



Lyon Township Library-Park Project 2022

Township & Library Boards working together

- March 2022: Boards agreed to work together to realize a multi-use municipal site at 11 Mile and Milford Rd
- Library-Park Subcommittee formed with representatives from both boards, with Library Director, Library hired architect and Township Engineer
- Library Park Subcommittee met in April, May, & June
- Special Meeting on June 20 with both LTPL and Township Boards to discuss project

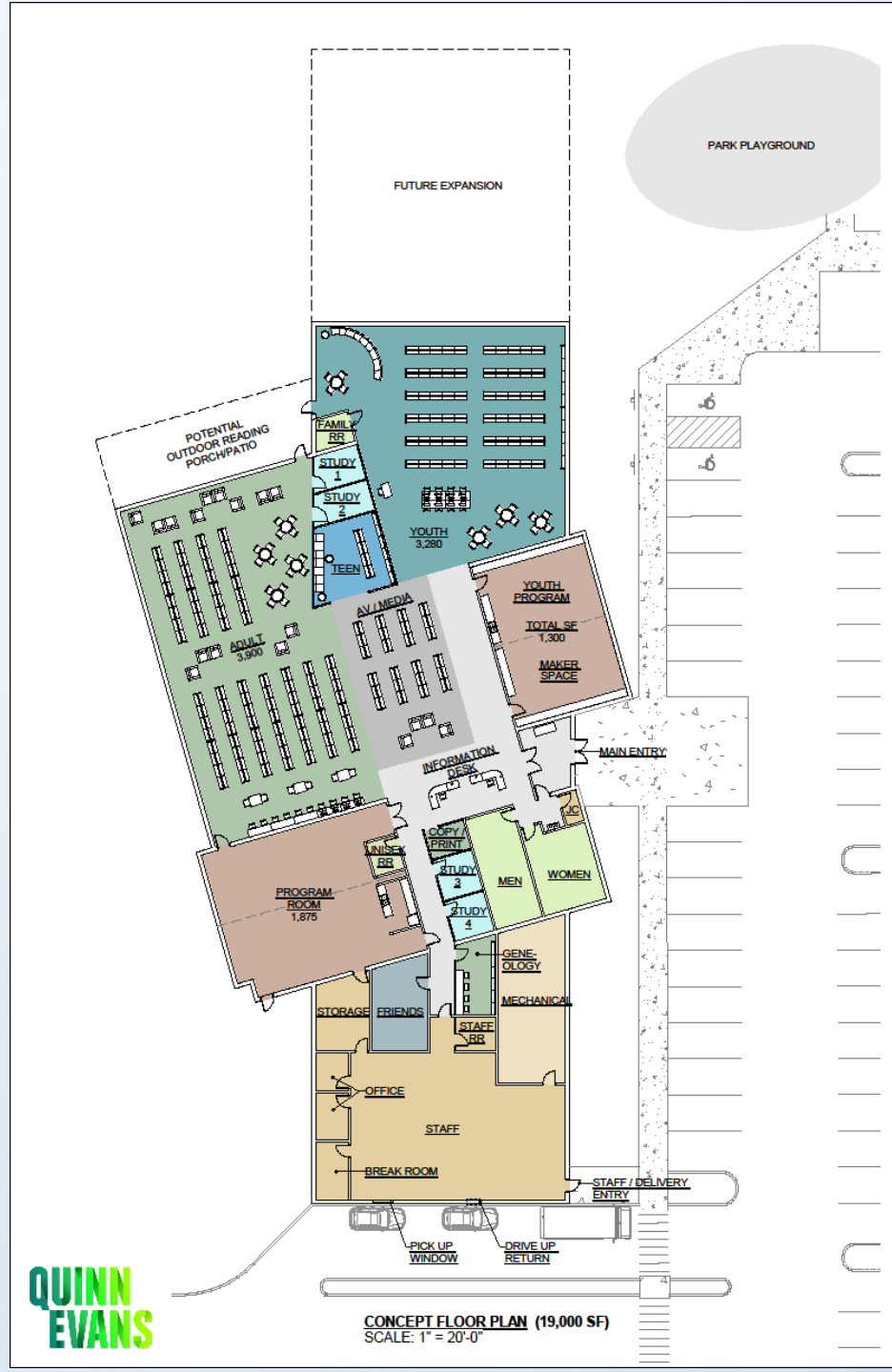
New Library

- 19,000 square foot building
- Separate Adult, Children and Teen areas
- Two program/event spaces
- Private study rooms
- Drive up book drop and pick up window
- Flexible spaces
- Ample areas for comfortable seating for reading, studying and meeting
- Friends of the Library book sale room
- Genealogy – History room



New Library

- Responsive to feedback from residents from 2016 election
- Responsive to resident input from 2020 and 2022 community wide surveys and focus groups
- Focus on flexible space to anticipate future uses
- Focus on integrated technology
- Focus on spaces for community engagement and events



**QUINN
EVANS**

CONCEPT FLOOR PLAN (19,000 SF)
SCALE: 1" = 20'-0"

Lyon Township Library Cost Opinion

6/10/2022

Construction Costs	Quantity	Unit Cost	Cost
Sitework	3.6 acre	\$575,000	\$2,779,100
New Building Construction	19,000 sf	\$370	\$7,030,000
<i>Assumed construction Fall 2023</i>			
subtotal			\$9,809,100

Project Costs	Quantity	Unit Cost	Cost
Furniture and Furnishings	19,000 sf	\$25	\$475,000
Technology	19,000 sf	\$15	\$285,000
subtotal			\$760,000

Architecture / Engineering (8%)	\$845,528
Owner Contingency (9%)	\$951,219
Bond and Legal services (1.5%)	\$185,488

Total Project Cost	\$12,551,335
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Lyon Charter Township, State of Michigan
 Millage Impact Analysis - Assumes 2.00% Taxable Value Growth

DRAFT

Estimated - 2023 Library & Park Bonds - PAR: \$12,000,000

Fiscal Year	Interest Payment	Principal Payment	Interest Payment	Interest Rate	Annual Debt Service	Tax Levy	Taxable Value	Millage Required
	May 1 [1]	May 1 [1]	November 1 [1]	Rate [2]	December 1	December 1	Value [3]	Required [4]
2024	\$431,906 [5]		\$287,938	3.000%	\$719,844	2023	1,599,965,472	0.4499
2025	287,938	\$115,000	286,155	3.100%	689,093	2024	1,631,964,781	0.4222
2026	286,155	140,000	283,915	3.200%	710,070	2025	1,664,604,077	0.4266
2027	283,915	150,000	281,440	3.300%	715,355	2026	1,697,896,159	0.4213
2028	281,440	165,000	278,635	3.400%	725,075	2027	1,731,854,082	0.4187
2029	278,635	180,000	275,485	3.500%	734,120	2028	1,766,491,163	0.4156
2030	275,485	190,000	272,065	3.600%	737,550	2029	1,801,820,987	0.4093
2031	272,065	200,000	268,365	3.700%	740,430	2030	1,837,857,406	0.4029
2032	268,365	220,000	264,185	3.800%	752,550	2031	1,874,614,555	0.4014
2033	264,185	235,000	259,603	3.900%	758,788	2032	1,912,106,846	0.3968
2034	259,603	255,000	254,503	4.000%	769,105	2033	1,950,348,983	0.3943
2035	254,503	270,000	248,968	4.100%	773,470	2034	1,989,355,962	0.3888
2036	248,968	290,000	242,878	4.200%	781,845	2035	2,029,143,081	0.3853
2037	242,878	320,000	235,998	4.300%	798,875	2036	2,069,725,943	0.3860
2038	235,998	355,000	228,188	4.400%	819,185	2037	2,111,120,462	0.3880
2039	228,188	380,000	219,638	4.500%	827,825	2038	2,153,342,871	0.3844
2040	219,638	400,000	210,438	4.600%	830,075	2039	2,196,409,729	0.3779
2041	210,438	430,000	200,333	4.700%	840,770	2040	2,240,337,923	0.3753
2042	200,333	455,000	189,413	4.800%	844,745	2041	2,285,144,682	0.3697
2043	189,413	475,000	177,775	4.900%	842,188	2042	2,330,847,575	0.3613
2044	177,775	515,000	164,900	5.000%	857,675	2043	2,377,464,527	0.3608
2045	164,900	545,000	151,139	5.050%	861,039	2044	2,425,013,817	0.3551
2046	151,139	585,000	136,221	5.100%	872,360	2045	2,473,514,094	0.3527
2047	136,221	615,000	120,385	5.150%	871,606	2046	2,522,984,376	0.3455
2048	120,385	645,000	103,615	5.200%	869,000	2047	2,573,444,063	0.3377
2049	103,615	685,000	85,634	5.250%	874,249	2048	2,624,912,944	0.3331
2050	85,634	735,000	66,156	5.300%	886,790	2049	2,677,411,203	0.3312
2051	66,156	800,000	44,756	5.350%	910,913	2050	2,730,959,427	0.3336
2052	44,756	825,000	22,481	5.400%	892,238	2051	2,785,578,616	0.3203
2053	22,481	825,000		5.450%	847,481	2052	2,841,290,188	0.2983
	\$6,293,106	\$12,000,000	\$5,861,200		\$24,154,306			

[1] Bond issue size of \$12,000,000. Bonds dated May 1, 2023.
 Interest paid semi-annually on May 1 and November 1, beginning May 1, 2024.
 Principal paid annually on November 1, beginning May 1, 2024.

[2] Estimated interest rates based on conservative market rates.

[3] 2022 Taxable Value per Township: 1,568,593,600
 Estimated Annual Growth = 2.00%
 Estimated 2023 Taxable Value = 1,599,965,472

[4] Average Millage Rate = 0.37813

[5] Assumes capitalizing two months of interest to help level out millage requirement.



Date: 06/20/2022

Project: 11 Mile and Milford Park
 CES Project No.: 2018-0003
 Created by: Michael G. Nearing, P.E.
 Checked by: Leslie Zawada, P.E.
 Proposed Cost Split of Site Costs

1150 Corporate Office Drive
 Suite 210
 Milford, MI 48381

SUMMARY OF CONCEPTUAL PROJECT SITE COSTS
 11 MILE AND MILFORD ROAD PARK AND LYON TOWNSHIP LIBRARY

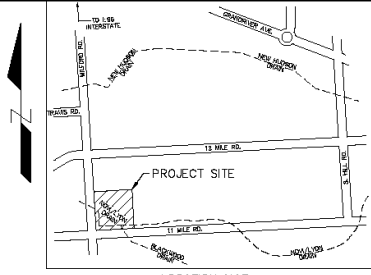
Proposed Facility/Item	Estimated Conceptual Cost	Proposed Township Share Factor	Proposed Library Share Factor	Township Share	Library Share
Library-Park - Site Improvements	\$2,718,100.00	50.0%	50.0%	\$1,359,100	\$1,359,100
Park Only Items	\$1,912,680.00	100.0%	0.0%	\$1,912,680	\$0.00
Storm Sewer	\$775,900.00	50.0%	50.0%	\$388,000	\$388,000
Culvert Crossing Novi-Lyon Drain, SW Quadrant	\$633,800.00	75%	25%	\$476,900.00	\$159,000.00
Off-site Water Main Construction	\$331,300.00	25.0%	75.0%	\$82,800	\$248,500
Off-site Sanitary Sewer Construction	\$410,900.00	25.0%	75.0%	\$102,700	\$308,200
Milford Road Widening	\$886,900.00	50.0%	50.0%	\$443,500	\$443,500
				\$4,765,680.00	\$2,906,300.00

Notes/Comments:

- This summary of conceptual project costs does not include costs for the proposed pavilion structure, rest rooms, or amphitheater
- This proposed cost sharing analysis assumes that the Library and Township will each pay their respective utility connection fees as outlined elsewhere herein
- An easement will be required to construct and maintain the proposed sanitary sewer along Elk Run, East.
- A revised MSA Permit will be required to be obtained.
- Engineering approval of the project's design will be required from RCDC and OCWRC.
- A Joint Permit Application from EGLE will be required for the proposed work within the limits of the existing 100-year flood plain and the Novi-Lyon Drain.
- A NPDES Notice of Coverage will be required to be filed with EGLE.
- An Act 399 and Part 41 Permit will be required to be obtained from EGLE.
- The project will require Site Plan and Engineering approval prior to commencing construction.
- A long-term plan for the maintenance of the athletic and on-site storm water facilities will be required.

Disclaimer: This is an estimate based upon 2021 MDOT Average weighted unit price. CES consulted with contractor for grading costs and Cortech for bridge costs and updated these estimates in April, 2022. McKenna & Assoc prepared landscape cost estimate and it too was updated in April, 2022. Since cost are determined by actual bids the CES has no control over the final cost of the project.

P:\PROJECTS\2018-0003.11.MILE.PARK.LIBRARY\2022.CONCEPTUAL.LAYOUTS\2018-0003.02.2.CONCEPTUAL.LAYOUT.SITE.LAYOUT - WITH ENTRANCE OPT.# 2.DWG



ZONING REGULATIONS INFORMATION:
ZONED PD: WELLHEAD PROTECTION AREA

- PARKING REQUIRED**
- BASEBALL FIELD - 25 SPACES
 - MULTI-PURPOSE FIELD - 30 SPACE (EA)
 - COURT TYPE FACILITIES:
 - A. BASKET BALL - 10 SPACES
 - B. SOCCER BALL FIELD - 4 SPACE (EA)
 - C. VOLLEY BALL FIELD - 10 SPACE (EA)
 - PARKING (1400 SFT) - 13 SPACES
 - PLAY GROUND - 10 SPACES
 - AUDITORIUM (1 REV. 3 OCCUPANTS) ASSUMED 500 OCCUPANTS - 67 SPACES
 - LIBRARY (1 REV. 300 SFT) - 282 SPACES
 - PRO-18,000 SFT, FUTURE-5800 SFT - 82 SPACES
- REQUIRED SPACES : 25+(30*2)+10+4+10+14+10+67+82 = 282 SPACES
PROVIDED SPACES = 282 SPACES INCLUDING 8 BARRIER FREE

SANITARY SEWER REI CALCULATIONS:

- LIBRARY : TOTAL 8 FIGURES
PARK : ASSUMED 8 FIGURES

- REI = 0.12 REI/FIGURE
= 0.12 * (8+8)
= 1.92 REI'S

WATERMAIN CONNECTION:

- 1" SERVICE FOR LIBRARY
1" SERVICE FOR PARK

CES
CIVIL ENGINEERING SOLUTIONS, Inc.

1150 CORPORATE OFFICE DR.
SUITE 210
MILFORD, MI 48381
PH: (248)264-6906
www.civilengineeringsolutions.us

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CHARTER TOWNSHIP OF LYON
11 MILE PARK/LIBRARY
CONCEPTUAL LAYOUT - ENTRANCE OPTION# 2

NO.	DATE	SUBMITTAL	NO.	DATE	REVISION
1	-	-	5	-	-
2	-	-	6	-	-
3	-	-	10	-	-
4	-	-	11	-	-
5	-	-	12	-	-
6	-	-	13	-	-
7	-	-	14	-	-

PROJECT NO: 2018-0003	SCALE: 1"=80'	SHEET NO.
DRAWING NO: -		
DRAWN BY: SM	DATE: 2022-04-25	CP 2A
CHECKED BY: MGN	DATE: 2022-04-25	
SECTION 15	TOWN 1N	RANGE 7E
CITY/TOWNSHIP	LYON TOWNSHIP	OAKLAND COUNTY, MI