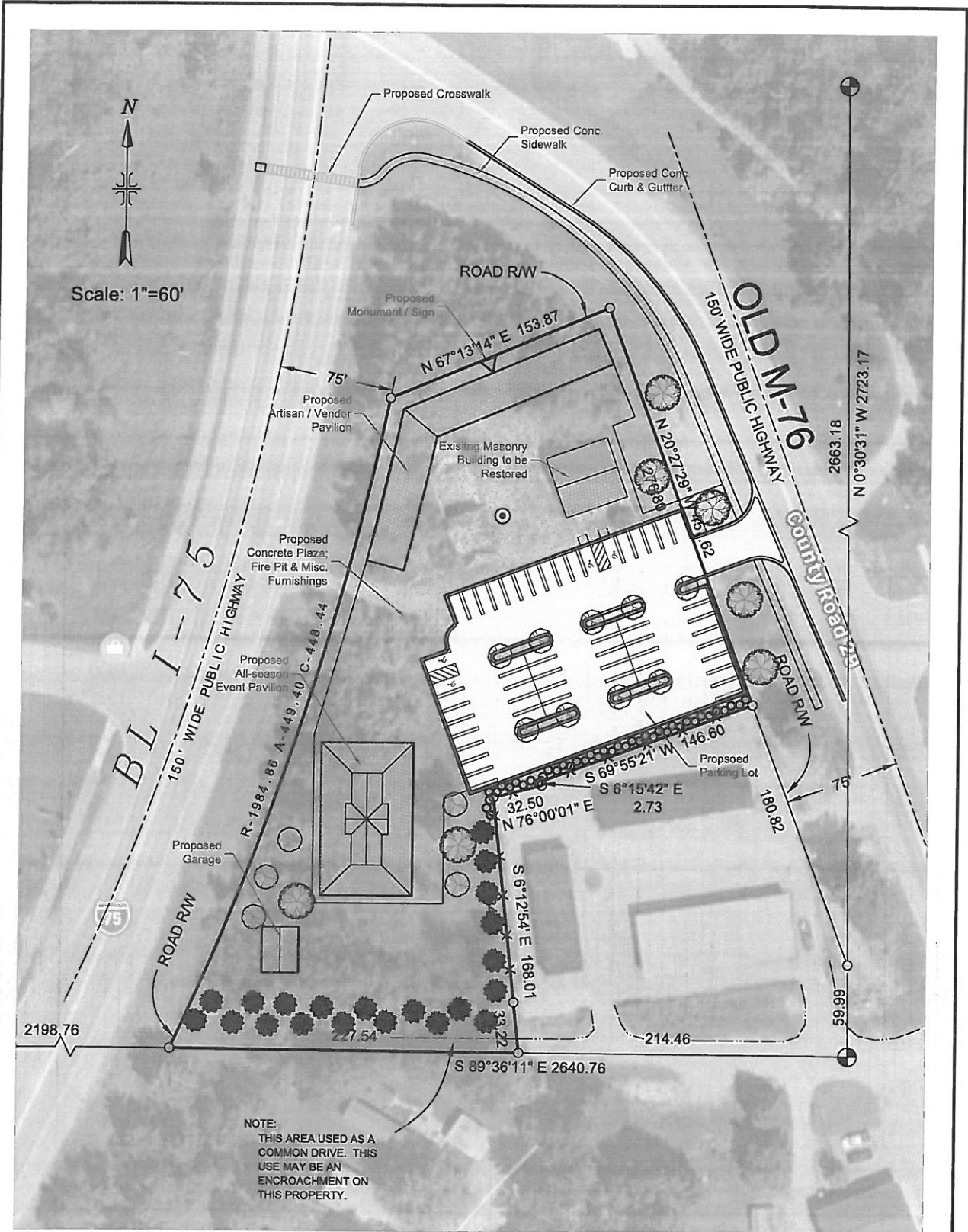
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West Branch  Township

Project No.: N/A	Drawn By: S.E.BELL
Date: Feb. 24, 2022	Sheet No.: 1 of 1
Scale: N.T.S.	Checked By:

Project Site Plan



Scale: 1"=60'

NOTE:
THIS AREA USED AS A
COMMON DRIVE. THIS
USE MAY BE AN
ENCROACHMENT ON
THIS PROPERTY.

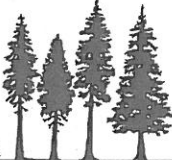
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West Branch Township
West Branch Commons Project
Opinion of Cost
February 21, 2022

Site Preparation & Miscellaneous

Miscellaneous Demolition (scale, slabs, fence, trees & brush, etc.)	\$25,000
Grading & Earthwork	\$10,000
Utilities Sanitary Sewer & Water	\$25,000
SESC Measures	\$10,000
Monument & Signs	\$50,000
<u>Landscaping & Restoration</u>	<u>\$40,000</u>
Site Preparation & Miscellaneous Subtotal	\$160,000

Building Renovations

New Roof & Miscellaneous Exterior Tim	\$75,000
Masonry Repairs & Preservation	\$75,000
Interior Buildout (Restrooms, Office, Mech Room & White Box Shell).....	\$150,000
<u>MEP Budget.....</u>	<u>\$50,000</u>
Building Renovations Subtotal	\$350,000

Parking Lot & Plaza

Entrance & Road Improvements (Curb & Gutter, Etc.)	\$25,000
50 Car Parking Lot	\$60,000
Plaza / Concrete Sidewalks	\$250,000
700 feet of HMA Paved 8' Wide Trail	\$120,000
Crosswalk	\$75,000
<u>Fire Pit & Furnishings</u>	<u>\$200,000</u>
Parking Lot & Plaza Subtotal	\$730,000

Artisan Market Pavilion


Steel Framed Pavilion Building & Roof	\$250,000
Flatwork & Foundations.....	\$75,000
<u>Electrical.....</u>	<u>\$25,000</u>
Artisan Market Pavilion Subtotal	\$350,000

Open Pavilion

Steel Framed Pavilion Building & Roof	\$250,000
Enclosure Walls.....	\$200,000
Flatwork & Foundations.....	\$75,000
<u>Mechanical & Electrical.....</u>	<u>\$125,000</u>
Open Pavilion Subtotal	\$650,000

West Branch Commons Total Costs

Total Subtotal.....	\$2,240,000
Engineering / Architectural.....	\$215,000
<u>Contingency</u>	<u>\$165,000</u>
Total Project Costs.....	\$2,620,000

Prepared by:

Under the direct supervision of:
Timothy L. Lapham, P.E., P.S., No. 27595