

# 1140 BROADWAY STREET Redevelopment

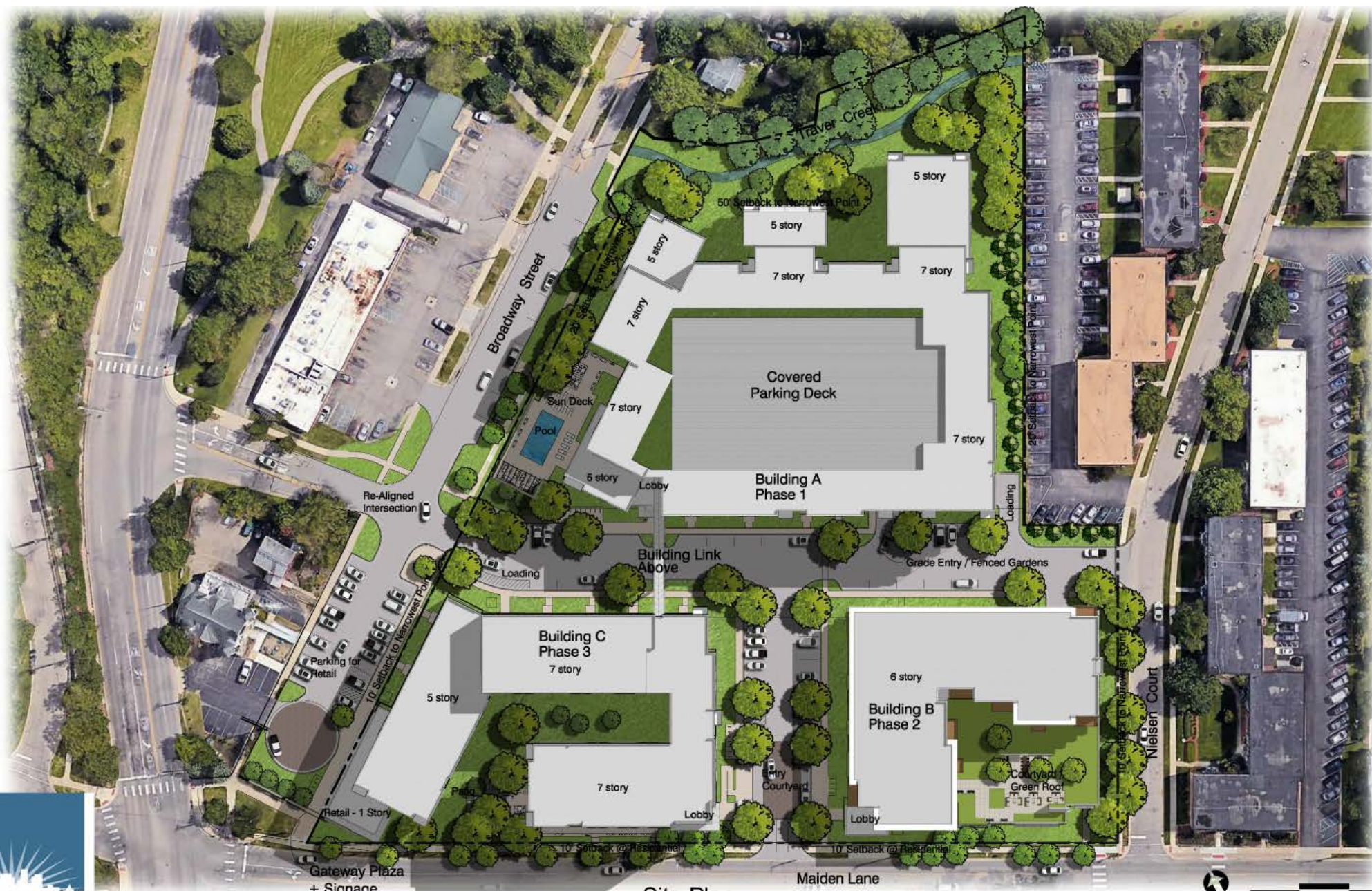


*Presented To:*

CITY OF ANN ARBOR  
Brownfield Review Committee  
FEBRUARY 6, 2017







Site Plan



ML999 Condominium  
 Broadway 1200 Rental Residences  
 Ann Arbor, Michigan

43 South Vail Avenue  
 Arlington Heights, Illinois 60005  
 Job No. 16020 © 2017



January 17, 2017





Air Image



ML999 Condominium  
Broadway 1200 Rental Residences  
Ann Arbor, Michigan

43 South Vail Avenue  
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Air Image



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# ACT 381 BROWNFIELD PLAN SUMMARY

## *LOWER TOWN REDEVELOPMENT*

*James M. Harless, PhD, CHMM*  
*Vice President / Principal*



The background features several large, solid blue curved shapes that resemble segments of a circle or stylized waves, arranged around the central text.

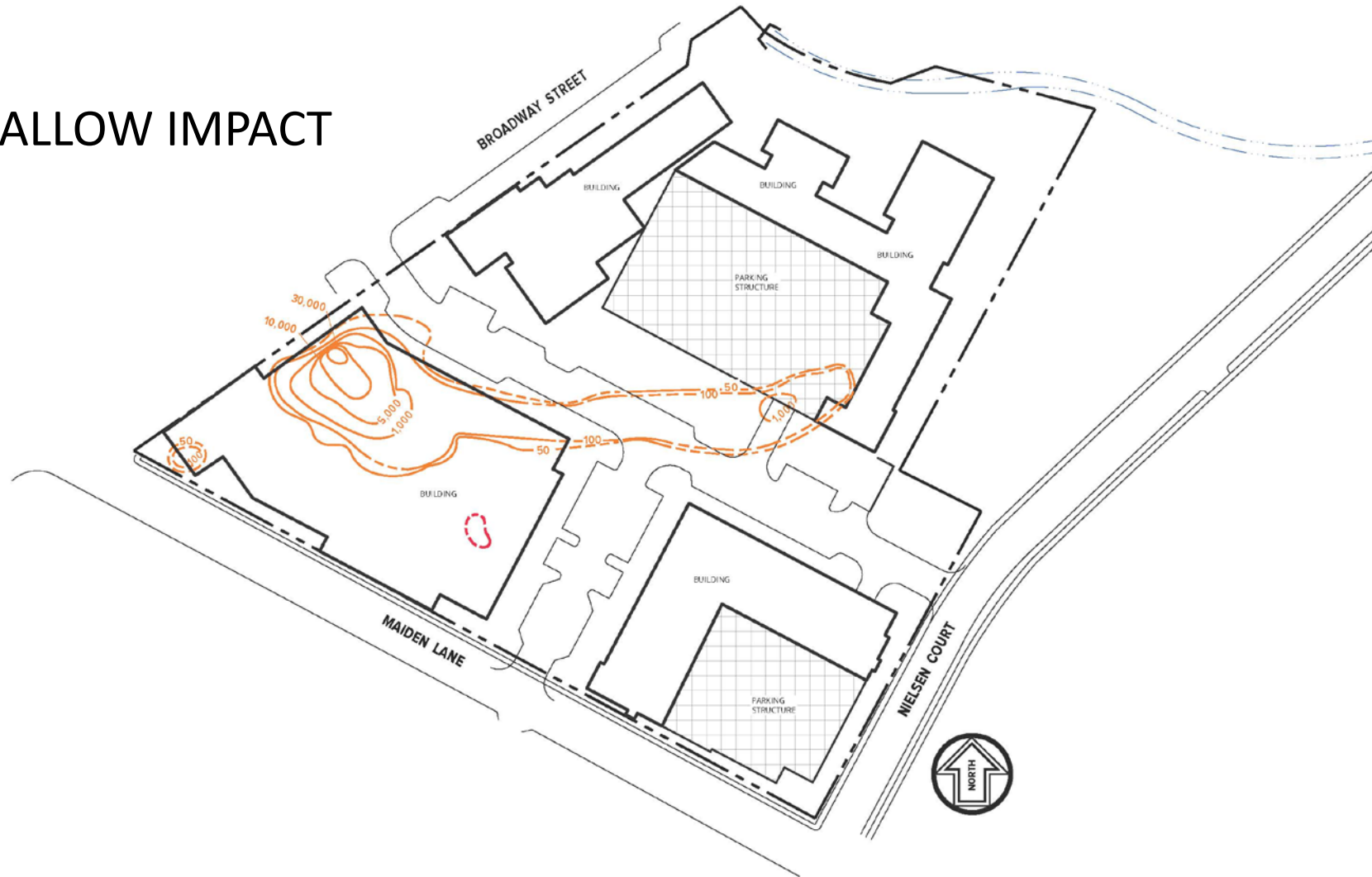
# ENVIRONMENTAL CONDITIONS

# SITE HISTORY

- Pre-1880 to 1962: Agricultural, residential, two or more storefronts, and junkyard
- 1962 – 2009: All commercial (grocery, car wash, gas station, laundromat, dry cleaning, hair salon, offices, café, ...)
- 2009: All structures had been demolished

# ENVIRONMENTAL IMPACTS - SOIL

## SHALLOW IMPACT



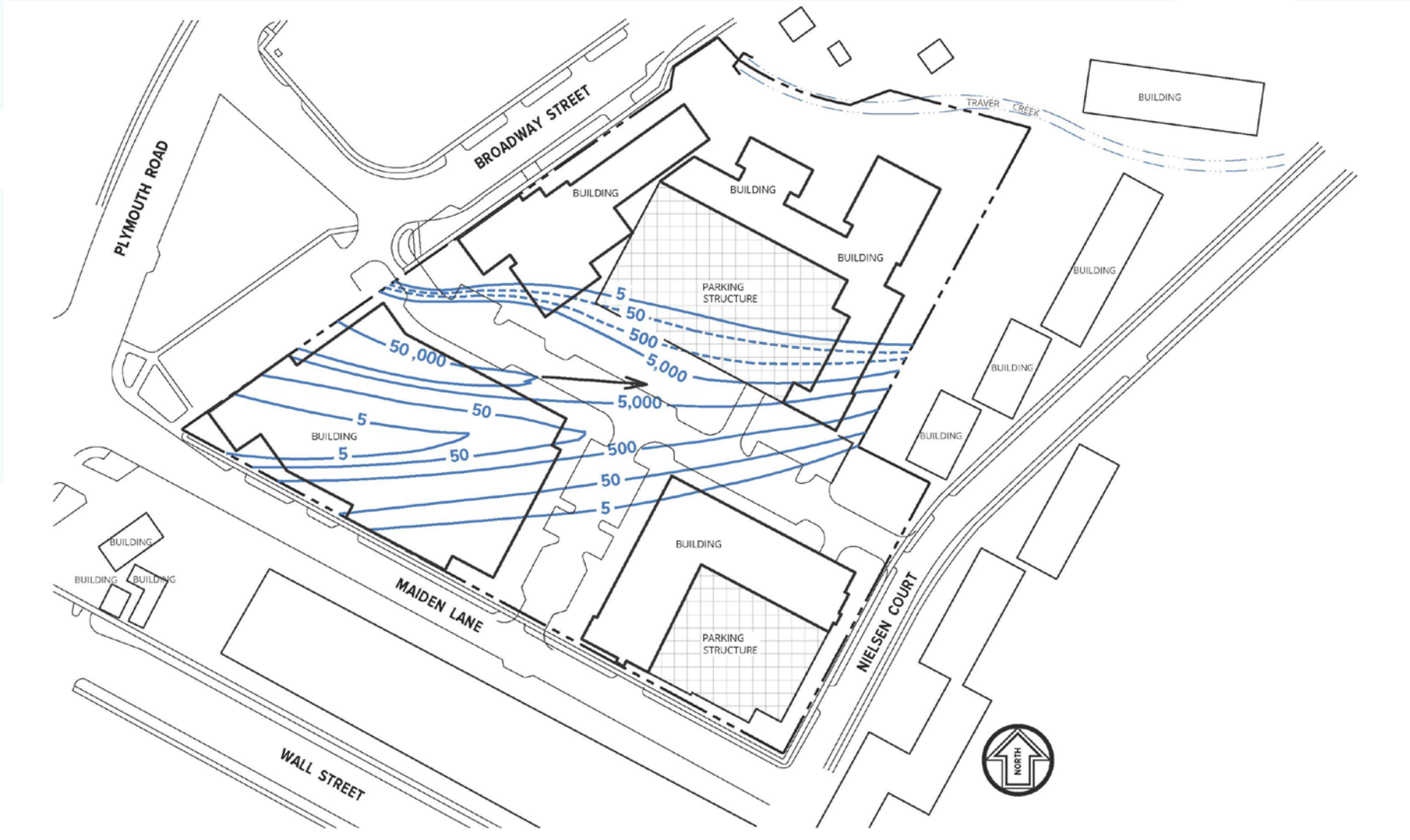


# ENVIRONMENTAL IMPACTS - SOIL

## DEEP IMPACT



# ENVIRONMENTAL IMPACTS - GROUNDWATER





# PLANNED RESPONSE ACTIONS

- Removal of approximately 6,000 tons of solvent-contaminated soil
- Installation of a zero-valent iron, permeable reactive barrier (ZVI-PRB) plus associated design investigations
- Installation of vapor intrusion mitigation systems plus associated investigations

# PLANNED RESPONSE ACTIONS





# PLANNED RESPONSE ACTIONS





# ACT 381 BROWNFIELD PLAN





# BROWNFIELD PLAN SUMMARY

- Estimated investment - \$146,000,000
- Total Eligible Activities Costs - \$25,142,328
  - Eligible Environmental Costs - \$4,788,938
  - Eligible Non-Environmental Costs - \$20,353,390
- State Brownfield Revolving Fund - \$2,197,762
- WCBRA Administrative (5% annually) - \$1,647,991
- LSRRF (3 yrs) - \$12,229,887
- Estimated reimbursement period - 13 yrs + 3yrs LSRRF

# ENVIRONMENTAL COSTS

BEA ACTIVITIES (Phase I/II ESA, BEA Report)	\$29,000
DUE CARE ACTIVITIES	
○ Investigation	\$60,000
○ Planning and Design	\$70,000
○ Management of Contaminated Soil	\$2,456,500
○ Management of Dewatering Effluent	\$138,000
○ Vapor Mitigation Systems	\$470,725
○ Misc. (fence, track-out control, GW wells, utility seals)	\$148,025
○ Site Monitoring and Project Management	\$162,000
OTHER RESPONSE ACTIVITIES	
○ Install PRB and Monitoring System	\$626,000
CONTINGENCY (15%)	\$613,688
<b>TOTAL</b>	<b>\$4,788,938</b>



# NON-ENVIRONMENTAL ACTIVITIES

## DEMOLITION

- Pavement, Slabs, Foundations, Utilities \$90,000
- Sewer Disconnect Fees \$1,100,000

## INFRASTRUCTURE IMPROVEMENTS (Maiden Lane, Broadway)

- Streetscape \$365,000
- Turn Lanes and Traffic Signals \$300,000

## SITE PREPARATION

- Clearing and Grubbing \$10,000
- Excavation of unsuitable soil \$45,000
- Temporary Facilities \$90,000  
(access rds, site offc, traffic cntrl, erosion cntrl, ...)
- Surveying and Staking \$30,000
- Land Balancing/Grading \$300,000
- Utility Relocation (elect. poles) \$275,000
- Other (geotech, testing, etc.) \$30,000

# NON-ENVIRONMENTAL ACTIVITIES

## ADDITIONAL ACTIVITIES

○ Parking Garages (2)	\$10,950,000
○ Urban Storm Water Management - Detention	\$1,300,000
○ Urban Storm Water Management – Green Roof	\$200,000

## SOFT COSTS

○ Architectural/Engineering - Garages	\$185,000
○ Site Civil Engineering – Site Preparation	\$10,000
○ Construction Management Fee (5% non-enviro.)	\$742,000
○ General Conditions (11% non-enviro.)	\$1,632,400

CONTINGENCY (15%)	\$2,582,160
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<b>TOTAL</b>	<b>\$20,026,560</b>
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# PLANS

Brownfield Plan	\$20,000
Act 381 Work Plans	
○ Environmental	\$15,000
○ Non-Environmental	\$15,000
<b>TOTAL</b>	<b>\$50,000</b>