

ENVIRONMENTAL BENEFITS

The Town Square will incorporate many sustainable design and energy efficiency components including:

- Targeted LEED Certification of the City Pavilion
- Use of LED lighting
- Utilizing recycled materials
- Vegetated roof strategies on the parking deck to limit the amount of storm water storage volumes required
- Artistic, sculptural wind turbines on the pavilion roof
- Recycled storm water for the water feature.
- Exploration of geo-thermal heat/cooling source for the mechanical systems
- Green space/plants reduce urban heat island effect and minimizes carbon production.



Native Plants



Passive Solar Design



LED Lighting



Sculptural Wind Turbines



Stormwater Planters



Capture stormwater for use in fountains



Infiltration planters



Recycled Materials in Furnishings



Visible water flows



Project Vision:

Imagine an active, vibrant downtown gathering place where residents and visitors enjoy themselves throughout the year. Envisioned to become the City's iconic, signature, urban open space, the Ann Arbor Town Square will add another cultural layer to Ann Arbor's richly textured urban fabric.



Katherine Larson

Ann Arbor
TOWN SQUARE

RFP. NO. 743 - 319 S. FIFTH AVE, ANN ARBOR, MI
Dahlmann Apartments, LTD.

TOWN SQUARE · WINTER

JJR

NOVEMBER 13, 2009
SECTION 5 : PLANS · PAGE 17



Section 6 Project Schedule

The schedule indicated below is conceptual in nature and will need to be coordinated with the construction and completion of the parking structure.

Design and Public Input	March 2010 – July 2010 (5 months)
Design Development/City Plan Approvals	August 2010 – December 2010 (5 months)
Construction Documents/Permitting	January 2011 – June 2011 (5 months)
Bid and Construction	July 2011 – June 2012 (12 Months)

Structural and architectural modifications to the parking structure due to the Town Square construction are expected to be minor in nature and will be coordinated in the early stages of project design.

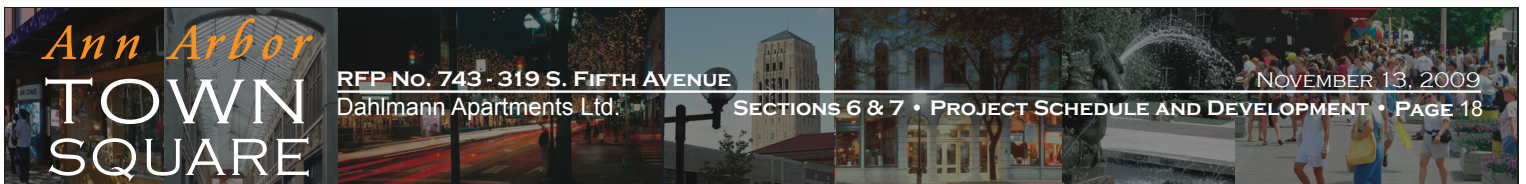
Section 7 Development Team

In addition to the construction manager (Dahlmann Building Company) and the lead design consultant (JJR, LLC), it is expected that additional consultants will include:

- Water feature engineering
- Ice rink engineering
- Architecture
- Information Technology design
- Lighting
- Financial assessment

TOWN SQUARE MANAGEMENT

It is presumed that the City of Ann Arbor Parks Department will maintain the Town Square upon its completion.



Section 8 Overview of the Organization

Section 9 Professional Qualifications

Section 10 Prior Experience with Downtown Infill Projects

Dahlmann Apartments Ltd.
300 SOUTH THAYER STREET
ANN ARBOR, MICHIGAN 48104

RESUMÉ
NOVEMBER 1, 2009

Dahlmann Apartments Ltd. was incorporated in Michigan in 1971.

The firm employs approximately three hundred people.

OFFICERS AND DIRECTORS

The officers of Dahlmann Apartments Ltd. are:

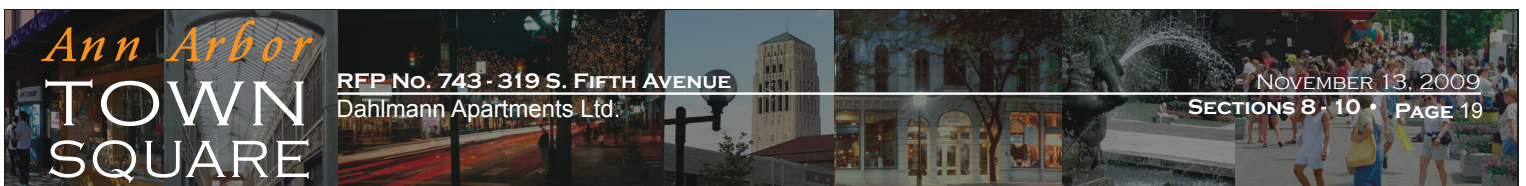
Dennis A. Dahlmann	President
Steven Zarnowitz	Executive Vice-President and Corporate Counsel
Susan Grant Milne	Senior Vice-President
Lyn Sorg	Treasurer
Bernard C. Dahlmann	Vice President
Andrew S. Dahlmann	Vice-President
Robin Stuart	Vice-President
Daniel Sonntag	Vice-President
Lori Mercier	Vice-President

Dahlmann Apartments Ltd. currently owns, manages, and has renovated and restored the Bell Tower Hotel, the Campus Inn Hotel, Harris Hall, the Hobbs and Black Building, the KeyBank Building, and the City Center Building, all of which are located in downtown Ann Arbor.

Dahlmann Apartments Ltd. developed, built and currently owns and manages five hundred eighty-five residential apartments in Ann Arbor, Kalamazoo, Jackson, and Trenton, Michigan.

Dahlmann Apartments Ltd. also renovated and currently owns and manages Periwinkle Place, Sanibel Florida's destination shopping center, the Heart of the Island Shopping Plaza, also in Sanibel, Florida, as well as the Northwest Shopping Plaza in Jackson, Michigan, the Quality Inn Hotel in Ann Arbor, and the Campus Inn Hotel in Madison, Wisconsin.

Dahlmann Apartments Ltd. has been actively involved in the development, construction, renovation, ownership and management of residential and commercial real estate in southeastern Michigan and in southwestern Florida for the past thirty-eight years. Dahlmann Apartments Ltd. and its subsidiaries have developed and owned commercial and residential projects that have a combined appraised value of two hundred and fifty million dollars. A listing of these properties follows.



APARTMENT BUILDINGS

543-545 Church Street
Ann Arbor, Michigan
16 apartments and townhouses
4,000 sq. ft. of commercial space

715 Church Street
Ann Arbor, Michigan
17 apartments

344 South Division Street
Ann Arbor, Michigan
23 apartments

326 East Madison Street
Ann Arbor, Michigan
18 apartments

Sans Souci Apartments
1036 South Main Street
Ann Arbor, Michigan
24 apartments

350 Thompson Street
Ann Arbor, Michigan
44 apartments

Village Park Apartments
(formerly Woods of Earhart Apartments)
1505 Natalie Lane
Ann Arbor, Michigan
216 apartments

Westwood Apartments
1900 West Liberty Street
Ann Arbor, Michigan
120 apartments

Wyndham Hills Apartments
(formerly Van Dusen Manor)
1100-1330 West Stadium Boulevard
Ann Arbor, Michigan
72 apartments

Campus Court Apartments
(formerly Knollwood Apartments)
1704 Knollwood Avenue
Kalamazoo, Michigan
308 apartments and townhouses

Kensington Place
(formerly Kilgore Downs)
725 West Kilgore Street
Kalamazoo, Michigan
108 apartments

The Oaks
2500 West Washington Street
Jackson, Michigan
198 apartments and townhouses

South Glen
19400 South Glen Boulevard
Trenton, Michigan
159 apartments and townhouses

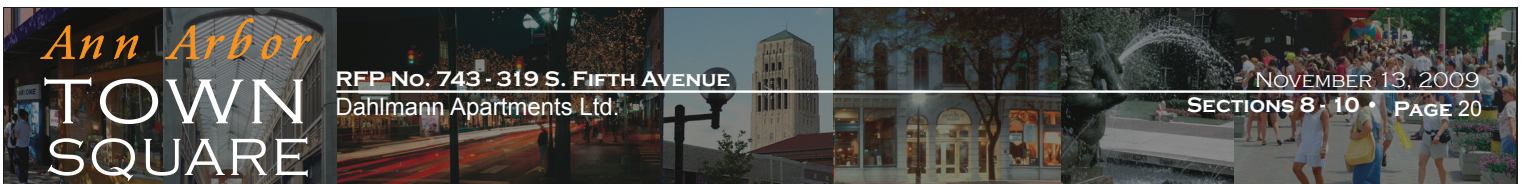
HOTELS

The Bell Tower Hotel
300 South Thayer Street
Ann Arbor, Michigan
66 rooms and suites
The Earle Uptown Restaurant
1,000 sq. ft. of meeting space

Best Western Hotel
(formerly Holiday Inn West Hotel)
2900 Jackson Road
Ann Arbor, Michigan
165 rooms, restaurant
conference facilities

The Campus Inn Hotel
615 East Huron Street
Ann Arbor, Michigan
208 rooms and suites.
Victors Restaurant and Bar
8,000 sq. ft. of banquet space

Quality Inn Hotel
2455 Carpenter Road
Ann Arbor, Michigan
126 rooms and suites
4,000 sq. ft. of meeting space



Victory Hotel
(formerly Holiday Inn East Hotel)
3750 Washtenaw Avenue
Ann Arbor, Michigan
113 rooms, restaurant
banquet space

Campus Inn Hotel
601 Langdon Street
Madison, Wisconsin
74 rooms and suites
Chancellor's Club

OFFICE BUILDINGS

City Center Building
220 East Huron Street
Ann Arbor, Michigan
90,000 square foot office building

Harris Hall
617 East Huron Street
Ann Arbor, Michigan
13,000 square foot office building

Hobbs and Black Building
100-110 North State Street
Ann Arbor, Michigan
14,100 square foot office building

KeyBank Building
100-108 South Main Street
Ann Arbor, Michigan
50,000 square foot office building

SHOPPING CENTERS

Columbus Square
3549 Fowler Street
Fort Myers, Florida
35,000 square foot shopping center

Heart of the Island
1600 Periwinkle Way
Sanibel, Florida
13,000 square foot shopping plaza

Northwest Center
921 N. West Avenue
Jackson, Michigan
4,000 square foot strip shopping plaza

Olde Sanibel
630 Tarpon Bay Road
Sanibel, Florida
10,000 square foot shopping plaza

Periwinkle Place
2075 Periwinkle Way
Sanibel, Florida
43,000 square foot shopping center

BANK REFERENCES

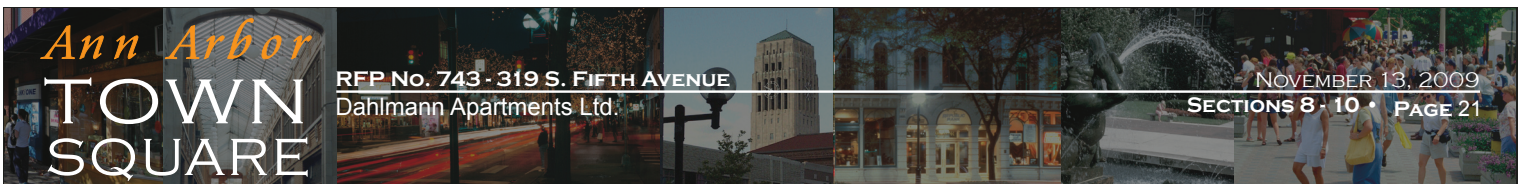
Thomas R. McLean, Senior Vice President
National City Bank
1001 South Worth Avenue
Birmingham, Michigan 48009
Tel: 248-729-8161

John D. Berkaw, Vice President
Comerica Bank
101 N. Main Street
Ann Arbor, Michigan 48104
Tel: 734-930-2448

Patrick Pattison, Relationship Manager
Key Private Bank
100 S. Main St.
Ann Arbor, Michigan 48197
Tel: 734-741-6541

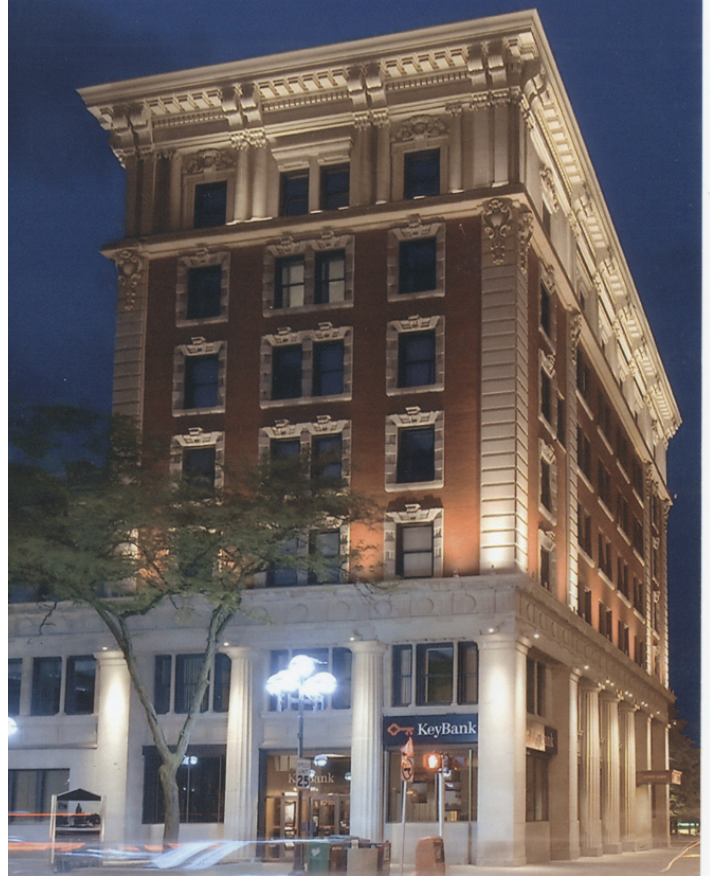
John Marr, Senior Vice President
Alliant Capital
Six Landmark Square
Stamford, CT 06901
(203) 359-5694

DUNS Number: 06-560-7855
Rating: 5A1





KEY BANK, ANN ARBOR, MI 2006



KEY BANK, ANN ARBOR, MI 2007

Ann Arbor's Bell Tower Hotel

*From Tired and Old,
To Plush and Quaint*

by Susan Wehmiller

Owner Dennis Dahlmann's Bell Tower Hotel sits quietly in the heart of The University of Michigan in Ann Arbor — a kind of refuge from the bustling activity of a campus community.

Located at 300 South Thayer, across from Hill Auditorium, The Bell Tower Hotel is uniquely charming and luxurious, yet reasonably

priced and houses the award-winning Escoffier restaurant. But the 66 room hotel wasn't always so charming or luxurious.

Built in 1946, the Bell Tower was originally a large boarding house. In 1951, bathrooms were added to

each room, and a hotel was born. An addition in 1967 added 36 more rooms, and the hotel had enough panache to attract guests such as Helen Hayes, Jimmy Stewart, and Gloria Swanson.

A marble fireplace casts a warm glow over the lobby of The Bell Tower Hotel on the campus of The University of Michigan in Ann Arbor.



Bell Tower Hotel



INTERIOR BEFORE



INTERIOR AFTER



EXTERIOR BEFORE



EXTERIOR AFTER

Section 11 Financial Capacity

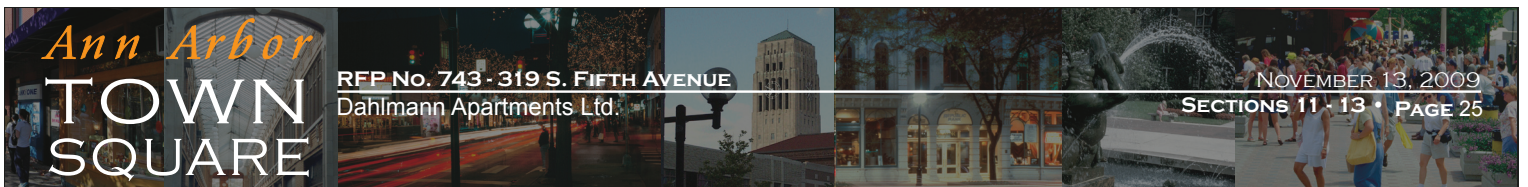
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Section 12 Acquisition Cost Proposal

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Section 13 Project Financing

No financing is required for this project.



Appendix A

PRECEDENT OUTDOOR AND URBAN ICE RINKS

Michigan

Campus Martius, Detroit

Rosa Parks Circle Ice Rink, Grand Rapids

Warren City Square, Warren

United States / Canada

Rockefeller Center Ice Rink, New York, NY

Millennium Park, Chicago, IL

The Rink at PPG Place, Pittsburgh, PA

Pershing Park, Washington DC

The Pond at Bryant Park, New York, NY

Wollman Rink, New York, NY

Sculpture Garden Ice Rink, Washington DC

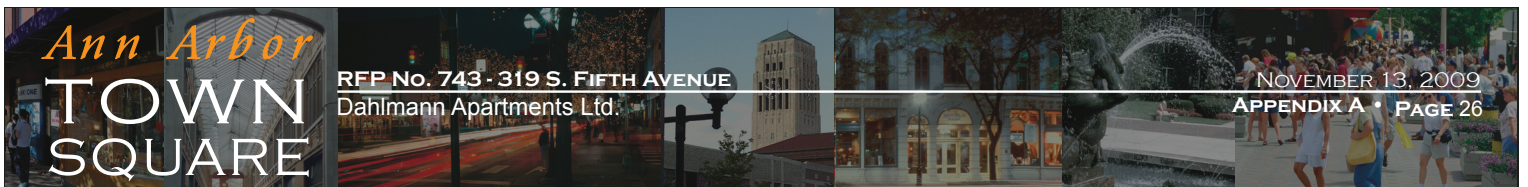
Pershing Park Ice Rink, Washington DC

Kristi Yamaguchi Holiday Ice Rink, Embarcadero Center, San Francisco, CA

Toronto City Hall Plaza, Toronto

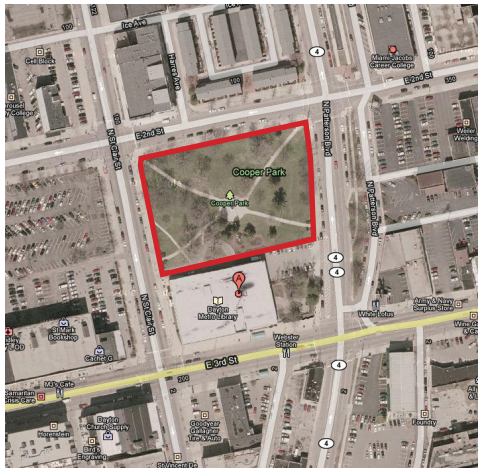
Mel Lastman Square, Toronto

Centennial Olympic Park, Atlanta, GA



Appendix B

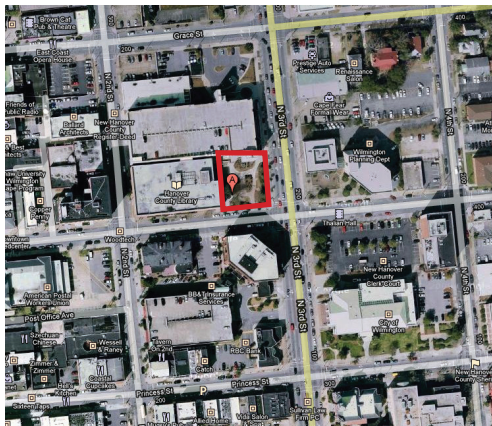
LIBRARIES WITH ADJACENT PARKS IN MIDSIZE CITIES (100,000+ POPULATION)



Dayton Metro Library
Dayton, OH



Nichols Library
Naperville, IL



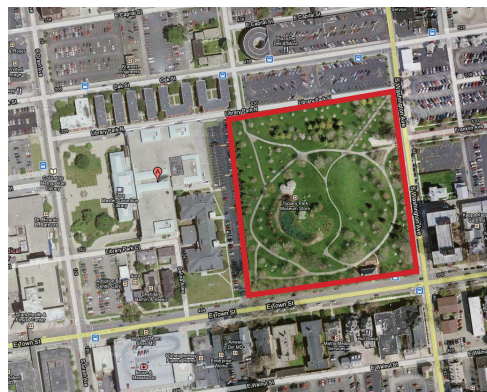
New Hanover County Public Library
Wilmington, NC



Carnegie Branch Library
Savannah, GA



Civic Center Library
Warren, MI



Columbus Metropolitan Library
Columbus, OH

Appendix B

LIBRARIES WITH ADJACENT PARKS IN MIDSIZE CITIES (100,000+ POPULATION)



Main Library
Lansing, MI



Fort Collins Public Library
Fort Collins, CO



Alexandria Central Library
Alexandria, VA

