

# Ann Arbor Municipal Center

MASTERPLAN AND CONCEPTUAL DESIGN NARRATIVE

August 24, 2007





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*View of Ann Arbor Municipal Center with proposed Courts and Police Building, new Plaza, and partially renovated Larcom Building*

## PROJECT SUMMARY

The Municipal Center project offers the community a long range vision to create a vibrant civic place in the heart of Ann Arbor that is sustainable, a responsible use of city resources, and will allow for the delivery of key municipal services at one location that is accessible to all.

The proposed multi-phased redevelopment has the potential to act as a catalyst for downtown and is an example of responsible, appropriately scaled development. The first phase of this long range plan consists of the construction of the new Courts and Police building, the partial renewal of the Larcom building and site improvements, such as a public plaza and garden.

Constructing the proposed 106,000 square foot, 5 story structure will allow the city to fulfill its responsibility to provide space for the 15th District Court (who have lost their lease at the County Courthouse) and suitable functional space for the Police Department. The new space will relieve some of the overcrowding, as well as wear and tear on the Larcom building, extending the life of building components.

The second phase will result in the complete renewal and modernization of all elements of the Larcom building. Existing systems and components will be stripped away to bare structure and replaced with new energy efficient, sustainable elements and construction. In a preliminary study completed in 2006, QUINN EVANS | ARCHITECTS found that replacement of the exterior with an energy efficient curtain wall coupled with new mechanical systems could pay-off in less than 10 years!

While the current economic situation in Michigan may not be conducive to the capital expenditure required by this project, it has helped to restrain somewhat the 6-9% annual escalation in construction costs that are typical in other regions. Delaying construction will likely add \$1-2 million per year in cost escalation (for the same project). With this in mind, it is a favorable time to build in Michigan.

The following pages contain a synopsis of the Site Master Plan and Conceptual Design prepared by the Design Team over the last several months. The graphic and written information included are intended to provide an overview of the process and recommendations for use by the City and Community.

The Site Master Plan deals primarily with strategic planning for the Municipal Center, while the Conceptual Design offers a vision of the architectural and site design at the completion of each construction phase.

A conceptual cost model summary for the major project components, by phase, is included to provide an understanding of the anticipated costs for various aspects of the proposed project, and while much more development is required, should be useful for budgeting and planning purposes at this stage.

The Design Team has endeavored to develop a project that is responsive to the programmatic needs, as well as the goals and concerns of the community. We are excited about the proposed design and the privilege of helping the City and Community envision an important part of the future fabric of downtown Ann Arbor.



# MASTER PLAN ANALYSIS

## CONSIDERATIONS

The Design Narratives present an overview of the approach to the Ann Arbor Municipal Center including the new Courts and Police Building and revitalizing the Larcom Building, followed by more detailed information in the appendix.

### Need

The existing city hall should be considered as a vital piece of infrastructure for operation of city services and safety of residents. It is akin to the vehicle maintenance facility, water treatment facility, roads or storm sewer systems that require regular maintenance and periodic overhaul or replacement. The Larcom Building, constructed in 1963 has received regular maintenance, but major systems are beyond their normal serviceable lifespan and in many cases replacement parts are no longer available.

The 15th District Court must vacate its space in the Washtenaw County Courthouses. The City of Ann Arbor is statutorily bound to provide operational space for the court by the Constitution of the State of Michigan.

The Ann Arbor Police Department currently resides in space that was adapted for their use as a temporary measure in 1963. The space is severely overcrowded, does not meet current policing guidelines and is a potential liability for the community. The leaky roof, lack of separation between male and female officer facilities and holding cells that do not meet current standards are prime examples of detrimental conditions that cannot be corrected within the existing space.

### Goals

According the resolution passed in January 2007 by a large majority of Council members, including the Mayor, the “Design [of the Courts and Police Building] should reflect durability, functionality, fiscal prudence, flexibility, energy efficiency, and compatibility with future redevelopment of the Municipal Center.” And, “The project will meet green building [LEED] benchmarking standards.”

In addition, the Project Advisory Committee (appointed by the Mayor) has endorsed the following statements regarding the goals for the project:

- Fulfill the City’s obligation to provide space for the 15th District Court and to mitigate conditions of the Police Department in the context of a long range plan for municipal facilities.
- Provide sufficient space and a suitable work environment to support the delivery of high quality services to the community at one location that is accessible to all.
- Create and implement a plan for a vibrant civic place that represents the heart of the city, is an asset to the local community and promotes Ann Arbor to the global community.

### Walking in AA

Ann Arbor is a wonderful walkable community. However, like many mid-sized cities, we attract many people from outside of the city and county, who arrive primarily by automobile. These visitors bring energy, life and spend money in our shops, restaurants and at our events. Whether here for a U of M game or a normal day at work, they require convenient and safe parking.

The suggested mixed-use development adjacent to the Municipal Center site depicted in the master plan diagram represents a strategic opportunity for community leaders to capitalize on the energy and momentum being generated by the Courts and Police building project and provide the kind of parking needed by the community in a location that can meet the needs of many varied users (Municipal Center, Kerrytown, Farmers Market, McKinley Town Centre, City Centre, Washtenaw County, Liberty Street, etc).

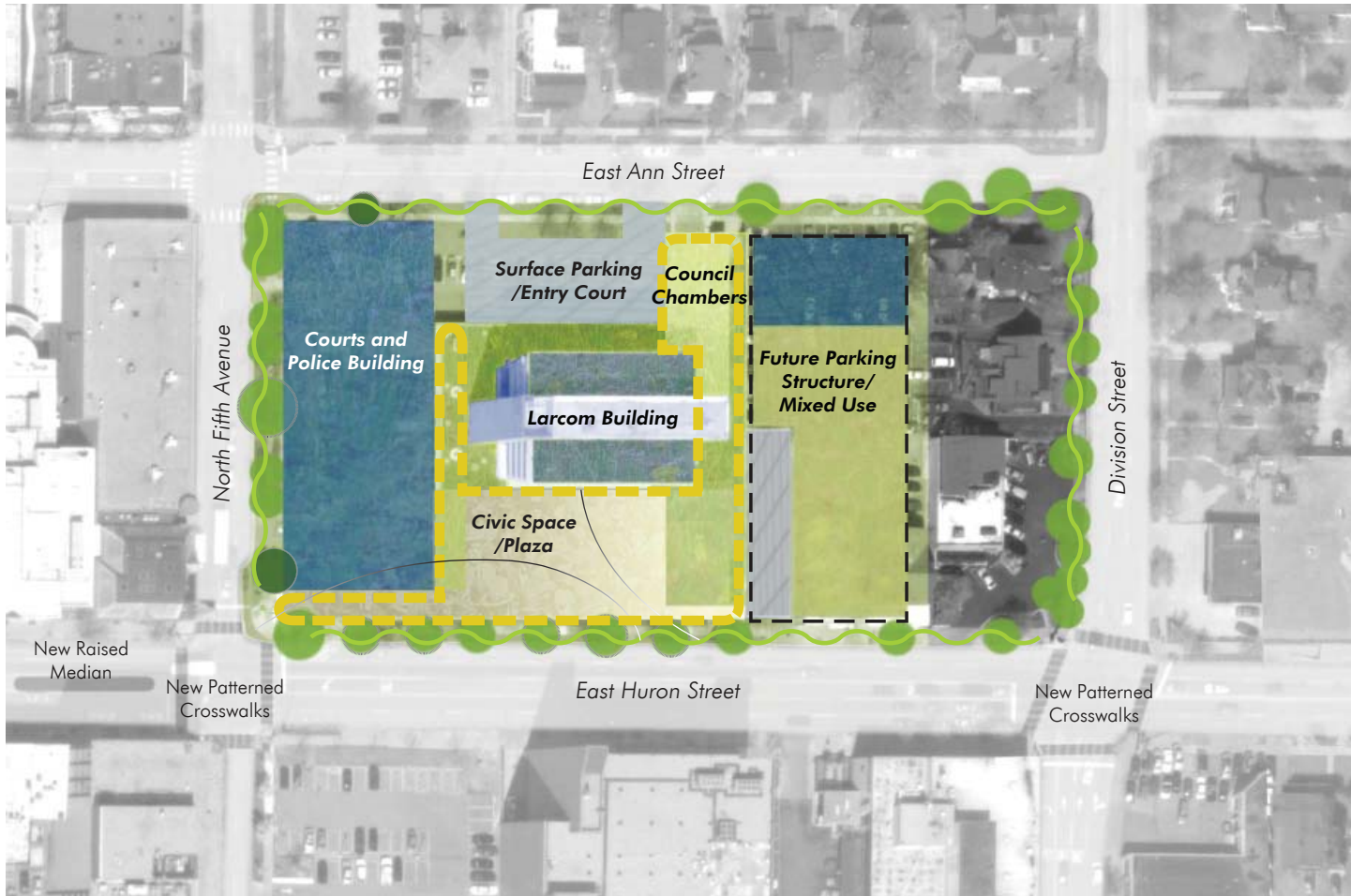
It is reasonable in our pedestrian friendly town to locate parking facilities conveniently between major destinations and ask people to walk a couple of blocks. Studies show it’s also good for your health.



*Aerial View - Existing Site Conditions*

The initial step in long range planning for the Municipal Center is to gather and analyze information pertaining to the site and its immediate surroundings to gain a thorough understanding of the opportunities and constraints offered by the location. In addition, seeking input from members of the community is critical to shaping that understanding of what is appropriate for Ann Arbor.

The following analysis diagrams and associated descriptions are the result of this process, undertaken by the design team between June and August of 2007.



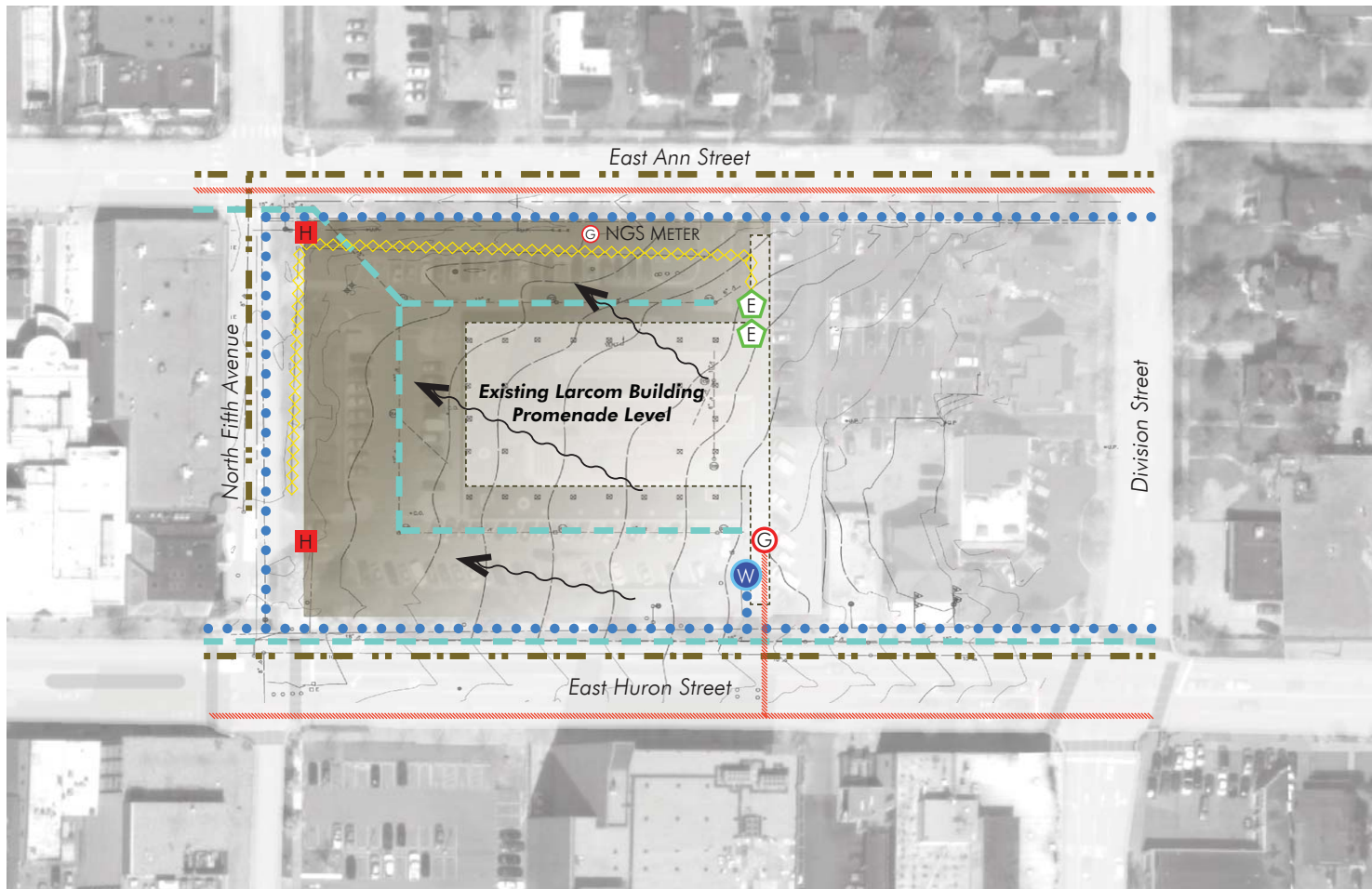
-  LANDSCAPE ZONE
-  STREETSCAPE IMPROVEMENTS
-  PUBLIC GATHERING
-  PARKING on  
POUROUS PAVING
-  POTENTIAL GREEN ROOF  
- Rainwater Harvesting
-  POTENTIAL GREEN ROOF  
- Vegetative
-  EXISTING TREE
-  PROPOSED TREE
-  LANDMARKED TREE





## ECOLOGY

Harvesting and vegetative roofs will be used to treat stormwater which will be stored and re-used for irrigation, toilet and urinal flushing, and other non-potable water needs. Harvesting roofs are at higher elevations to allow gravity to assist filtration down to cistern locations that are concealed from view at street level. Porous paving surfaces and streetscape improvements will also filter rainwater and slow infiltration, allowing it to re-enter the water table in a manner consistent with Washtenaw County Drain Commissioner standards.

Deciduous street trees are proposed to provide consistent shade for pedestrian comfort in summer months while allowing in the sun during winter. The Civic Space is located on the south side of the building to take advantage of solar gain in cooler months lengthening the time it can be comfortably used each year. Plantings used on the site will be chosen to fit into the local climate and site's microclimate and irrigated with recovered water in order to conserve resources.





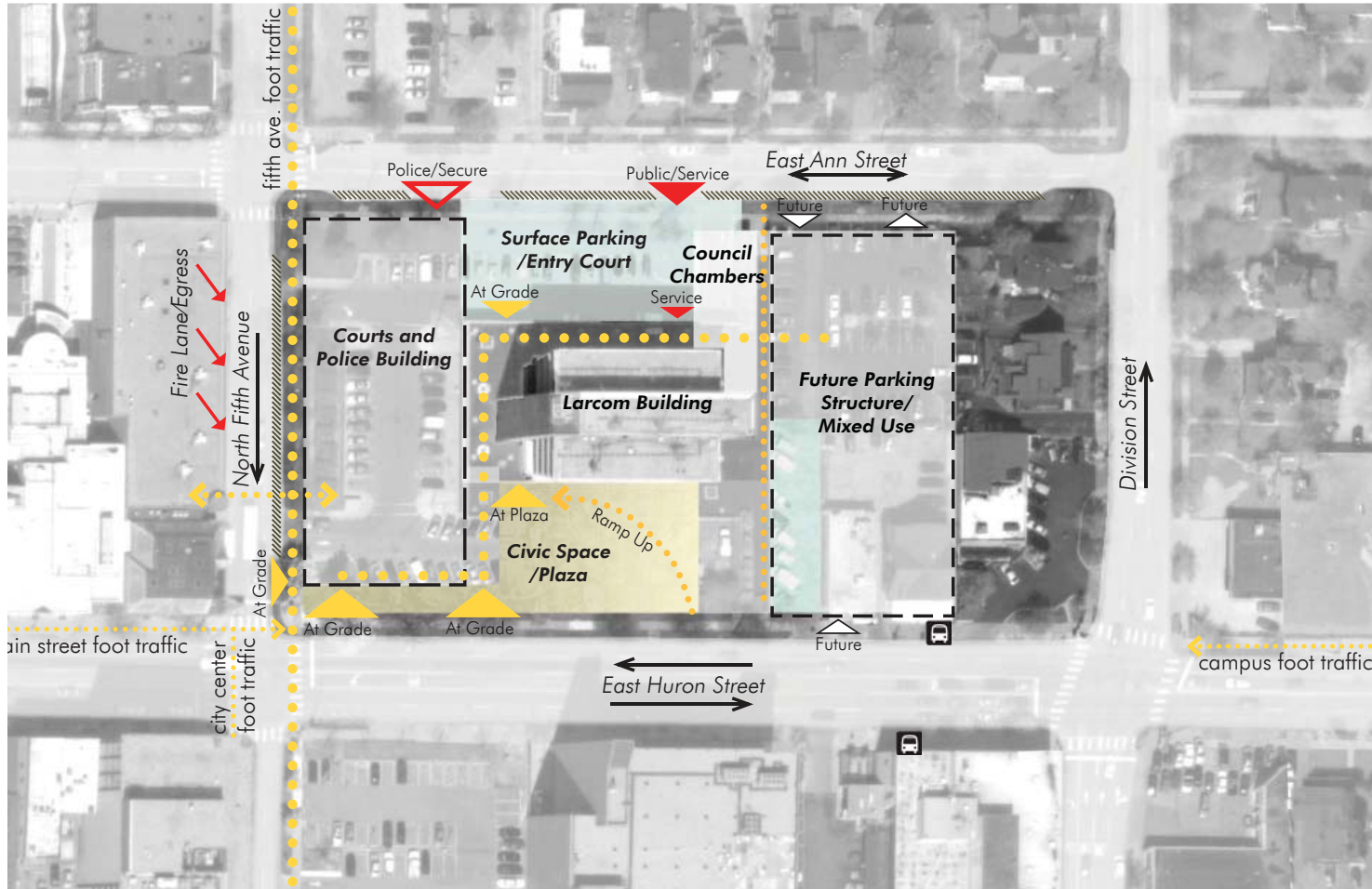
-  EXISTING STORM LINE
-  EXISTING GAS LINE
-  EXISTING WATER LINE
-  EXISTING SANITARY LINE
-  EXISTING ELECTRIC LINE
-  EXISTING GAS METER
-  EXISTING WATER METER
-  EXISTING HYDRANT
-  EXISTING ELECTRIC METER
-  GENERAL DIRECTION OF SITE WATER FLOW

### UTILITIES & GRADING

The existing site slopes from the Southeast corner toward the existing Northwest corner of the site. The grade change is approximately 8 feet or 1 full story. The highest grade on the site is approximately at 'promenade level'.

Major utilities run along Huron and Ann Streets. Existing water and gas meters are located at the Southwest corner of the existing Larcom building. Two electric meters (each on separate grids) are located on the Northeast portion of Larcom. There are currently two hydrants along the Eastern edge of 5th Ave, one close to each intersection.





- PEDESTRIAN CIRCULATION
- ▲ PEDESTRIAN ENTRY
- ▼ VEHICULAR ENTRY
- ← EXISTING TRAFFIC
- ◁ Future FUTURE PARKING STRUCTURE TRAFFIC
- 🚌 BUS STOP
- ▨ STREET PARKING

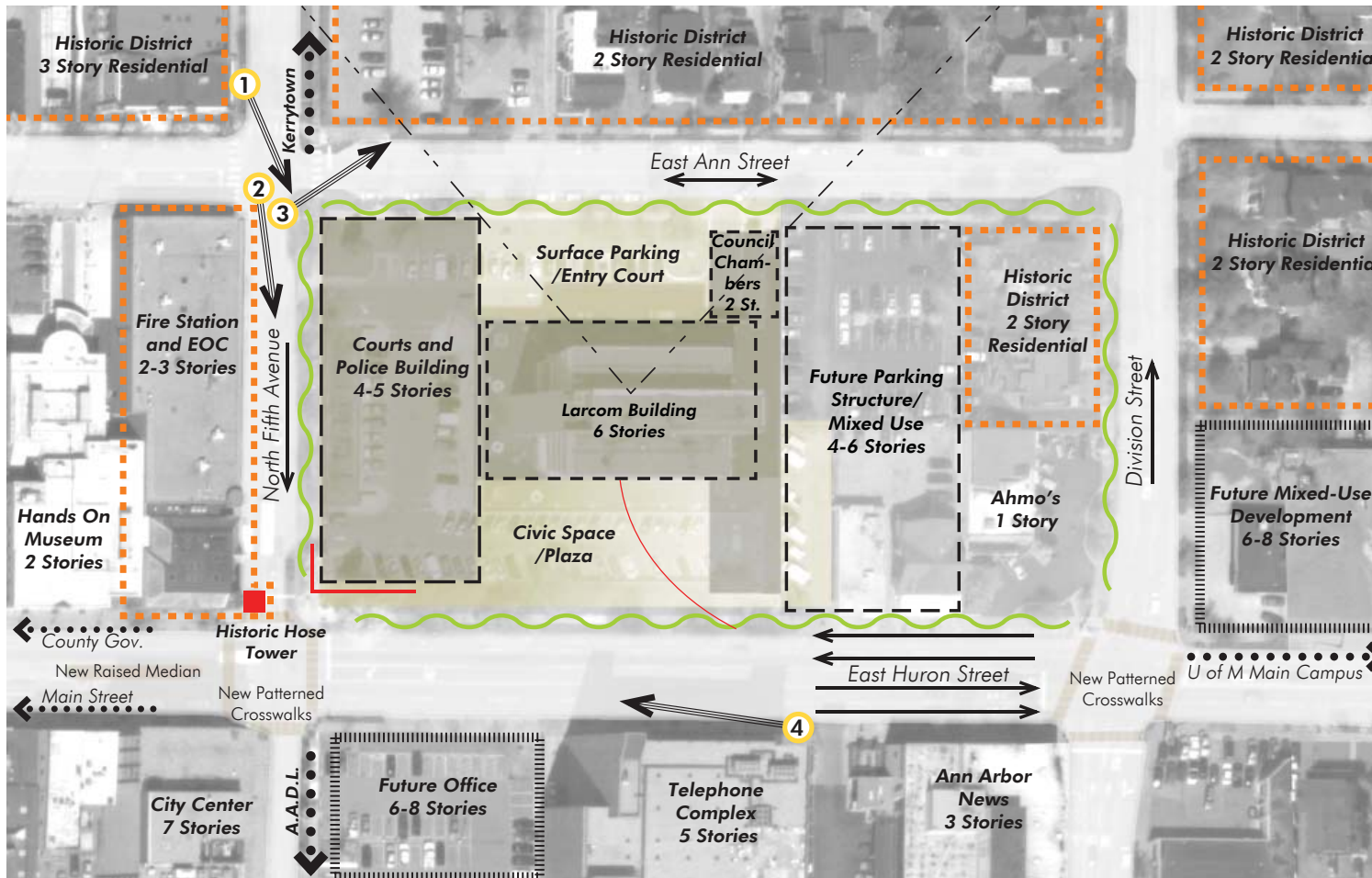
**ACCESS**

One challenge of the site is to link together existing pedestrian pathways while allowing access at the ground and plaza levels. This can be accomplished using a ramp and steps to reach the promenade (plaza) level on the South side of the building and at grade on the North side. A terraced South facing plaza will transition the grade to the upper plaza while allowing an at grade connection to the secure parking areas – providing two means of egress for the police for security purposes. The plaza will also link Ann Street to Huron with a mid-block connection. Pedestrian connections to the City Center building and the fire station need to be maintained for staff during phase 1 of the project. The site edge along 5th should be designed to encourage pedestrian movement. At the vehicular scale the site is bounded by two major thoroughfares (Huron and Fifth) that need to maintain flow while still allowing police and public access to the site. All proposed major vehicular access is off Ann Street. This includes a drop off entry court to allow quick access for visitors.



**ACTIVITIES**

The municipal center is part of the urban core of Ann Arbor that features various uses and activities. This mixture of activities is healthy and will encourage use of the proposed civic space. To the North and West is the Old Fourth Ward, a historic district where pedestrian traffic is common and neighborhood ties run strong. The other boundaries of the site are mixed use with a civic presence, including the City Centre (with many city offices) and Fire Station. The Hands-On Museum, a major community draw, is across 5th Ave. The site is also along a major pedestrian way, 5th Ave which connects the AADL main branch to the South and Kerrytown to the North.



1





2



3

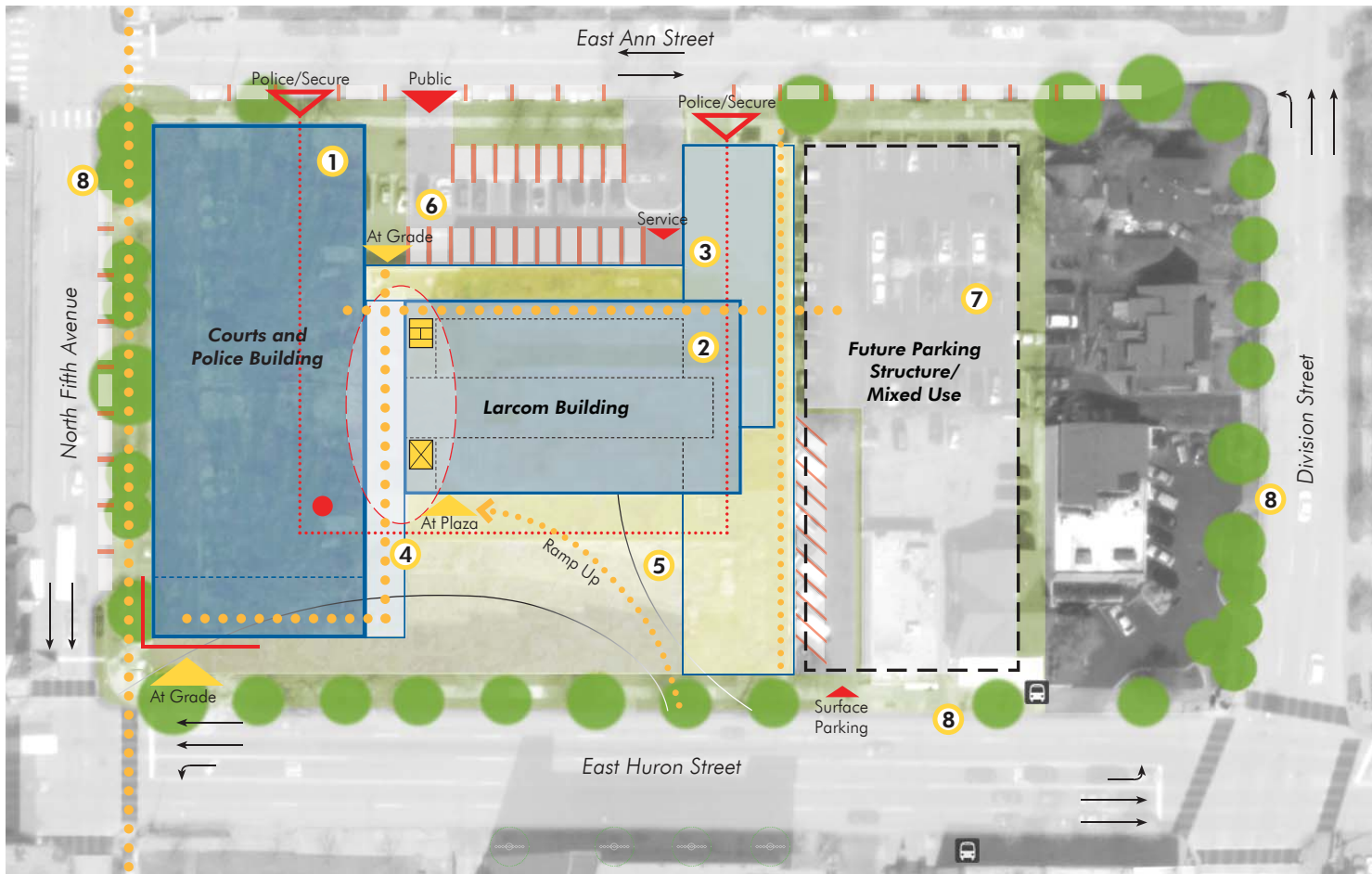


4

 STREETScape IMPROVEMENTS  
 HISTORIC DISTRICT

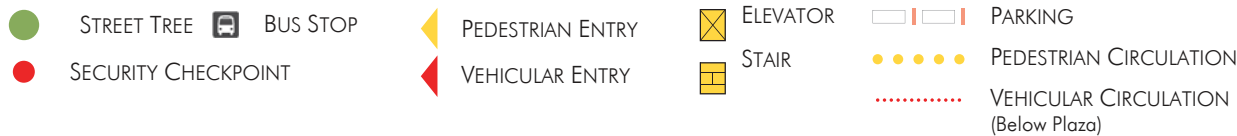
### CONTEXT

The historic hose tower at the corner of Huron and 5th is a noted landmark approximately 60' tall. The 2-3 story fire station dominates the Western edge of the site. To the south are taller buildings (proposed and existing) ranging from the Ann Arbor News building at 3 stories to the City Center building at 7 stories. The northern and eastern boundaries of the site are primarily 1-2 story residences. The municipal center should respect the view corridors from the east looking towards the historic hose tower and north from the upper floors of Larcom buildings. New construction should be kept generally in scale with the surrounding context.



The masterplan diagram encapsulates important information from the analysis creating the framework for the long term planning and development of the site and adjacent properties. The following items are recommendations resulting from this process:

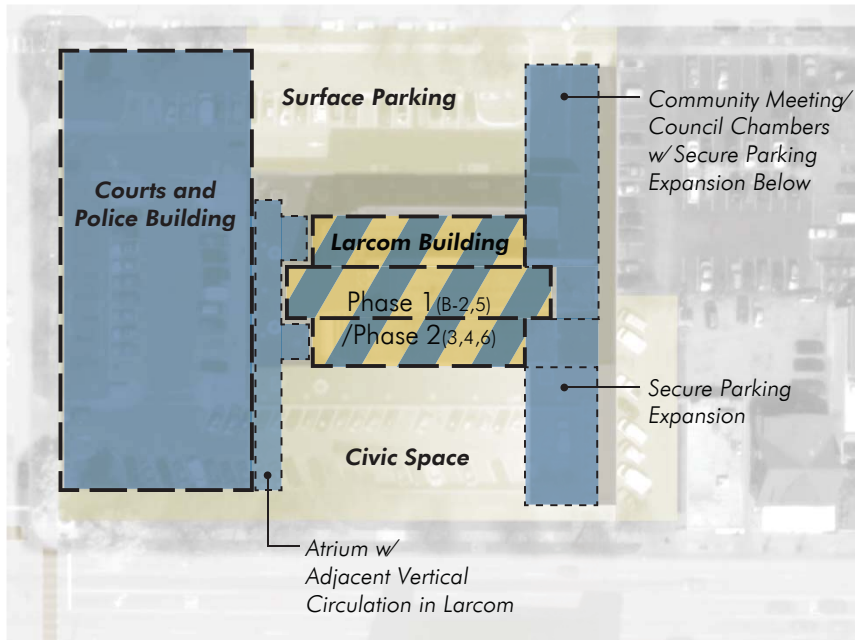
- 1 New Courts and Police Building**  
Floors 1-2 Police  
Floors 3-5 Courts  
*Refer to pg. 20 for detail plans*
- 2 Renewed City Hall**  
Re-programmed, New HVAC,  
Plumbing and Circulation  
*refer to pg.24, 34 for detail plans*
- 3 New Community Meeting Space/Council Chambers**  
Easily Accessible for Public
- 4 New Atrium/Wintergarden**  
Interior Public Space
- 5 New Civic Space**  
Plaza, Water Feature, and ADA  
Access to Promenade Level  
*refer to pg. 27 for details*
- 6 Entry Court**  
Surface Parking, Drop-off
- 7 Future Mixed Use Development**  
(by Others)
- 8 Proposed Streetscape/DDA Improvements**



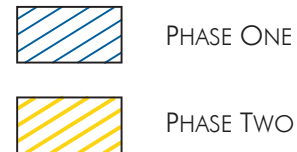
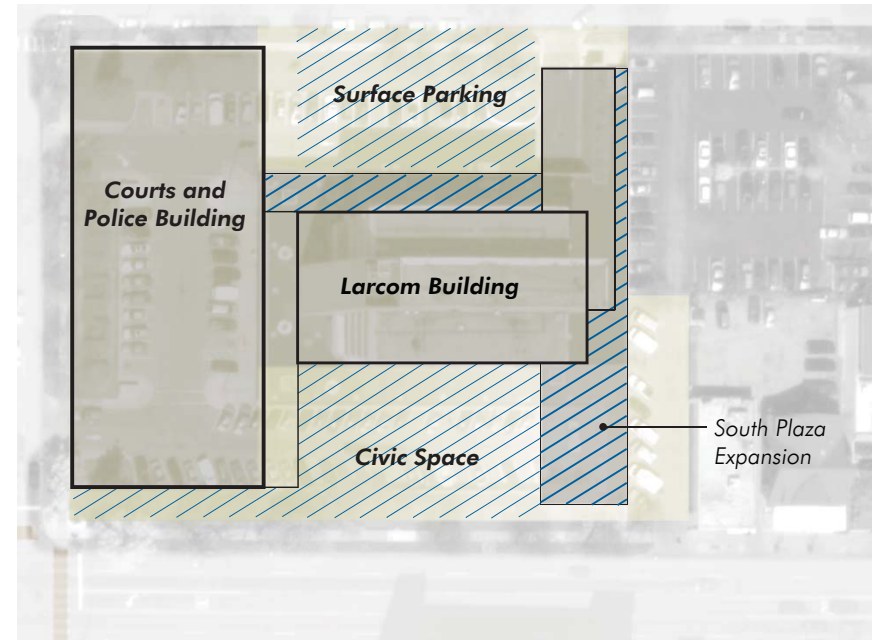
## MASTERPLAN DIAGRAM



## BUILDING PHASING



## SITE PHASING



## PHASING DIAGRAM

These diagrams illustrate the potential construction phasing for the entire Municipal Center. The initial phase will involve the Courts and Police building, sitework, partial renewal of Larcom, including added floor area. The second phase will complete the renewal and modernization of the Larcom building by renovating the remaining floors and replacing the exterior envelope of the building.

## CONSTRUCTION PHASING

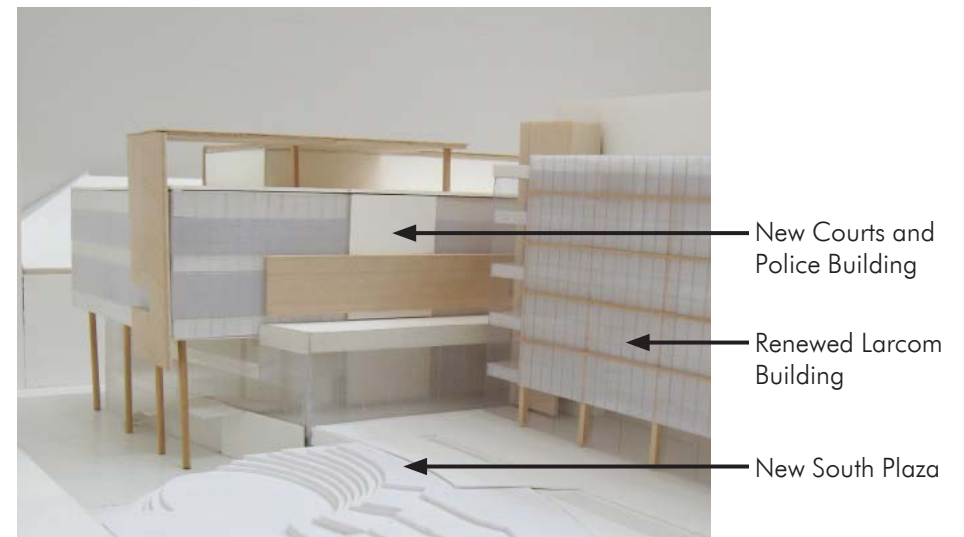
The proposed Court and Police Building and associated sitework are the basis of the new construction in Phase 1. Public amenities, such as the Atrium, South Plaza, North Entry Court and Community Meeting Space/Council Chambers are additive to the base project.

The Municipal Center is the location for most city services, public safety services, the district court and public events and activities. The phased renewal or re-building of the Larcom Building from the existing structural elements up, will allow the City to meet its long term space needs, while accomplishing a full modernization of all architectural and building systems over the next 5-15 years. Phasing is determined by needs, logistics and tempered by fiscal constraints. The work to modernize this structure will result in an economical building with an anticipated life of about 50 years.

The building will remain partially occupied during Phase 1. Careful construction staging will be needed to coordinate work in these areas, with the police moving out and relocation of others so that the basement, first and second floor are vacant when renovation occurs. Although the exterior building 'skin' replacement can occur while occupied, it is assumed that during Phase 2, the remaining floors will be vacated to allow for abatement, demolition and new interior construction.



PHASE ONE - View of South Plaza



PHASE TWO - View of South Plaza



View of New Courts and Police Building from Corner of Fifth and Huron





PHASE ONE MODEL - View Across Huron Street



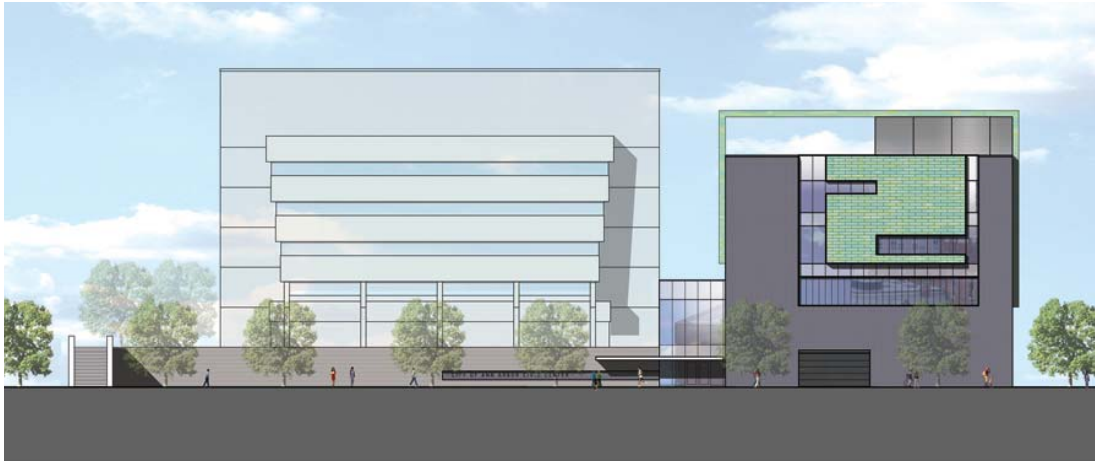
PHASE ONE MODEL - View Across Ann Street

## PHASE ONE

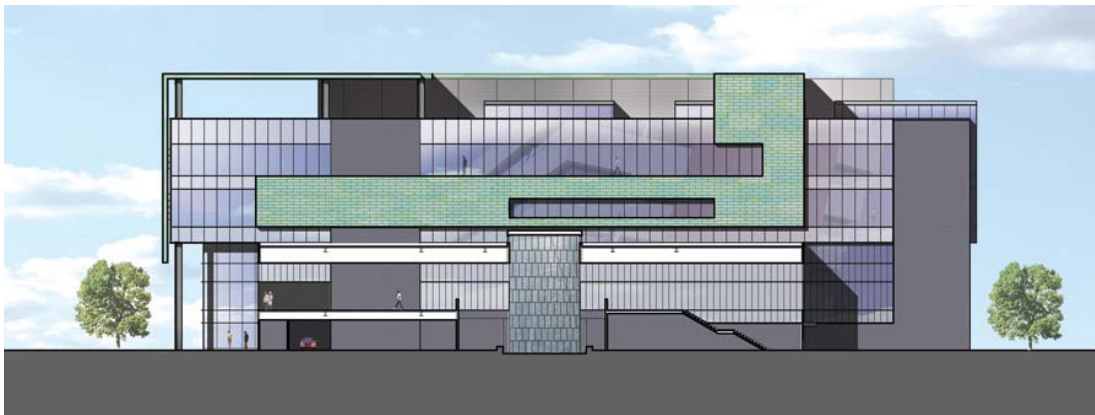
This phase contains elements critical to the overall functionality and operations of city government and administration.

Site development includes significant public amenities in the form of a dynamically landscaped plaza, fountain and atrium/wintergarden connecting link to the Courts and Police building. While some of these elements might be deferred until the later phase, creating these amenities now will help create the vibrant civic place desired by the community.

Logistically, the inclusion of Community Meeting Space / Council Chambers in the initial phase will allow the customer service center to return to the plaza (2nd) level of the Larcom building resulting in improved delivery of services to the community and greater convenience for the public.



NORTH



EAST

## COURTS AND POLICE BUILDING

The new Ann Arbor Courts & Police facility is proposed as a five-story building of approximately 106,000 gross square feet. The building includes one floor of secure ground level parking, serving both Courts and Police personnel. The middle two floors are dedicated primarily to Police, with the top two floors occupied by the 15th Judicial District Court (which will be relocated from its current home at the Washtenaw County Courthouse).

In combination with the overall masterplan for the Ann Arbor Municipal Center, the facility is intended to support the goal of creating a vibrant civic space, one that becomes the heart of the city and is both an asset to the local community and promotes Ann Arbor to the global community.

Though contemporary in aesthetic, the exterior of the building is composed of a combination of rather traditional building materials: brick, copper and glass. This palette of materials is also quite contextual, as they appear in buildings throughout the City of Ann Arbor, allowing the new Courts & Police facility to relate to its surroundings without simply mimicking them. Through careful application of these materials it is the goal of the design to clearly articulate the hierarchy of interior function through the exterior enclosure of the building. Brick is used in locations of a more utilitarian function, such as on grade secure parking and vertical circulation towers. High performance glazing systems are used to express specific Police and Judicial Court functions, highlight areas of building entry and public circulation, and serve to provide a sense of openness and transparency to the community. These separate functions will be further delineated through changes in the appearance of these glazing systems, creating a clear connection between exterior form and interior function.



SOUTH



WEST

Finally, the additional layer of a copper panel skin is introduced, appearing to drape over the building, engaging portions of all four building facades. This skin is intended to serve certain pragmatic purposes, relating to privacy, security and sun control but, just as brick and glass are used to articulate interior hierarchy and functional elements of the building, this copper skin element is also intended to represent something more than it's mere materiality ... the community of Ann Arbor, and it's integral relationship with the local law enforcement and judicial systems that serve it. Through the thoughtful selection and application of these traditional and contextual materials, the design intends to relate to it's surroundings, to be respectful without being deferential. The ultimate goal is to create a building that is contemporary, bold and iconic; reflective of it's purpose, function and context, and of it's own time and place.

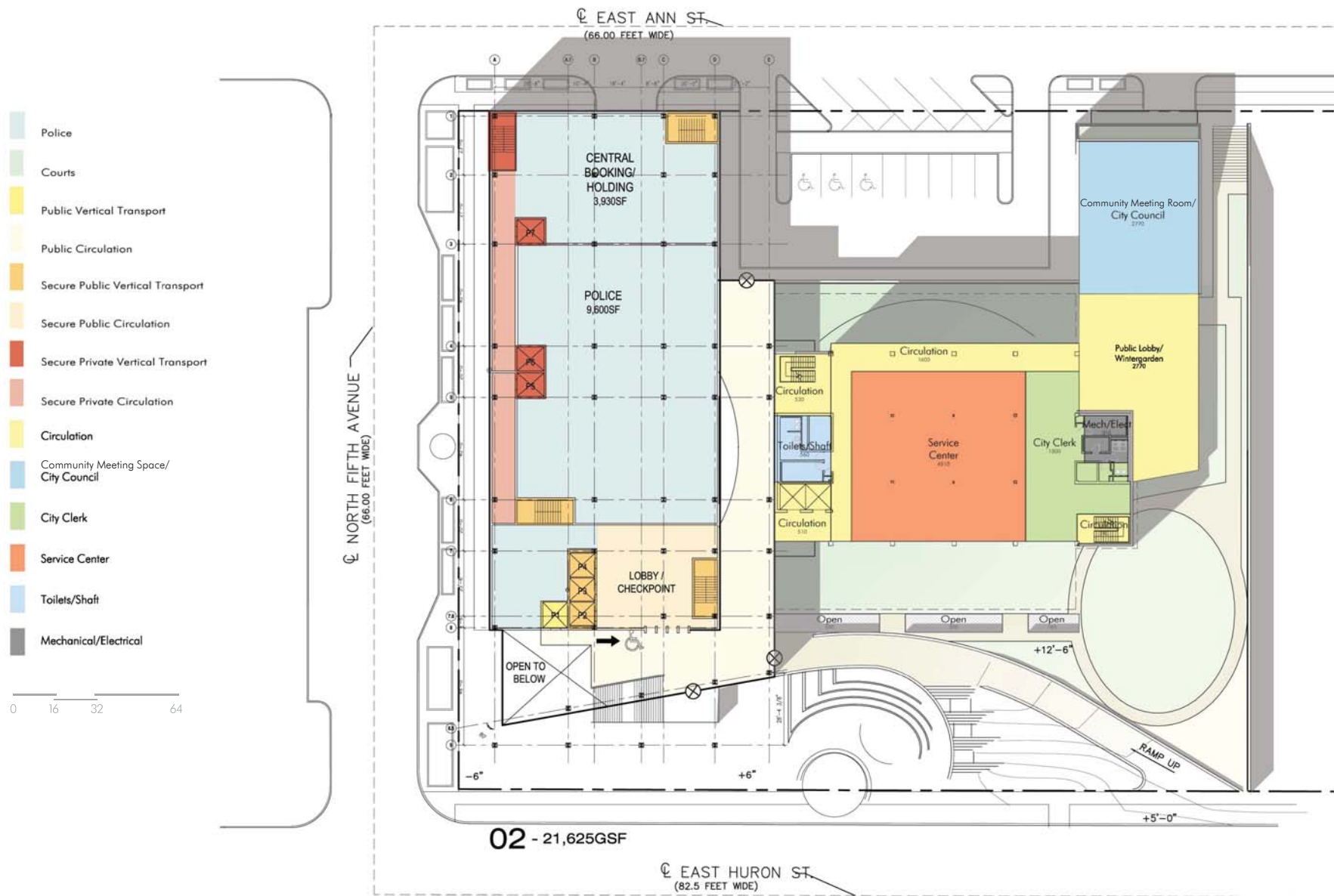
## LARCOM BUILDING RENEWAL

The commitment to completely modernize and renew the Larcom Building was made concurrent with the decision to construct the new Courts and Police building on the parking area directly west of the existing building. While this poses some challenges and inconveniences for designers, contractors, city staff and community, the benefits include a much more sustainable city hall, due to reduced waste going to landfill, and a significant savings in costs compared with demolition and all new construction.

Over the course of the phased project, the building will be reorganized to gain efficiency for the city and convenience for the community. New, durable interior finishes will be provided in the public and staff areas. The mechanical, electrical and vertical circulation systems will be replaced. The exterior envelope of the building will be replaced with new energy efficient glazed curtain wall and metal cladding systems as well as both vegetative and harvesting green roofs. The revitalized city hall will be designed and constructed to be consistent with LEED certification requirements.

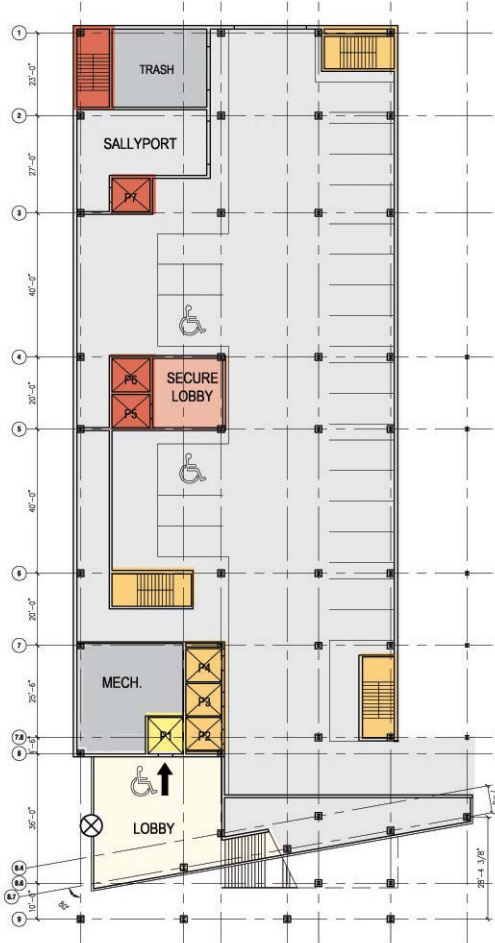


Composite Ground Floor Plan

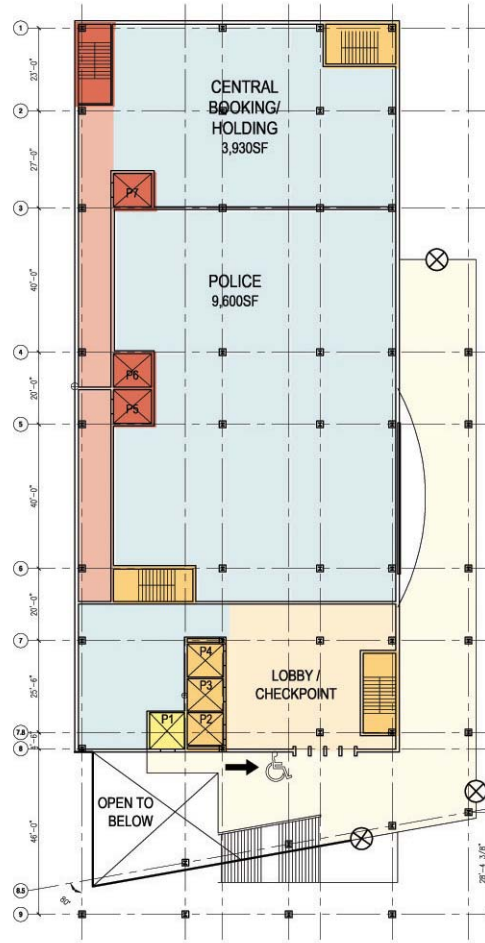


Composite Plaza (Second Level) Floor Plan

# COURTS AND POLICE BUILDING



**01** - 20,790GSF



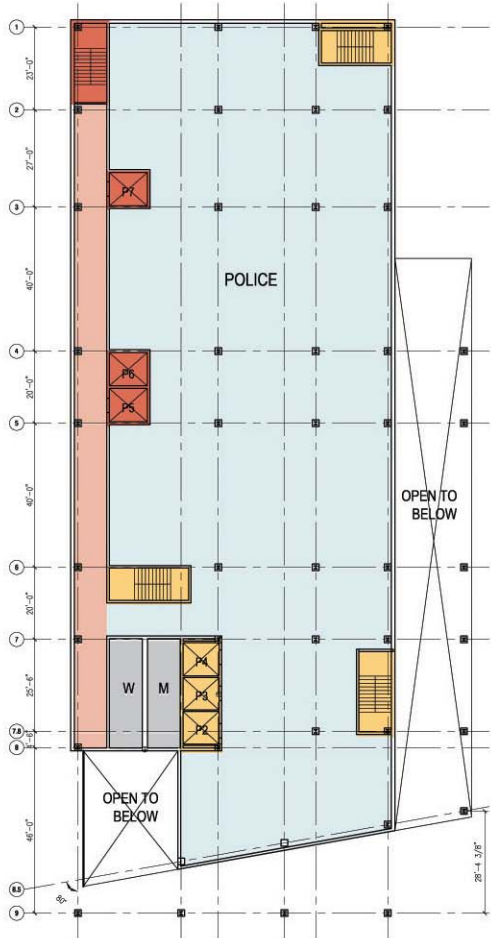
**02** - 20,790GSF



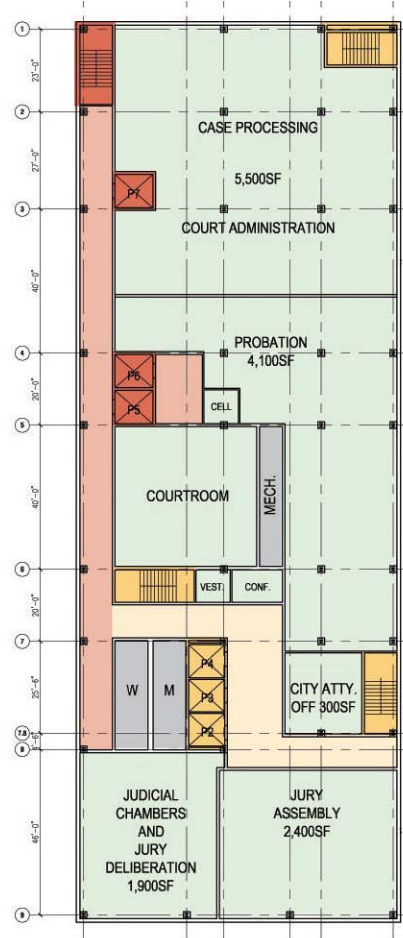
*View of New Courts and Police Building from City Center Building*

First and Second Floor Plans - Courts and Police Building

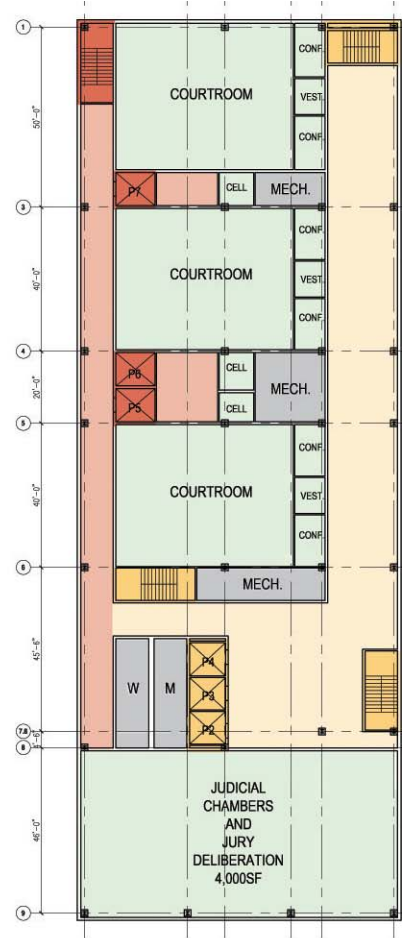




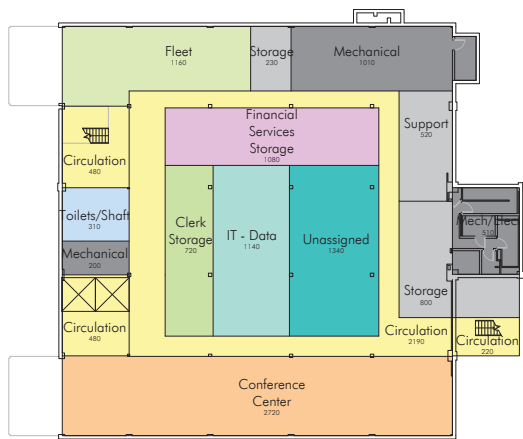
03 - 20,790GSF



04 - 22,500GSF

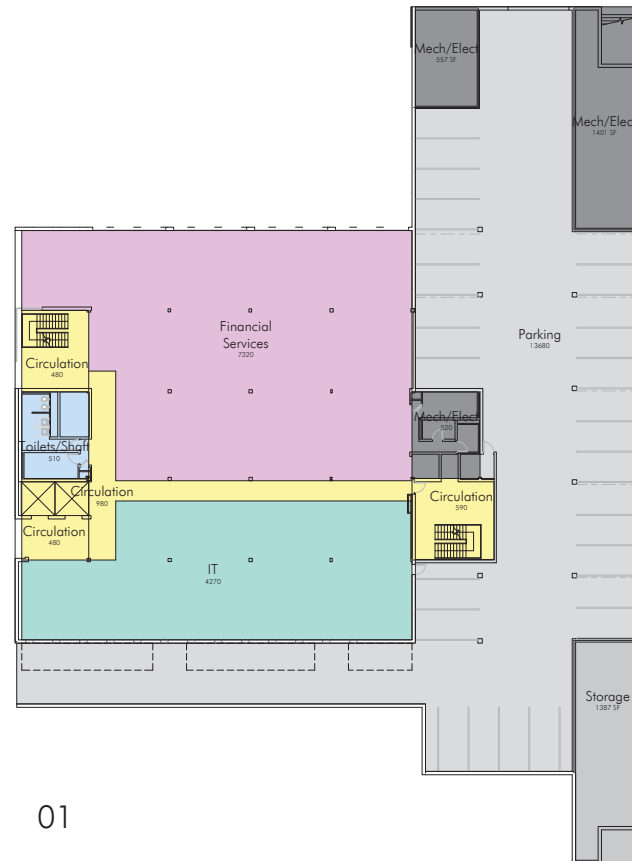


05 - 22,500GSF



- Circulation
- Conference Center
- Fleet
- Mech/Elect
- Storage
- Toilets/Shaft
- Clerk Storage
- Financial Services Storage
- IT - Data
- Mechanical
- Support
- Unassigned

OB

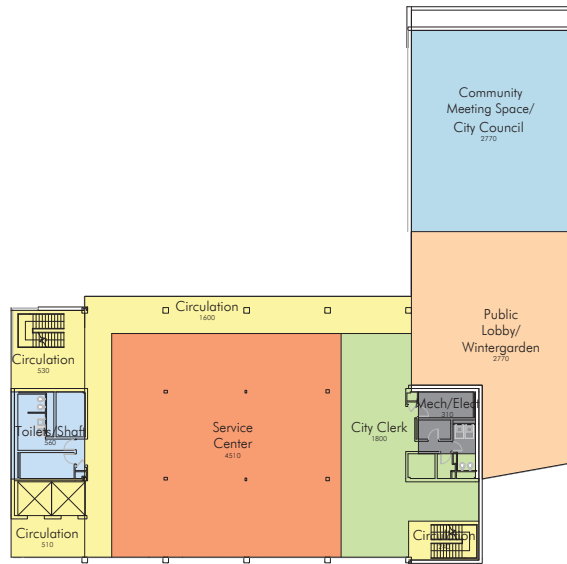


O1

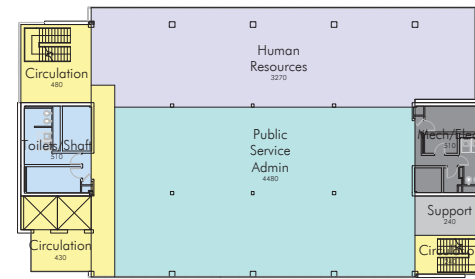
Basement and First Floor Plans - Larcom Building







02



- Circulation
- Mech/Elect
- Support
- Human Resources
- Public Service Admin
- Toilets/Shaft

05





## SITE DEVELOPMENT

The context for the new Courts and Police Building and the renewed Larcom Building is series of public spaces that integrate a range of uses. Several important site functions, include clear, safe, easily navigable access for all building occupants and visitors, and the rainwater function as described below. The entirety of the site, some at grade, some over structure, is dedicated to be vibrant, vital, public space, with seating, gathering opportunities, public art, and potentially other programs, in a sustainable, healthy landscape setting replete with a diverse array of suitable plantings and re-circulating water elements. As part of the overall green building strategy, the site supports the building occupants by providing adjacent outdoor space, and maximizing views from occupied space to living plants and moving water, which has been shown to improve the health and productivity of people in such an environment. It also serves the public-at-large in the City of Ann Arbor by reinforcing an outward representation commensurate with the progressive, positive image the city already prides itself on. Residents will have a key location for a range of public uses that support the ever-improving urban environment in downtown Ann Arbor making it one of the most desirable places to live and work in the nation.

## STORMWATER MANAGEMENT/WATER CONSERVATION

A fundamental aspect of the overall site design approach is the sustainable treatment of water. All of the rainwater that falls upon the site will be effectively treated on-site; and much of it will be re-used to offset potable water use. Harvested rainwater will be stored and used within the building for toilet flushing and other water needs where potable water is not required. Rainwater will also supply the water needs for the range of plantings that will be installed in the various landscape features, streetscapes, and plazas that will provide a beautiful, dynamic public space setting. Ornamental water features will also use rainwater as a water source.

The roof water will be directed into cisterns, where it will be stored and re-circulated for interior building use, plant irrigation, and ornamental water features. Most of the paved surfaces, including drive lanes, parking, and walkways, will be installed as porous paving, which will allow much of the rainwater that falls on it to infiltrate. A series of bioswales and parkway rain gardens, or stormwater planters, will be deployed throughout the landscape that will serve to intercept, slow, cool, and cleanse rainwater overflow from paved surfaces. A water budget will be established for the site that demonstrates how water needs will be met with harvested rainwater, and how the overall performance of the site water system will meet or exceed stormwater management/attenuation requirements. Any surplus rainwater that is released from the site will be clean, and at a rate that is no greater than the maximum rate allowed by ordinance. The effect to downstream hydrology from this site will be a significant improvement over current conditions.

## HURON STREET PLAZA (Includes Lower Plaza, Upper Terrace, East Terrace and Lawn)

The area between the north edge of Huron Street and the south side of the Larcom Building creates a magnificent opportunity for a public plaza commensurate with Ann Arbor's City Hall and Police and Courts facilities. The space varies from the at-grade areas along the street, rising to a story above street grade at the main building entrance. Below this surface, the secured parking areas at either end of the site are connected with a drive lane which is concealed by a usable, multiple-function plaza space above. This plaza is intended to serve as an active public space joining the two buildings on the site. Its large, curved shape connects the new building with the site by reaching into its lobby—linking building and setting in a dynamic form that both provides a feeling of refuge from Huron, and presents a grand entry to this important civic space. It also transforms what would be a mid-block plaza into one that visually captures the corner. This will further activate the space and make the civic campus more welcoming to both users and passers-by.

One of the challenges posed by the site is the elevation change across this side of the block as it relates to the new building entry (currently the 2nd the floor, or the 'promenade level' of City Hall). The sidewalk drops 8 feet from the southeast corner of the property along Huron, to the southwest corner. The Courts and Police building (and City Hall) will have a street level entry from the corner of Huron and 5th and internal stairs to address this elevation change. The buildings can be accessed from the plaza level via stairs or a gentle ramp for universal accessibility. Integrating the ramp and stairs into the large curved form creates a space which can double as an informal amphitheater further encouraging people to use this area.

The lower street level plaza (mid-block to the western corner) is intended to engage the passers-by and ease the transition from the street to the new upper level entrance utilizing water as a primary design element. As part of the visible and beautiful on-site storm water management strategy, a water feature will flow through this space as it moves down a series of steps from upper to lower plaza. The water feature will be sculptural so as to be attractive and engaging both when it is enlivened with water in spring, summer, and fall, and when it is drained in winter months.

There is a large upper terrace that is at the same level as the new elevated entry. This terrace is at the existing level of the current promenade—now an unused, climatically extreme, harsh space. It will be above the vehicular connection that runs east-west between the two zones of secured parking. This upper area will be transformed into an area that has potential for lively activity. Pedestrian traffic from Huron will use the ramp or stairs from the plaza to enter the building which will bring a stream of action into this zone.

At the east side of the terrace is a flexible open space surfaced in lawn that could be used for many activities. It is intentionally open so that it could be used for eating lunch in the grass, for a larger gathering, or for potential programmable space if the City or other civic groups choose that in the future. It will be planted with trees around the edge in order to provide shade, but left open in the center for maximum flexibility. Around the lawn will be a walk that will connect to the entries to the Courts and Police building and City Hall, as well as the Community Meeting Space/Council Chambers on the northeast corner of the site. Surrounding the walks and lawn will be green roof material that will absorb storm water throughout the growing season. It will be the "intensive" green roof type (with a thicker section of soil), allowing a larger palette of plants and trees so that the space is inviting and shaded over time.

On the north side of Larcom on the upper terrace is a smaller, more intimate gathering patio area surfaced in porous pavement and surrounded green roof garden area. This area will provide a shady refuge in the summer months.

#### ANN STREET ENTRY COURT

The north side of the site serves as the primary access for all visitors and employees who arrive by car, and pedestrians arriving from the north. There are two access drives at the far west and east sides of the site that provide entry/exit to the secured parking under the new building and the east plaza. Between these two access drives, a welcoming entry court will provide a generous drop-off and delivery lane, handicap-accessible parking, and short-term parking spaces.

The main pedestrian entry from the north is at the southwest corner of the entry court.

This scheme incorporates the existing on-street parking lane on the south side of Ann Street, which is reconfigured to create clearly designated vehicular access points and multi-purpose stormwater/street tree planters, and angled parking stalls along the north side of the entry court. The entire entry court will be paved with ornamental porous paving blocks, which support the sustainable site rainwater strategy, are more durable and longer-lasting and less costly to maintain than typical pavement methods, while providing an attractive, pedestrian-friendly appearance. Walking surfaces will be clearly designated with alternative pavement colors or markings embedded in the overall pavement pattern. Street trees and planters will enhance the human scale and aesthetic appearance of this space.

## STREETSCAPE

The 5th Ave. side streetscape is part of an important pedestrian connection between Kerrytown and downtown. In keeping with the previous study of the area, one lane of existing traffic is reconfigured as a parallel parking area on the east side of the road, with pedestrian “bump-outs” at the corners and mid-block for pedestrian safety and traffic calming. Stormwater planters are proposed between the sidewalk and road. In the 10 feet between the building and sidewalk, there will be layered and rich planting of shrubs and groundcover to screen the parking area and provide interest to the pedestrian. These zones may also have a stormwater function, depending on the ultimate results of the water budget for the site.

The residential atmosphere of the streetscape along Ann St. is a contrast to 5th Ave. Stormwater planters are proposed in this zone as well, but there is a larger envelope in which to work, allowing for more variety and a different feel in the planting scheme.

As an MDOT jurisdiction corridor, Huron Street does not provide the same opportunities for the integrated, planted stormwater strategies of the other two frontages. The existing street trees of good condition and character will be retained, which will provide instant shade and a level of landscape maturity and structure along the most highly visible side of the site. Additional street trees will be added in the gaps along this streetscape to provide a buffer between the sidewalk and the higher-volume traffic lanes. The lower plaza will broaden to the street in places, to involve the passers-by in the activity of the site and to extend a visual invitation to cars driving by.



*Example of Stormwater Parkway Planters*



*Example of Vegetative Roof*



*Example of Porous Paving*



*View of Ann Arbor Municipal Center from South Plaza*



PHASE TWO MODEL - View Across Huron Street



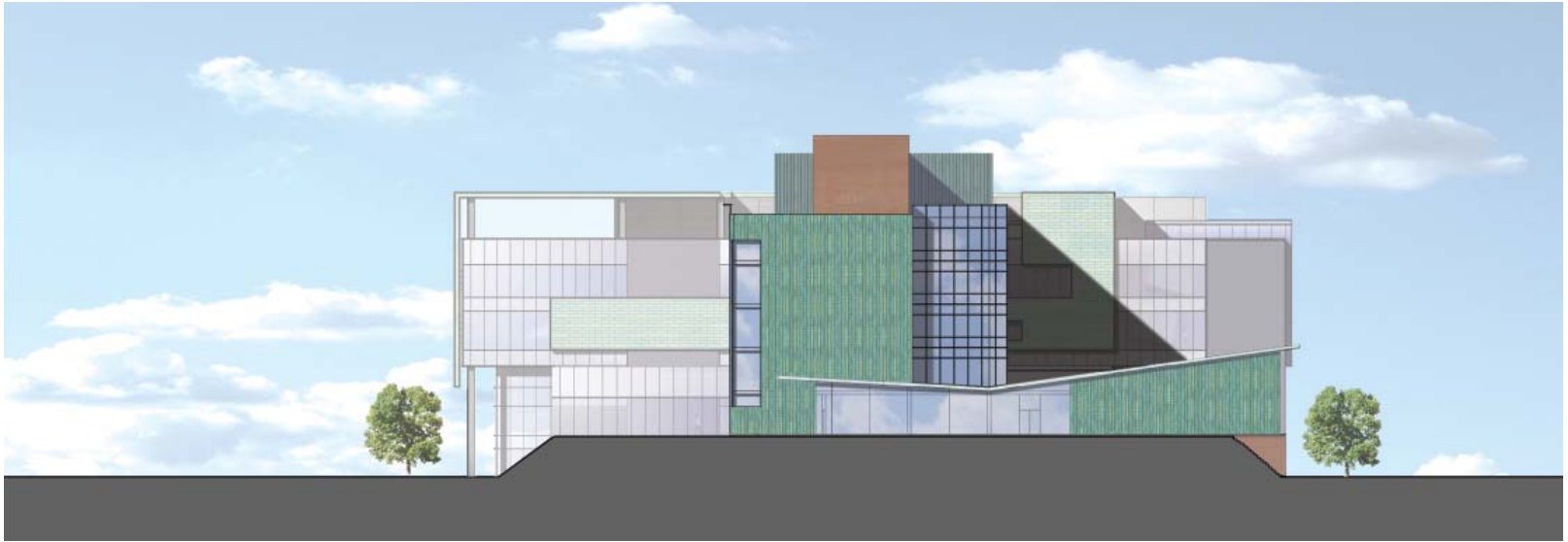
PHASE TWO MODEL - View Across Ann Street

## PHASE 2

This phase represents the remaining scope of work necessary to complete the Municipal Center project. In general the scope includes a re-cladding of the building with an energy efficient “skin”, new roof membrane, a new stair tower, renovation of the remaining floors and new mechanicals. While mechanical and electrical systems are beyond their serviceable life for most equipment, replacement of these is deferred until the 2 phase for cost reasons. However, the City should be prepared for significant maintenance costs in the interim period.



NORTH



EAST

Courts and Police Building Elevations

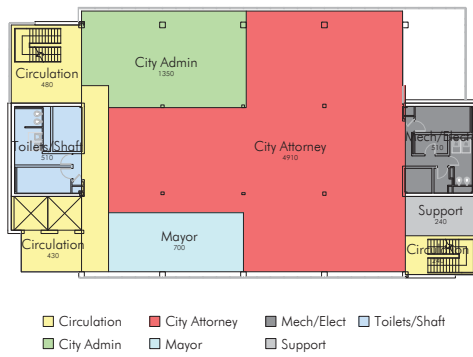




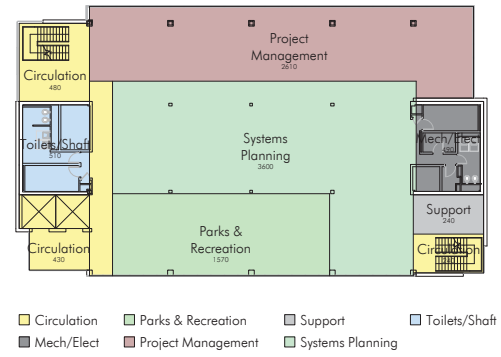
SOUTH



WEST



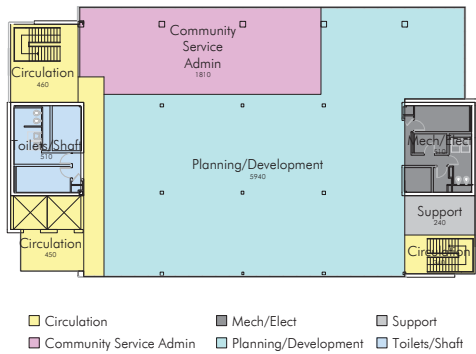
03



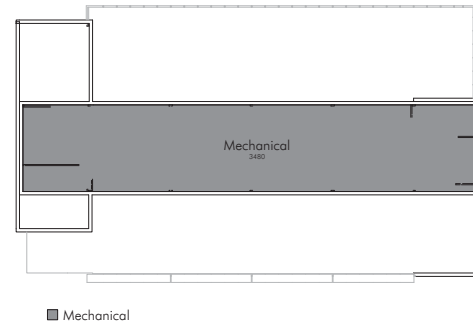
04

Third and Fourth Floor Plans - Larcom Building





06



07

## ANN ARBOR MUNICIPAL CENTER

### Conceptual Cost Model - Component Summary

COMPONENT	CONSTRUCTION COST*		W/ CONTINGENCY 10%	W/ ESCALATION 15%	W/ OWNER COSTS 20%
	Base Project	Additional Scope			
<b>PHASE 1</b>					
<b>BASE BUILDINGS</b>					
COURT / POLICE BUILDING / SECURE PARKING	\$25,430,076		\$27,973,084	\$32,169,047	\$38,602,855.81
LARCOM RENOVATION - B, 1, 2, 5	\$6,750,809		\$7,425,890	\$8,539,774	\$10,247,728.77
<b>SUBTOTAL - Court/Police &amp; Larcom</b>	<b>\$32,180,886</b>		<b>\$35,398,974</b>	<b>\$40,708,820</b>	<b>\$48,850,585</b>
<b>PUBLIC AMENITIES</b>					
SITE DEVELOPMENT - FIFTH & ANN	\$1,155,165		\$1,270,681	\$1,461,283	\$1,753,540.03
ATRIUM LINK		\$1,541,652	\$1,695,817	\$1,950,190	\$2,340,227.83
COMMUNITY MEETING / CHAMBERS		\$1,734,836	\$1,908,320	\$2,194,568	\$2,633,481.80
SOUTH PLAZA		\$762,911	\$839,203	\$965,083	\$1,158,099.60
PARKING EXPANSION		\$239,938	\$263,932	\$303,522	\$364,226.17
<b>SUBTOTAL - Public Amenities</b>		<b>\$4,279,338</b>	<b>\$4,707,272</b>	<b>\$5,413,363</b>	<b>\$8,249,575</b>
<b>SUBTOTAL - Base Project</b>		<b>\$33,336,050</b>			
<b>PHASE 2</b>					
LARCOM RENOVATION - 2,4,6 & SKIN	\$6,646,401				
<b>SUBTOTAL - Phase 2</b>	<b>\$6,646,401</b>		<b>\$7,311,041</b>	<b>\$8,407,697</b>	
<b>TOTAL Larcom Building Renewal Cost**</b>				<b>\$16,947,471</b>	

#### NOTES:

*This conceptual cost model is for order of magnitude budgeting purposes. It is NOT a construction cost estimate.*

*Figures include labor and materials, contractor overhead and profit.*

*Contingencies and construction cost escalation are included as indicated above to Spring of 2009*

*Construction cost escalation is anticipated increase of materials and labor between August 2007 and spring 2009, estimated at 10% per year.*

*Owner costs, include professional fees, legal and financial costs, permits, testing, moving and furnishings.*

*\* All costs are in August 2007 dollars*

*\*\*The Total Larcom Building renewal cost includes work of Phase 1 + 2 and is provided for reference.*

## Project Statistics

### PHASE 1 COMPONENT

#### COURT / POLICE BUILDING

	AREA (GSF)		
	Existing	New	Total
G (parking)	0	21,735	21,735
2	0	21,635	21,635
3	0	21,625	21,625
4	0	22,500	22,500
5	0	22,500	22,500
P	0		
TOTAL	0	109,995	109,995

### REMARKS

25-28. Secure Parking Spaces

#### LARCOM BUILDING

B	11,839	955	12,794
G (office & parking)	11,758	955	12,713
2	7,631	6,496	14,127
3	6,139	955	7,094
4	7,321	955	8,276
5	7,769	955	8,724
6	8,827	955	9,782
P		0	0
TOTAL	61,284	12,226	73,510

30 Secure Parking Spaces  
includes 5541 for community meeting / chamber and wintergarden

### PHASE 2

#### LARCOM BUILDING

B	12,794	0	12,794
G (office & parking)	12,713	0	12,713
2	14,127	955	15,082
3	7,094	1,083	8,177
4	8,276	955	9,231
5	8,724	955	9,679
6	9,782	955	10,737
P	0	0	0
TOTAL	73,510	4,903	78,413

### NOTES:

Areas shown are approximate an subject to change as the project is developed.

