

RESPONSE TO REQUEST FOR PROPOSALS

for the

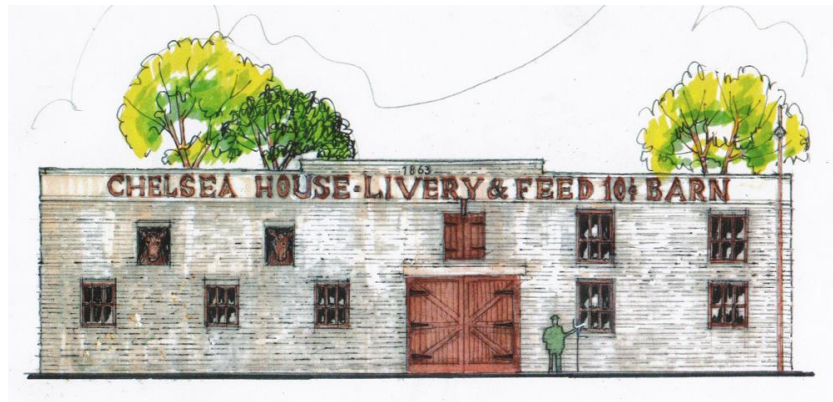
Former Longworth Plating Site

110 Jackson Street
Chelsea, MI 48118

submitted to:

Downtown Development Authority
City of Chelsea, MI
RFP DDA - #1- 2012

submitted by:



110 LONGWORTH BUILDING DEVELOPMENT COMPANY
Alexander Pollock, Sponsor



Developer/Builder



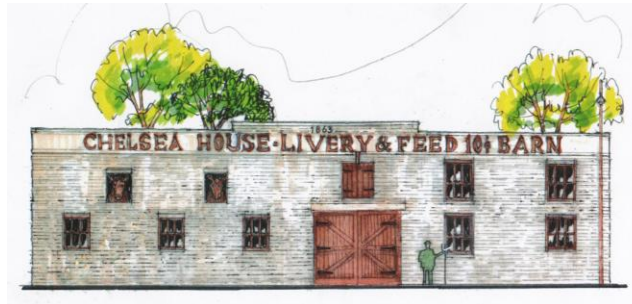
Associated Architects – Kadushin Associates & Dangerous Architects

April 27, 2012

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1. PROPOSAL RESPONSE LETTER



To: John Hanifan, City Manager
City of Chelsea
305 S. Main
Chelsea MI, 48118

From: 110 Longworth Building Development Company
Alexander Pollock, Kadushin Associates Architects Planners, Inc.

Date: April 27, 2012

Re: RFP for the Former Longworth Plating Site – RFP DDA-#1-2012

Alexander Pollock, in association with Kadushin Associates Architects Planners, Inc. (KA), J.C. Beal Construction, Inc.(Beal) and The Chelsea Connection, LLC (TCC) are pleased to submit this Response to RFP DDA-#1-2012 for the former Longworth Plating Site at 110 Jackson Street, Chelsea, MI.

We have formed the 110 Longworth Building Development Company in order to undertake the acquisition and adaptive re-use and redevelopment of this historic and significant site into a high quality mixed-use landmark consisting of retail uses, residential lofts, specialty food services, arts and crafts studios, and gallery.

A seasoned and formidable development team has been assembled to plan, program, develop, design, construct, manage and operate the 110 Longworth Building. The completed development will create another prominent destination for local and regional residents and patrons and help connect the Clocktown with the Downtown Main Street district. Proposed occupants who have committed to the project include the owners and operators of the Red Hawk Grill and Revive+Replenish Café in Ann Arbor – Roger Hewitt and Richard Shubach of Ann Arbor, The Art Pursuit of (Chelsea), a non-profit art center focusing on ceramics led by Kris Cravens and Prudy Vannier, and an expansion of the adjacent Chelsea Farmers Supply business into a larger aquaponic supply facility by H.K. Leonard.

Proposal Letter (continued)

Alexander Pollock has just retired after a 42-year career as one of the Chief Architects and City Planners for the City of Detroit Planning & Development Department. He has been responsible for the revitalization of the historic Eastern Market; development and funding of the Washington Boulevard Trolley Line that operated for 25 years; the acquisition and private development of the historic floating Landsdowne restaurant with Specialty Restaurants, as well as the design of many other historic buildings and sites around the city, including the Grand Army of the Republic (G.A.R.) Building, currently under renovation. He also brings a substantial collection of Civil War-era brass instruments, antique bicycles, vintage Porsche and Ferrari race cars, and historic trolley cars from the Detroit fleet. These would be part of the building décor and will provide a unique museum-quality exhibit and attraction as part of the design. Alex has performed around the world blowing his bugle while riding on his high wheel bicycle as a wheelman. As a member of the Dodworth-Saxhorn Civil War Brass Band, he recorded historic baseball music for the Ken Burns documentary "Baseball." Alex is one of the world's foremost historic streetcar/trolley experts and has consulted on new vintage trolley projects in many cities including Richmond, VA, Charlotte, NC, Chattanooga and Memphis, TN, and New Orleans, LA.

Abraham Kadushin has led his award-winning firm, Kadushin Associates Architects Planners, Inc. since 1975 from its home base in Ann Arbor and branch office in Miami, FL. Projects include a significant portfolio of major historic rehabilitation, affordable housing and community design projects and mixed-use projects utilizing public and private partnerships and all forms of federal, state and local financing mechanisms in southeast Michigan and Florida. The firm has partnered with Alexander Pollock on design projects outside of the City of Detroit for over 30 years as Kadushin-Pollock Design, LLC.

J. C. Beal Construction, Inc. is a 3-generation family-owned company led by Fred Beal and has a long history of historic renovation construction projects. Beal is currently well along in the most difficult major \$80 Million Broderick Tower Building on Grand Circus Park in downtown Detroit overlooking Comerica Park. They have achieved 60% residential loft occupancy as the renovation proceeds. A complex array of financing including the syndication and sale of historic rehabilitation tax credits, private equity and debt financing, and public grant and loan incentive programs was utilized in this important downtown mixed-use residential development. Both Fred Beal and Roger Hewitt have served long terms as members of the Ann Arbor Downtown Development Authority and so have a great deal of experience with the practical utilization of the DDA mechanism. Kadushin & Beal have worked together on several projects, including the The Amsterdam Apartments on South University for Campus Rentals in Ann Arbor and a proposal to the Detroit Housing Commission to redevelop the former Brewster-Douglas Public Housing.

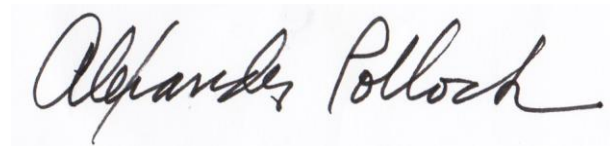
The entire development and design team is skilled and experienced with the understanding of the entire range of available federal, state and local loan and grant programs, including historic rehabilitation tax credits through the MI State Historic Preservation Office and the National Park Service; opportunities available for promoting downtown economic development, historic Main Street revitalization, and public street and infrastructure improvements.

Proposal Letter (continued)

Over the past several weeks, our team has conducted a series of inspections of the property and has formulated a development approach that will be presented in this proposal. 110 Longworth Building Development Company seeks exclusive site control in order to perform further due-diligence, negotiate leases and achieve financing for the development of the project. We propose a public-private partnership that will engage the City of Chelsea and its Downtown Development Authority in order to achieve the highest and best utilization of the property and realize the planning and redevelopment goals that have been established over the last several years.

Sincerely,

110 LONGWORTH BUILDING DEVELOPMENT COMPANY

A handwritten signature in black ink, reading "Alexander Pollock". The signature is fluid and cursive, with the first name "Alexander" and last name "Pollock" clearly distinguishable.

Alexander Pollock, AIA, AICP
Sponsor

2. PROPOSED CONCEPT PLANS

The 110 Longworth Building Development Company (110 Longworth) is pleased to respond to the City of Chelsea's call for a Request For Proposals to rehabilitate the Mack and Chelsea House/Livery Buildings into a dynamic adaptive reuse to further enhance the growth of the city of Chelsea. From an historical standpoint, few cities in Michigan could offer such an opportunity to feature a variety of functions for family enjoyment.



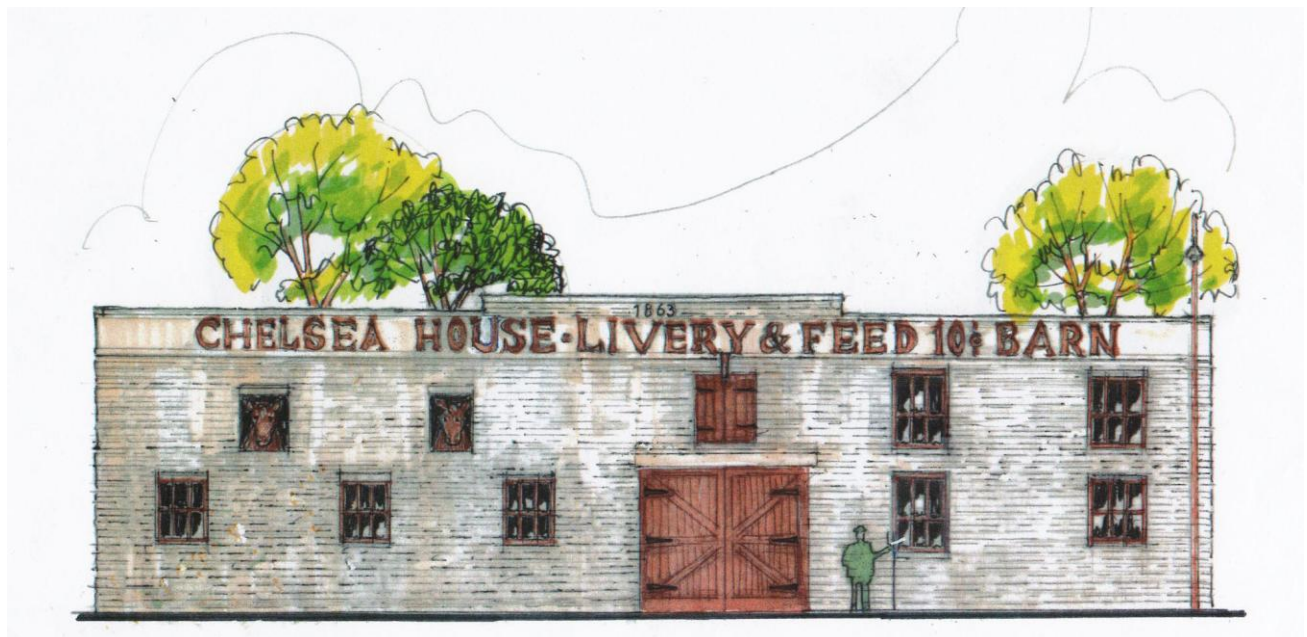
Aerial View Looking South

Starting with the Mack building, built during the 1880s, 110 Longworth suggests the establishment of a mixed use function that would include the installation of a family styled restaurant facing Main Street accompanied by loft housing on the second floor. Modest changes to the building's exterior would include the removal of the front segment for a landscaped plaza to serve as the gateway into the restaurant along with large windows facing the Norfolk-Southern Railroad and the Clock Tower. Other changes would include the removal of paint to expose the original brick veneer color with new windows of the period. Of special importance to the restaurant would be the installation of an historic early twentieth century American-built streetcar representative of the early interurban era that served the city of Chelsea during the years 1900 through 1910. Later, the larger interurban streetcars came on the scene that carried freight along with passengers. Wherever possible, interior furnishings found within the Mack Building would be refinished and maintained.



View from Clock Tower

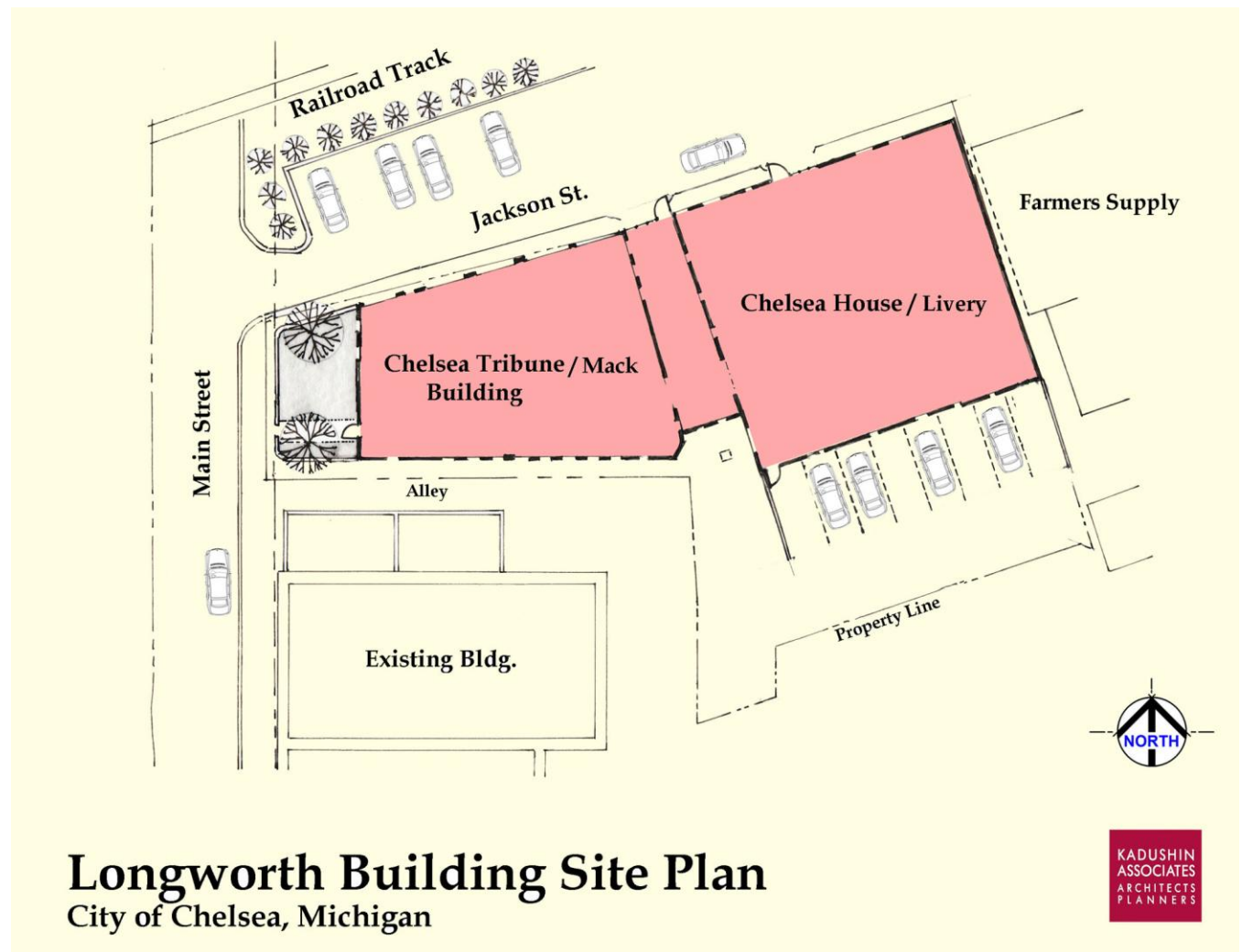
The Chelsea House/Livery being substantially older than the Mack Building would receive special attention to dramatize the horse livery operation during the mid 19th century. New appropriately styled windows and doors of the period are to be fabricated and installed to return the building's exterior to the proper century. For children of all ages, the two windows serving the second floor horse barn are to feature an animated experience when the Clock Tower strikes the hour. Magically, two horses will project their heads out the window with one horse whinnying while the other horse sticks his tongue out at the other horse.



2.A. Site Concept Plan

Site modifications are to include the removal of the rear portion of the building as covered parking for residents of the loft housing. Interior functions of the Chelsea House/Livery barn are to include a pottery manufacturing operation on the second floor, and the installation of an aquaponic farming operation on the ground floor as part of an expanded Farmers Feed Store. Additional first floor space will also be available for specialized boutiques

For safety reasons, a new six foot sidewalk and exterior lighting are to be installed alongside of the Mack Building and the Chelsea House/Livery Building that faces Jackson Street.



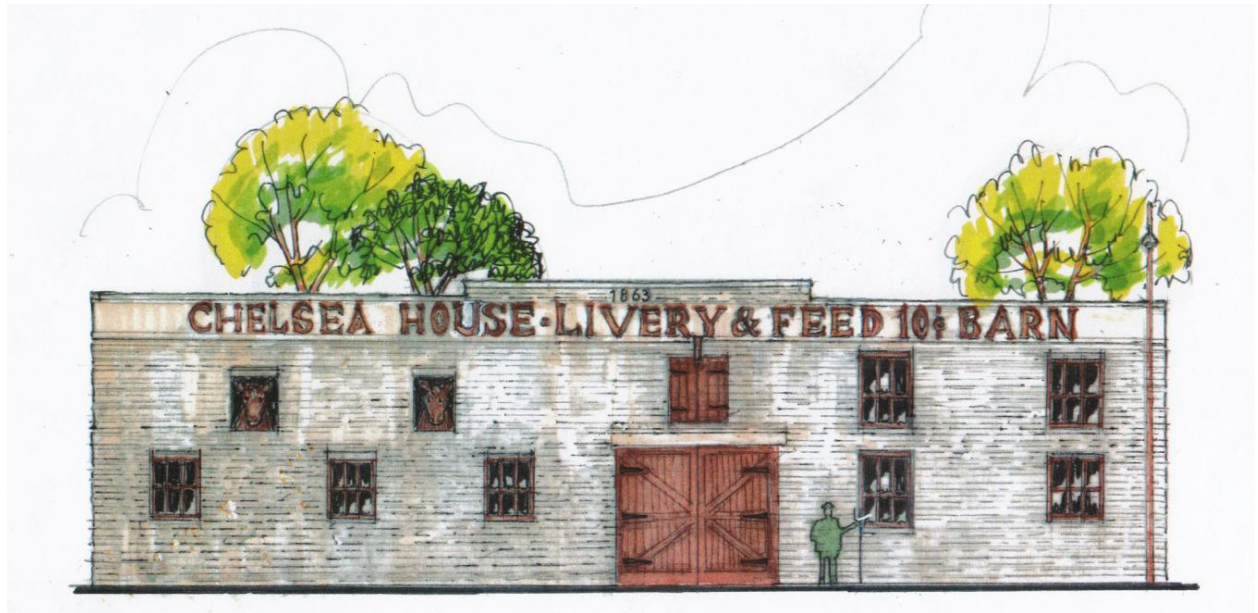
2. B. Building Exterior Façade Renovation



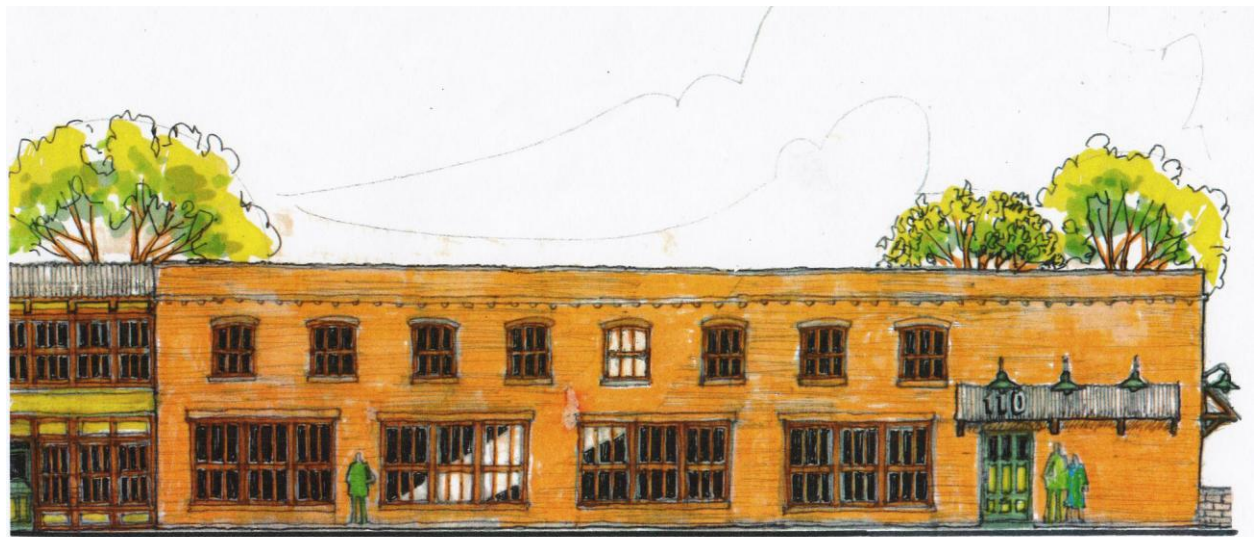
- Outdoor plaza with landscaping and seating facing Main Street
- New cast stone perimeter similar to original wall to define plaza
- New industrial metal canopy with period lighting and building signage



Exterior Perspective Facing Main Street



Proposed North Façade Elevation of Chelsea House/Livery Building

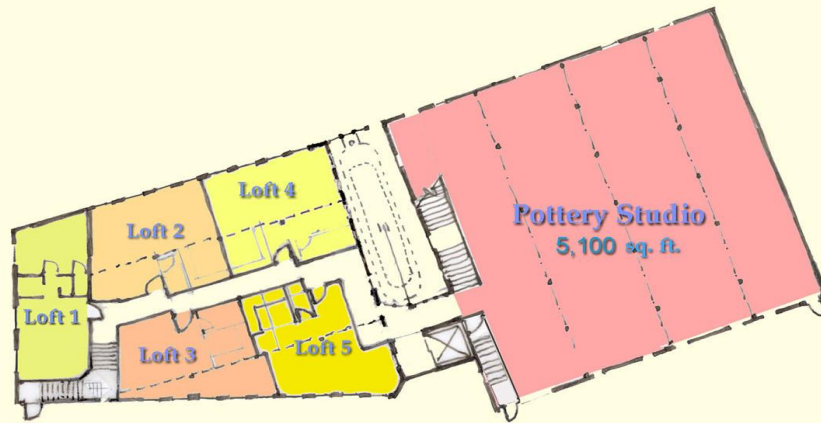


**Proposed North Building Façade Elevation of Mack Building
and Link Addition between Buildings**

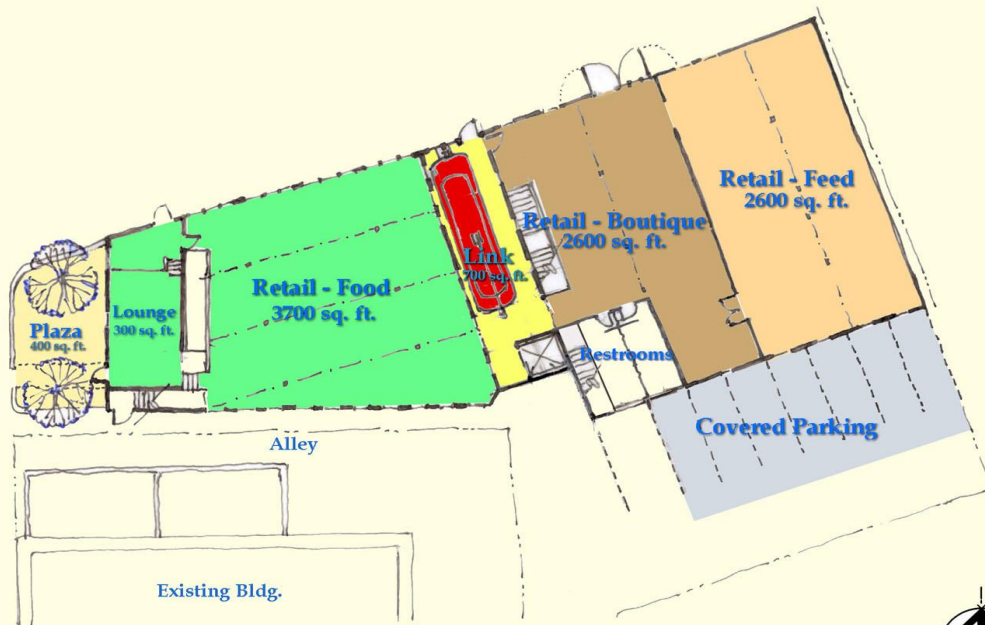
- Removal of paint to capture original brick veneer
- New large picture windows at first floor
- New industrial metal awning, signage and period lighting
- Fill and enclose open well/link area with compatible period architectural façade to allow for streetcar installation
- New pedestrian sidewalk along Jackson Street
- Removal of unused overhead power wiring by utility company

2. C. PROPOSED SPACE USE/TENANT PROGRAM

Interior changes serving both buildings would include a new elevator, hallway and stairways designed to meet current building and safety codes. New restroom facilities are also provided for patrons and employees.



Second Floor



First Floor

Longworth Building Concept Plan City of Chelsea, Michigan



LEASE/TENANT PROGRAM

Food/Lounge Space:

4000 sf Restaurant/Lounge on First Floor of Mack Building & remaining Daniels Buick Showroom Building - Management and Operations by Richard Shubach/Roger M. Hewitt

The food service operation is being planned to provide catering for the Chelsea Historic Railroad Depot across Jackson Street for special events and occasions.



Current Owners and Managers of Revive + Replenish at 619 East University near South University & Red Hawk Grill on State Street;

Former Owners or Managers of Southside Grille, Casey's Tavern, 328 Main, Zanzibar Restaurant of Ann Arbor; Roger Hewitt was General Manager of the Ann Arbor Michigan Theatre Redevelopment

Retail – Farmers Supply:

2000 sf to be leased by adjacent Chelsea Farmers Supply for an expansion to including aquaponic supplies (fish farming) on the first floor of Livery Building

Retail – Boutique/Gallery Space

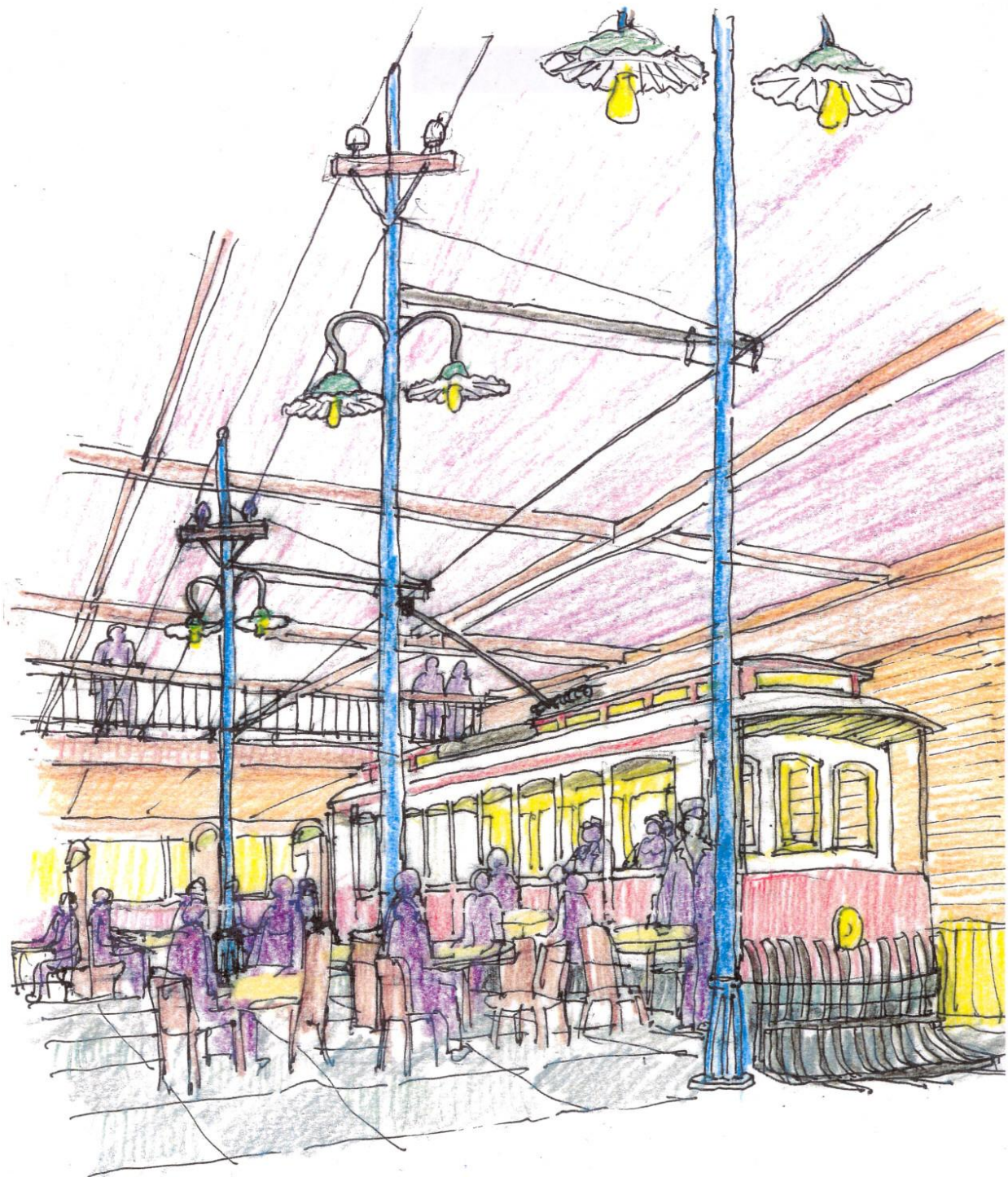
3100 sf to be leased by independent gallery/private and nonprofit arts organizations on first Floor of Livery Building

Art Studio - Ceramics:

5100 sf on Second Floor of Livery Building to be leased by The Art Pursuit of (Chelsea) - Kristine Craven, Prudy Vannier

Residential Loft Apartments:

4000 sf total – 800 sf/unit gross on Second Floor of Mack Building
Alexander Pollock will occupy Loft 1 and provide on-site resident management.

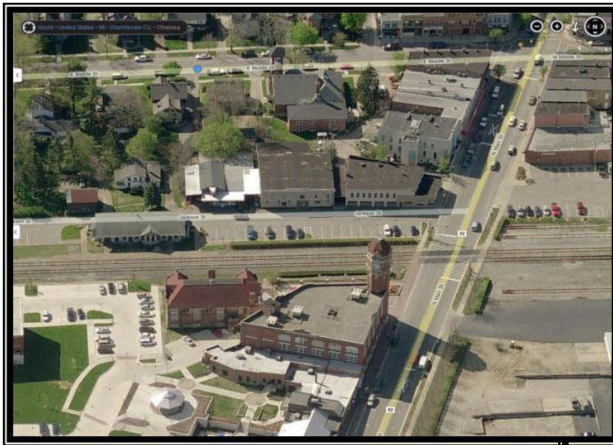


Interior Rendering

3. HISTORIC REHABILITATION CONSTRUCTION COSTS AND APPROACH



Proposal and Response for the Former Longworth Building Redevelopment to the 110 Longworth Building Development Company



- Ann Arbor (734) 662-6133
- Detroit (313) 963-8951
- www.jcbeal.com

3. A. Cost Estimates of Renovation Construction



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Ann Arbor, Michigan 48103
734-662-6133 / 734-662-5869

Prepared by:
Jim Valenti

277 Gratiot, Suite 500
Detroit, Michigan 48226
313-963-8951 / 313-963-3144

Longworth Building Renovation

110 Jackson Street
Chelsea, MI
4/24/2012, Rev. 4/26/12
Area Sq Ft: 19,200

Work Category	Unit Pricing	Total Costs	Expense Type
Division I - General Conditions	\$7.17	\$137,570.00	
Division II - Environmental Remediation & Demolition	\$4.20	\$202,670.00	
Division II - Site work, Utilities	\$4.20	\$80,645.00	
Division III - Concrete Work	\$3.91	\$75,050.00	
Division IV - Masonry Work	\$3.25	\$62,325.00	
Division V - Steelwork	\$8.12	\$155,873.60	
Division VI - Wood & Plastic	\$5.37	\$103,150.00	
Division VII - Thermal / Moisture	\$5.09	\$97,670.00	
Division VIII - Doors and Windows	\$1.18	\$22,650.00	
Division IX - Finishes	\$2.48	\$47,628.75	
Division XI-XII - Furnishings & Equipment	\$0.55	\$10,600.00	
Division XIV - Conveying Systems	\$1.98	\$38,000.00	
Division XV - Mechanical Work	\$12.53	\$240,500.00	
Division XVI - Electrical Work	\$9.04	\$173,480.00	
Tenant Build-out	\$16.64	\$319,500.00	
Project Subtotal	\$69.05	\$1,767,312.35	
Contingency	\$9.20	\$176,731.24	
Permits & Insurance	\$2.41	\$46,268.24	
JC Beal CM Fee	\$6.22	\$119,418.71	
Total Cost	\$109.88	\$2,109,730.53	

3. B. Approach to Project Delivery



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110 Longworth Building Chelsea, MI

JC Beal Construction, Inc. Approach to Project Delivery:

Based on the Request for Proposal, JC Beal Construction Inc. will, act in a Construction Management capacity to establish the best possible approach to this project; defining construction risks, schedule criteria, subcontractor capabilities and selection processes, material lead times, and work site procedures in accordance with project priorities established jointly with the Owners and the City of Chelsea. Our approach can be defined as follows, based on a CM contract.

Pre-Construction and Construction Activities

- **Comprehensive Project Review** – Determine with the Owner, and the Architect, the primary goals of the Project related to Quality, Schedule, Cost, and Occupancy during Construction and Facility Service Levels / Work Restrictions associated with same, and establish a Comprehensive Work Plan to exceed those goals.
- **Establish the Project Team** – Confirm major project participants, and initiate a true team atmosphere for the Project. Establish team member roles and communications procedures.
- **Budgeting and Cost Estimates** – Review all design documents material selection and construction method to advise the design team of the best materials, building structure, mechanical, electrical and finish systems for this particular building and site, in order to maintain the Historic positioning of the building.
- **Define Scope** – As a result of the above, a clearer view of the cost to complete this project will result in addressing the ways and means of construction.
- **Means and Methods** – Based on preliminary reviews of the existing conditions, the historic importance and the intended reuse of the building, JC Beal Construction, Inc. proposes the following method of implementing the renovation and restoration of the Longworth Building.
 - Establish a secure construction site to protect the public and workers during the renovation period.
 - Install temporary shoring and bracing to the areas of the building that have lapsed into unsafe conditions.
 - Cut openings in the existing ground floor, second Floor and roof in order to install a new permanent steel structure throughout the building. The existing exterior masonry walls will be secured to this new structure and maintain as the finish exterior walls.
 - Carefully dismantle the existing east exterior masonry wall and prepare the foundation for reconstruction. This wall has several areas that are structurally compromised, which has made the wall unusable and a potential safety hazard.



Precisely as intended.

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- Remove the majority of the existing wood structure throughout the eastern portion of the building. Based on preliminary surveys of the building, it appears that most of the existing wood structure may contain high amounts of potential black mold contaminant due to severe water damage to the roof system and carried on throughout the building. These materials will be removed and disposed of in an approved manner. The wood structure in the western portion of the building appears to be salvageable and will be carefully disassembled and repurposed for a new roof structure throughout the building.
- A new concrete floor slab will be installed over the existing floor slab in order to encapsulate potential contaminants, per Federal, State and City regulations.
- A new concrete and steel floor will be installed throughout the second level. This will allow the building to be brought up to current fire separation requirements between floors and between the different use groups, (commercial and residential).
- A new floor to floor elevator will be installed for accessibility to both levels at all times.
- It is our intent to carefully remove the existing window, restore and reinstall them. When this is not possible, do to age, new window will be installed to match the existing.

It is JC Beal Construction Inc. intent to maintain the historic presents of the this building, while bring it up to current health, safety and building codes in order to bring this back to a fully operational facility without compromising the historic importance or the current life safety building codes.

JC Beal Construction, Inc. approaches each one of our projects, on a "full service" basis, with an uncompromising attention to detail. We are prepared to do the same here, and to bring the 110 Longworth Building back to established standards for Quality, Schedule, Cost Control, and Customer Satisfaction.



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Quality and Schedule Control Program

Program Statement

JC Beal Construction Inc. prides itself on the quality of its work, including both the quality of our process and the quality of our product. Our motto “Precisely as Intended” refers to the specific goals of giving the owner BOTH their desired outcome in terms of budget, schedule, quality, and client satisfaction, AND providing a lasting quality product of which all participants can be proud long into the future.

Achieving these dual goals requires considerable attention to detail in both process and product, ideally starting long before the “shovel hits the ground”. All of the processes described in this, the JC Beal Construction Inc. Quality and Schedule Control Program contribute to an effectively managed project and to a quality of process and product that will result in a satisfied owner and a successful team relationship. The majority of these many items however relate to two simple concepts, which are to ***“Keep the project on schedule”***, and ***“Solve problems as they arise”***.

Schedule and Quality are two intricately related aspects of any project. Preparing an accurate schedule utilizing realistic goals, subcontractor input, long lead time information, and careful planning is critical to achieving completion in a timely manner. Following that schedule allows the agreed upon time for trade contractors to obtain the specified material and equipment, and perform their work properly, without undue overtime or compression that might otherwise contribute to poor workmanship. Let it never be said that anyone’s work is just “good enough” or that it will be accepted only because there isn’t time to fix it.

Many small difficulties will inhibit project progress. These might include late submittals or poor quality workmanship on the part of a particular trade contractor, slow responses to RFI s by the architect, delays in code review and inspection, owner interference and delays in decision making, or a minor dispute over process or costs. Adjustments to the schedule and/or plan may be necessary to overcome these difficulties. It is only through maintaining a good attitude and working for prompt resolution of issues together that the project team can continue to enjoy the process and contribute their full energy to making the project successful.

JC Beal Construction Inc will, through the diligent application of this Quality and Schedule Control Program, truly deliver each and every project “Precisely as Intended”.

This Quality Control Program update published June 1, 2002

J C Beal Construction Inc Quality and Schedule Control Program

Program Index

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JC Beal Construction Inc. Quality and Schedule Control Program

- **Building a quality minded project team**
 - Work to create a cooperative team - of owner, architect, and contractor participants to develop a partnership / problem solving attitude early, and maintain it throughout the project. For JC Beal's part in the team, we have carefully selected, trained, and nurtured our staff to be forward thinking, client service oriented professionals, willing to face up to difficult issues as they arise. It is equally important that each member of the team bring their best available personnel to the project, and come together in the interest of making the project both successful and enjoyable.
- **Preconstruction Planning – (Preliminary design through bidding)**
 - Early schedule preparation - including consideration of time needed for site planning, design development, engineering, ongoing budgeting, owner review and approval, document coordination, permitting, and construction. Early construction processes (ie demolition and /or foundations) can sometimes be timed to overlap ongoing design efforts to expedite the schedule. JC Beal makes it a point to carefully monitor any such "fast tracking" process to avoid conflicts between this work and later design efforts.
 - Early review of documents - preferably at the concept or early design development stage, but certainly as soon as JC Beal Construction Inc. is selected to participate in the project. Early review is critical to providing a concept design stage constructability analysis and budget in case a significant change in scope or direction is required to more effectively accommodate the project goals. Nothing hurts quality or scheduling more than a late "value engineering" process or change in direction, especially to compensate for unanticipated costs. Continue to review documents on a periodic basis, but especially again just prior to distribution to subcontractors for bidding.
 - Coordination of Consultants - especially those not included in the architectural firm's scope of work. These may include consultants involved in information technology, interior design and furnishings, or in the case of a design - build scenario, mechanical, electrical, and/or other engineering firms. Whether covered by the architect's scope of work or not, special attention must be paid to these areas at drawing review and coordination to be sure the overlapping requirements of the various consultants have been properly accounted for.
 - Preparation of Front End Documents - Well prepared front end documents, including a clear definition of the project goals, schedule requirements, and expected tradework breakdowns go a long way to insuring that all necessary work items will be included in the trade bids received. JC Beal is also careful to review the trade specifications for errors, out of date language, or inconsistencies in assignments for the work.

- Project Promotion - to be sure to obtain proposals from preferred contractors, without ignoring the need to have effective pricing, requires up front promotion of the project to the trade community, and publication of the bid invitation with the various plan services. Special attention must be paid to attract proposals from local firms and from minority and women owned firms in sufficient numbers to insure their involvement in the project without sacrificing the project goals. Follow the JC Beal Construction Inc. guide to Trade Contractor and Vendor Management in this process
- Final Cost Estimating – must be comprehensive in scope, complete in detail, and arrive at a total project cost within the previously established budget to avoid any need to backtrack or “value engineer” at this stage that would result in the loss of project value. Be sure to write a comprehensive proposal.
- **Preconstruction Planning – (Contract award through construction start)**
 - Effective Buyout - contract awards to trade contractors should be based on the “best value” available. Components of best value include the ability to perform to the quality standard and schedule required, including the complete scope of work expected, having a comprehensive understanding of the project, and an acceptable price. All major subcontractors should be interviewed in person by the project team, and consideration should be given to paying slightly more to hire the best contractor if necessary. Awards must be made promptly, and purchase order / contracts should be returned signed within 30 days of award to insure that subcontractors agree to all required provisions. Follow the JC Beal Construction Inc. guide to Trade Contractor and Vendor Management in this process
 - Schedule update - based on project goals and involving realistic feedback from the subcontractors as they are hired will promote subcontractor “buy-in”. Ideally a preliminary schedule, with the required end date and a few intermediate milestones clearly identified, will be distributed with, and made part of, the purchase orders, but a comprehensive critical path method (CPM) schedule, involving the subcontractor input referenced above, must be completed and distributed within 45 days.
 - Early “ pre-construction” project team meeting - should be held to be sure once again that all parties continue to be aligned to the common project goals. A separate all-trades meeting should be held, probably as part of the process of schedule development to continue to get input on how the project can proceed most expeditiously, and to continue to look for any gaps in information that might inhibit proceeding effectively.
 - Early submittal processing - contributes to both quality and schedule, helping to avoid delays or the use of a product substitution based on any inability to obtain the specified product in a timely manner. A comprehensive submittal log will be prepared, and reviewed by the architect, during the bid period, and distributed, like the preliminary schedule, with purchase orders. All initial submittals, including finished products, should be received, and passed on the architect and /or owner for review within 45 days of contract awards. Contractor must review all submittals before forwarding them on to the architect, engineers, and/or owner.

- **Project Communications**

- Regular Project Meetings - promote good communications, helping to solve problems early on, help to keep the work on schedule and contribute to a quality project.
 - Project team meetings, to stay on top of issues and problems
 - All trades meetings, to convey short interval schedule information, inform trades of changes, and coordinate work between trades
 - Pre-installation meetings prior to the start of major components of the work
 - Maintain and publish meeting minutes
- Organized Written Communications – between all parties keeps everyone informed of the works progress, problems, and costs, and encourages early decision making to help maintain the projects progress and quality. The project team shall agree on the format and frequency of communications, but all of the following procedures are to be used on each project, with the emphasis on early submission of all project information.
 - Meeting agendas and minutes are to be prepared for every meeting
 - Daily logs shall be maintained to track trade progress, document the work and working conditions, and record significant events
 - Requests for Information are to be a routine tool, prepared promptly as field issues arise, and responded to promptly by the architect.
 - Submittals will be organized, with a comprehensive submittal log prepared early in the process, and followed up on routinely to be sure all approvals are obtained in a timely manner. A set of approved shop drawings will be maintained at the jobsite.
 - The change order process must be managed efficiently. The contractor will alert the team promptly of any issues that may result in extra cost to allow for a timely discussion about alternative solutions. Pricing will be prompt, and a proposal / change order log will be maintained by the contractor. Trade contractors will be notified promptly of any change in the scope of the work.

- **Project Inspection and Field Quality Control**

- Routine review of work in progress - to make sure that trade contractors understand the work, and are putting it in correctly, to avoid any need for rework or large complex punch lists and late project delays.
 - Field superintendent – is to thoroughly understand the work, and routinely inspect to confirm that installation is per specifications and to an acceptable quality standard. The field superintendent shall have the authority to stop the work, or order rework, if necessary.
 - Architect and Owner - shall be encouraged to, rather than discouraged from, inspect the work in progress and provide their feedback through the superintendent. They shall be free to contact the contractor's project manager or supervising executive to review any issues to which the field staff appears to be unresponsive.
 - Code inspectors - shall be brought in "early and often", and encouraged to assist the superintendent in looking ahead for future issues that would otherwise result in delay or rework.

- A complete set of the most current project documents shall be maintained at the site, including plans, specifications, addenda, bulletins, and related updates, along with a complete set of approved shop drawings and other submittals, for reference and use by the contractors personnel and others involved in the project.
 - Short interval schedules are to be prepared, distributed, and followed to the letter to keep the project on track, to avoid any need for schedule compression or worse, a late delivery of the project
- **Safety and Loss Prevention**
 - A well managed project is recognizable for its site organization and cleanliness. This results not only in a smoother operation and improved schedule adherence, but also in a safer site, which improves morale and encourages quality workmanship. JC Beal Construction Inc. maintains a comprehensive, award winning (Washtenaw Contractors Association Best Safety Program) safety and loss prevention program, too extensive to include here, but a few of the key points of the program include:
 - Enforcement all basic OSHA safety rules - hard hats, proper clothing and eye protection, fall protection, confined space rules, etc.
 - Engaging trade contractors to participate effectively in safety management.
 - Carrying appropriate insurance coverages, and require that trade contractors do so.
 - Responding promptly to any safety or loss incident, and follow up diligently.
 - Separating the work from any non construction personal by appropriate security
 - Keeping the jobsite clean and free of hazards
 - **Project Closeout and Occupancy**
 - Start closeout early. It is important to prompt and effective project closeout to “start to finish the project the day you start it”. Many of the previously stated requirements of effective quality control contribute to effective closeout if diligently pursued throughout the project, but key points to effective closeout include.
 - Understanding the project closeout requirements of the current project. They may be atypical, or unusually comprehensive
 - Starting early - to gather the information needed to closeout the project. Operation and Maintenance Manuals (O & M s) for example, should be built as the project goes along, incorporating approved submittal documents and information requested from trade contractors along the way. Do not wait to the end of the project to start.
 - All change order issues must be negotiated with the owner and with trade contractors as the project progresses. This avoids late disagreements that might delay the completion of the work, or final payment to trade contractors.
 - Be sure that any field related closeout items are addressed prior to the punchlist date – testing and balancing, equipment startup, site cleanup, etc.

- Manage the punchlist process
 - Put time in the schedule for the punchlist process- to avoid holding up the owners move in or worse, attempting to perform the punchlist in an occupied space.
 - Enforce quality workmanship throughout the project - to reduce defects
 - Perform a preliminary contractor's punchlist - before individual trade contractors leave the site. Contractors shall not be allowed to leave behind obviously unacceptable or even marginal work to "pick it up on the architects punch list".
 - Insist on being provided with a comprehensive punch list - all at one time. Do not allow the engineers to show up weeks later than the architect.
 - Walk through the punchlist with the owner and/or architect- to help find all the problems, and to be sure you understand the issues.
 - Obtain a field copy of the punchlist that day - to have the opportunity to start corrections immediately. Do not allow the architect to take the punchlist back to the office for "typing". This can add weeks to getting started.
 - Distribute the punchlist immediately - as in the day it is produced.
 - Allow a only a short period of time for trade contractors to perform their punchlist - before delegating their remaining work to others. Do not allow the process to drag on over disagreements about whose work an item is, or who may have damaged others work.

- Support the owners move-in process
 - Obtain final code approvals promptly – including a certificate of occupancy
 - Provide training to the owner on any new equipment
 - Assist in coordinating the work of the owners vendors – including phone /data, furniture, or other equipment, to avoid these vendors working in confusion and damaging the work already completed.
 - Respond promptly to any problems discovered as the owner moves in.
 - Stay in touch with the owner after the project is finished, and respond promptly to any warranty issues that may develop.
 - Assist the owner in establishing a comprehensive cleaning and maintenance program so that the quality work installed stands up over time.

- Measure Client Satisfaction
 - Distribute client satisfaction survey to each major project participant as projects finish up and final closeout is achieved
 - Tabulate results from multiple clients on an annual basis
 - Implement corrective actions where required to improve future project outcomes

Conclusion

JC Beal Construction Inc. will follow this Quality and Schedule Control Program Diligently on every project in which it is involved, and through its' rigorous application, truly deliver each and every project "Precisely as Intended".

4. FINANCIAL PLAN

4. A. SUMMARY OF DEVELOPMENT PROPOSAL

The City of Chelsea and Downtown Development Authority (DDA) will provide:

1. Memorandum of Agreement/Option to purchase for \$1 and 6 months exclusive right to perform due diligence and achieve pre-leases and financing
2. Provide environmental remediation/hazard abatement grant of \$ 200,000 for lead-based paint, asbestos and mold remediation
3. DDA REU's and Streetscape Improvements to parking lot and public right-of-ways
4. Provide DDA site-based liquor license at a cost to be determined
5. Approve of a PILOT (Payment in lieu of taxes) or OPRA tax abatement at a rate to be determined

The private development team proposes to provide:

1. Development Planning/Architecture, Design, Engineering, Construction Administration
2. Equity Financing – through the sale of Historic Tax Credits and raising of private capital
3. Private Debt Bank Financing for Building Renovation
4. Private Debt Financing for Furniture, Fixtures and Equipment
5. Operating Capital/Start-up Costs
6. Establishment of ownership/rental structure for individual elements of the property

4. B.Sources and Uses



277 Gratiot, Suite 500
Detroit, Michigan 48226
313-963-8951 / 313-963-3144

221 Felch Street
Ann Arbor, Michigan 48103
734-662-6133 / 734-662-5869

Prepared by Mark Wilcox
April 26, 2012

110 Longworth Building Development Company

110 Jackson Street
Chelsea, Michigan 48118

Adaptive Reuse Analysis

Sources and Uses of Funds

The project is to include the mixed use renovation and historic restoration and build-out of the approximately 20,000 sf two story building and property referred to as the Former Longworth Plating Site, including a 4,000 sf restaurant/lounge and 5,000 sf of retail space on the first floor; 5,000 sf of retail space and 4,000 sf of loft apartment space including 5 units @ 700sf each on the second floor. A lobby / common areas will be created between the two main to include an elevator, stairways and r renovation to the covered parking area as well as the surface parking and to make comprehensive facade and infrastructure improvements as required to support same, including all architectural, structural, elevator, mechanical, and electrical work as necessary to complete the work as reflected in the concept plans.

Sources of Funds

				Construction Financing		Permanent Financing	
Equity Investment:							
Developer Equity				\$200,000.00		\$200,000.00	
Hazard Mitigation Grant				\$200,000.00		\$200,000.00	
Longworth Building and site, appraised value				\$0.00		\$0.00	
Developer's fee				\$0.00		\$530,000.00	
Total Equity Investment					\$400,000.00		\$930,000.00
Incentive Financing: Assumes Owner will transfer credits to affiliates for use internally							
Historic Preservation Tax Credit Sale							
Federal	90.0%	20%	\$3,736,400.00	\$0.00		\$672,552.00	
CRP Grant/Forgivable Loan	100.0%	25%				\$500,000.00	
Energy Credits - ?				\$0.00		\$0.00	
Total Incentive Financing					\$0.00		\$1,172,552.00
Debt Financing							
Private financing				\$1,482,000.00		\$1,598,848.00	
Tax Credit Bridge Financing				\$1,000,000.00		\$0.00	
Total Debt Financing					\$2,482,000.00		\$1,598,848.00
Total Sources of Funds					\$2,882,000.00		\$3,701,400.00

110 Longworth Building Development Company

Uses of Funds

Land (Building) Cost:						
Purchase Price (Building & parking		\$0.00			\$0.00	
Closing & Finance Costs	NA	\$10,000.00			\$10,000.00	
Total Land Cost			\$10,000.00			\$10,000.00
Site Planning, Building Design, & Tax Credit Analysis:						
Misc Pre-construction Services Costs		\$50,000.00			\$50,000.00	
Survey (including Condo survey)		\$10,000.00			\$10,000.00	
Architecture & Engineering						
Building Renovations Design and Engineering		\$150,000.00			\$150,000.00	
Parking renovation and assessment, included above		\$0.00			\$0.00	
Tax Credit and Finance Consulting		\$20,000.00			\$20,000.00	
(other tax credit costs incl.in discount)						
Total Site Planning, Building Design & Tax Credit Costs			\$230,000.00			\$230,000.00
Preconstruction Costs:						
Legal (inc. Tax credit Legal)		\$50,000.00			\$50,000.00	
Accounting; precon and cost certification		\$30,000.00			\$30,000.00	
Appraisal Costs (As-is, and As-completed)		\$10,000.00			\$10,000.00	
Market Study		\$10,000.00			\$10,000.00	
Phase 1 Environmental Report		\$0.00			\$0.00	
Phase 2 Environmental, incl. lead and asbestos, by owner?		\$0.00			\$0.00	
Bank Fees: Financing / Processing / Closing Fees		\$40,000.00			\$40,000.00	
Soft Cost Contingency		\$37,000.00			\$37,000.00	
Total Preconstruction Costs			\$177,000.00			\$177,000.00
Construction Costs:						
Longworth Building renovation		\$1,600,000.00			\$1,600,000.00	
Site work and Utilities		"			"	
Environmental Clean-up and Abatement		\$200,000.00			\$200,000.00	
Core / Shell, & Infrastructure Costs		"			"	
Tenant Build-out & FFE allowance		\$300,000.00			\$300,000.00	
Building and misc permits		"			"	
DTE / City utilities fees and costs		"			"	
Payment & Performance Bonds		"			"	
Construction Contingency		"			"	
Builders Risk & Liability Insurance		\$10,000.00			\$10,000.00	
Construction Administration		\$0.00			\$0.00	
Construction Finance Costs		\$120,000.00			\$120,000.00	
Total Construction Costs			\$2,230,000.00			\$2,230,000.00
Building Operations (during construction & lease up):						
Utilities: construction period		\$20,000.00			\$20,000.00	
Property taxes: construction period		\$10,000.00			\$10,000.00	
Building Insurances		\$10,000.00			\$10,000.00	
Maintenance and misc. expenses		\$10,000.00			\$10,000.00	
Operating capital & start-up costs		\$0.00			\$200,000.00	
Building Operations Contingency, included above		\$0.00			\$0.00	
Total Building Operations Costs			\$50,000.00			\$250,000.00
Marketing / Leasing Costs:						
Marketing Program Costs		\$25,000.00			\$25,000.00	
Leasing Fees		\$10,000.00			\$40,000.00	
Total Marketing / Leasing Costs			\$35,000.00			\$65,000.00
Project Fees and Reserves:						
Development Fee: 20% of Historic QRE's		\$0.00			\$589,400.00	
Project Contingency and Reserve		\$150,000.00			\$150,000.00	
Additional Investor Withdrawals at Stabilization		\$0.00			\$0.00	
Total reserves and fees			\$150,000.00			\$739,400.00
Total Uses of Funds			\$2,882,000.00			\$3,701,400.00


110 Longworth Building Development Company

Tax Credit Creditable Cost (QRE) Analysis


CRP Loan/Grant Analysis	Federal Historic Credit Analysis	Land (Building) Cost:
\$0.00	\$0.00	Value: \$25/sf
\$0.00	\$0.00	Closing & Finance Costs
Site Planning, Building Design, & Tax Credit Analysis:		
\$0.00	\$50,000.00	Misc Pre-construction Services Costs
\$10,000.00	\$10,000.00	Survey
		Architecture & Engineering
\$150,000.00	\$150,000.00	Building Renovations Design and Engineering
\$0.00	\$0.00	Parking Design and Engineering, included above
\$0.00	\$20,000.00	Tax Credit and Finance Consulting
		(other tax credit costs incl.in discount)
Preconstruction Costs:		
\$30,000.00	\$30,000.00	Legal
\$0.00	\$50,000.00	Legal, tax credit
\$10,000.00	\$10,000.00	Appraisal Costs (As-is, and As-comp
\$5,000.00	\$5,000.00	Market Study
\$0.00	\$0.00	Phase 1 Environmental Report
\$0.00	\$0.00	Phase 2 Environmental, incl. lead and asbestos, (by owner?)
\$0.00	\$40,000.00	Bank Fees: Financing / Processing / Closing Fees
\$37,000.00	\$37,000.00	Soft Cost Contingency
Construction Costs:		
\$1,600,000.00	\$1,600,000.00	Michigan Building
"	"	Site work and Utilities
\$200,000.00	\$200,000.00	Environmental Clean-up and Abatement
"	"	Core / Shell, & Infrastructure Costs
"	\$300,000.00	Tenant Build-out & FFE allowance
"	"	Building and misc permits
"	"	DTE / City utilities fees and costs
"	"	Payment & Performance Bonds
"	"	Construction Contingency
\$0.00	\$10,000.00	Builders Risk & Liability Insurance
\$0.00	\$0.00	Construction Administration
\$0.00	\$120,000.00	Construction Finance Costs
Building Operations (during construction & lease up):		
\$0.00	\$20,000.00	Utilities: construction period
\$0.00	\$10,000.00	Property taxes: construction period
\$0.00	\$10,000.00	Building Insurances
\$0.00	\$10,000.00	Maintenance and misc. expenses
	\$200,000.00	Operating capital & start-up costs
\$0.00	\$0.00	Building Operations Contingency
Marketing / Leasing Costs:		
\$0.00	\$25,000.00	Marketing Program Costs
\$0.00	\$40,000.00	Leasing Fees
Project Fees and Reserves:		
\$0.00	\$589,400.00	Development Fee: 20% of Historic QRE's
\$200,000.00	\$200,000.00	Project Contingency and Reserve
\$0.00	\$0.00	Additional Investor Withdrawals at Stabilization
		Total reserves and fees
\$2,242,000.00	\$3,736,400.00	Total Qualified Rehabilitation Expenses

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4. C. Financial Projections

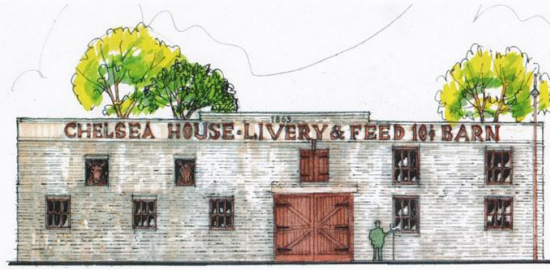
 <p>Precisely as intended.</p>		277 Gratiot, Suite 500 Detroit, Michigan 48226 313-963-8951/ 313-963-3144	Prepared by M Wilcox 4/26/2012
		221 Felch Street Ann Arbor, Michigan 48103 734-662-6133 / 734-662-5869	
110 Longworth Building Development Company			
110 Jackson Street Chelsea, Michigan 48118			
<p>The project is to include the mixed use renovation and historic restoration, including build-out of the approximately 20,000 sf two story building and property referred to as the Longworth Building, including a 4,000 sf restaurant/lounge and 5,000 sf of retail space on the first floor; 5,000 sf of retail space and 4,000 sf of loft apartment space including 5 units (5 units of 800 sf each) on the second floor. Common areas will be created between the two main to include an elevator, stairways and renovation to the covered parking area as well as the surface parking infrastructure improvements as required to support same, including all architectural, structural, elevator, mechanical, and electrical work as necessary to complete the project.</p>			
		2014	2015
		In Full Service	2016
			2017
REVENUE		10 Year Cash Flow Projection p1	
Commercial Rent: Shown here as gross (plus utilities) leases			
Longworth Building	Sqft Annual Rentable Rate/sf		
Basement, 1,500 sf +/-	0 \$0.00	\$0.00	\$0.00
1st Floor - restaurant/lounge	4,000 \$20.00	\$80,000.00	\$80,000.00
1st Floor - retail	5,000 \$16.00	\$80,000.00	\$80,000.00
2nd Floor - retail	5,000 \$12.00	\$60,000.00	\$60,000.00
Parking Income			
8 covered spaces	8.00 \$25.00	\$2,400.00	\$2,400.00
surface parking	0.00	\$0.00	\$0.00
Total Commercial Income:		\$222,400.00	\$222,400.00
Residential Rent: gross lease, gas & elec by tenants			
Second Floor - 5 loft apartments, 700 sf each	total sf \$/mo/sf	\$54,600.00	\$55,692.00
Total Residential Income:		\$54,600.00	\$55,692.00
Total Income for combined Building and Parking Lot..(100%)		\$277,000.00	\$278,092.00
Late fees / Penalties		\$277.00	\$278.09
Interest, & misc		\$0.00	\$0.00
Utilities reimbursement		\$0.00	\$0.00
Subtotal		\$277,277.00	\$278,370.09
Vacancy Factor			
Commercial Lease Space..... (15% year 1, dropping to 10% by year 3)		-\$33,360.00	-\$27,800.00
Residential Lease Space..... (10%)		-\$5,460.00	-\$5,569.20
Total Residential Revenue		\$238,457.00	\$245,000.89
GENERAL BUILDING OPERATING EXPENSES			
Commercial			
Management / Administrative Fee		\$6,000.00	\$6,120.00
Personnel			
Property Management Personnel		\$0.00	\$0.00
Janitorial		\$2,400.00	\$2,472.00
Leasing Expense			
Commercial Space (average 3% of rents)		\$6,600.00	\$6,600.00
Insurance: liability & misc		\$5,000.00	\$5,150.00
Legal / Accounting Fees		\$3,000.00	\$3,090.00
Building Maint / Repairs			
On-site staff & misc supplies		\$0.00	\$0.00

Contracted work			\$2,400.00	\$3,000.00	\$3,000.00	\$3,090.00
Elevator maintenance contract			\$2,000.00	\$2,000.00	\$2,000.00	\$2,060.00
Site Maintenance (landscape maintenance and snow removal)			\$2,000.00	\$2,060.00	\$2,121.80	\$2,185.45
Taxes (at OPRA established figures)			\$5,000.00	\$5,150.00	\$5,304.50	\$5,463.64
Utilities						
Gas; common area and heating system natural gas			\$2,400.00	\$2,472.00	\$2,546.16	\$2,622.54
Water; common area and building water (less restaurant water metered separately)			\$2,400.00	\$2,472.00	\$2,546.16	\$2,622.54
Electricity; common area only			\$2,400.00	\$2,472.00	\$2,546.16	\$2,622.54
Maintenance / replacement reserve (use hold over from contingency for yrs 1-3)			\$2,080.00	\$2,152.90	\$2,197.03	\$2,256.52
Other Expenses			\$1,000.00	\$1,030.00	\$1,060.90	\$1,092.73
Total Commercial Space Operating Expenses			\$44,680.00	\$46,240.90	\$47,198.47	\$48,479.58
Residential						
Management / Administrative Fee			\$2,000.00	\$1,670.76	\$1,704.18	\$1,738.26
Personnel						
Property Management Personnel			\$0.00	\$0.00	\$0.00	\$0.00
Janitorial			\$2,400.00	\$2,472.00	\$2,546.16	\$2,622.54
Leasing Expense						
Residential Space (In Management fee & marketing budget at year 1)			\$2,000.00	\$0.00	\$0.00	\$0.00
Insurance: liability & misc			\$2,000.00	\$2,060.00	\$2,121.80	\$2,185.45
Legal / Accounting Fees			\$1,200.00	\$1,236.00	\$1,273.08	\$1,311.27
Building Maint / Repairs						
On-site staff & misc supplies			\$0.00	\$0.00	\$0.00	\$0.00
Contracted work			\$1,200.00	\$1,200.00	\$1,200.00	\$1,236.00
Elevator maintenance contract			\$2,000.00	\$2,000.00	\$2,000.00	\$2,060.00
Site Maintenance (landscape maintenance and snow removal)			\$1,200.00	\$1,236.00	\$1,273.08	\$1,311.27
Taxes, abatement to be negotiated			\$5,000.00	\$5,150.00	\$5,304.50	\$5,463.64
Utilities						
Gas; common area			\$1,200.00	\$1,236.00	\$1,273.08	\$1,311.27
Water; complete building (less restaurant water metered separately)			\$3,000.00	\$3,090.00	\$3,182.70	\$3,278.18
Electricity; common area only			\$2,400.00	\$2,472.00	\$2,546.16	\$2,622.54
Maintenance / replacement reserve			\$1,280.00	\$1,191.14	\$1,221.24	\$1,257.02
Other Expenses			\$1,000.00	\$1,030.00	\$1,060.90	\$1,092.73
Total Residential Space Operating Expenses			\$27,880.00	\$26,043.90	\$26,706.87	\$27,490.18
Combined Building Operating Expenses			\$72,560.00	\$72,284.80	\$73,905.34	\$75,969.76
Interest Expense						
Private commercial mortgage, \$1.6 million @ 6% fixed and 20 year amortization			\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00
CRP Grant - \$500,000			\$0.00			
Tax Credit Bridge Loan: \$1M paid off with Tax Credit Distributions			\$0.00	\$0.00	\$0.00	\$0.00
Depreciation Expense (on Cost of \$4M)			\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Total Expense			\$310,116.00	\$309,840.80	\$311,461.34	\$313,525.76
Net Operating Income(Loss)			(\$71,659.00)	(\$64,839.91)	(\$59,896.88)	(\$56,973.26)
Add Back						
Interest Expense						
Private commercial mortgage, \$1.6 million @ 6% fixed and 20 year amortization			\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00
CRP Grant - \$500,000						
Tax Credit Bridge Loan: \$1 million paid off with Tax Credit Distributions			\$0.00	\$0.00	\$0.00	\$0.00
Depreciation Expense (on Cost of \$4M)			\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Cash Flow Available for Debt Service			\$165,897.00	\$172,716.09	\$177,659.12	\$180,582.74
Less: Debt Service - principal and interest on:						
Private commercial mortgage, \$1.6 million @ 6% fixed and 20 year amortization			\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00
CRP Grant, \$500,000						
Tax Credit Bridge Loan: \$1M Paid off with Tax Credit Distributions			\$0.00	\$0.00	\$0.00	\$0.00
Total Debt Service			\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00
Net Cash Flow			\$28,341.00	\$35,160.09	\$40,103.12	\$43,026.74
Debt Service Coverage Ratio			1.21	1.26	1.29	1.31

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ed to as the Former Longworth Plating Site, @ 700sf each on the second floor. A lobby / and to make comprehensive facade and the work as reflected in the concept plans.						
<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$83,232.00	\$84,896.64	\$86,594.57	\$88,326.46	\$90,092.99	\$91,894.85	\$93,732.75
\$83,232.00	\$84,896.64	\$86,594.57	\$88,326.46	\$90,092.99	\$91,894.85	\$93,732.75
\$62,424.00	\$63,672.48	\$64,945.93	\$66,244.85	\$67,569.75	\$68,921.14	\$70,299.56
\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$231,288.00	\$235,865.76	\$240,535.08	\$245,297.78	\$250,155.73	\$255,110.85	\$260,165.06
\$59,100.80	\$60,282.81	\$61,488.47	\$62,718.24	\$63,972.60	\$65,252.05	\$66,557.10
\$59,100.80	\$60,282.81	\$61,488.47	\$62,718.24	\$63,972.60	\$65,252.05	\$66,557.10
\$290,388.80	\$296,148.57	\$302,023.54	\$308,016.01	\$314,128.33	\$320,362.90	\$326,722.16
\$290.39	\$296.15	\$302.02	\$308.02	\$314.13	\$320.36	\$326.72
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$290,679.18	\$296,444.72	\$302,325.57	\$308,324.03	\$314,442.46	\$320,683.26	\$327,048.88
-\$23,128.80	-\$23,586.58	-\$24,053.51	-\$24,529.78	-\$25,015.57	-\$25,511.08	-\$26,016.51
-\$5,910.08	-\$6,028.28	-\$6,148.85	-\$6,271.82	-\$6,397.26	-\$6,525.21	-\$6,655.71
\$261,640.31	\$266,829.86	\$272,123.21	\$277,522.43	\$283,029.63	\$288,646.97	\$294,376.67
\$6,494.59	\$6,624.48	\$6,756.97	\$6,892.11	\$7,029.96	\$7,170.56	\$7,313.97
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$2,701.22	\$2,782.26	\$2,865.73	\$2,951.70	\$3,040.25	\$3,131.46	\$3,225.40
\$6,866.64	\$7,003.97	\$7,144.05	\$7,286.93	\$7,432.67	\$7,581.33	\$7,732.95
\$5,627.54	\$5,796.37	\$5,970.26	\$6,149.37	\$6,333.85	\$6,523.87	\$6,719.58
\$3,376.53	\$3,477.82	\$3,582.16	\$3,689.62	\$3,800.31	\$3,914.32	\$4,031.75
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

\$3,182.70	\$3,278.18	\$3,376.53	\$3,477.82	\$3,582.16	\$3,689.62	\$3,800.31
\$2,121.80	\$2,185.45	\$2,251.02	\$2,318.55	\$2,388.10	\$2,459.75	\$2,533.54
\$2,251.02	\$2,318.55	\$2,388.10	\$2,459.75	\$2,533.54	\$2,609.55	\$2,687.83
\$5,627.54	\$5,796.37	\$5,970.26	\$6,149.37	\$6,333.85	\$6,523.87	\$6,719.58
\$2,701.22	\$2,782.26	\$2,865.73	\$2,951.70	\$3,040.25	\$3,131.46	\$3,225.40
\$2,701.22	\$2,782.26	\$2,865.73	\$2,951.70	\$3,040.25	\$3,131.46	\$3,225.40
\$2,701.22	\$2,782.26	\$2,865.73	\$2,951.70	\$3,040.25	\$3,131.46	\$3,225.40
\$2,317.66	\$2,380.51	\$2,445.11	\$2,511.52	\$2,579.77	\$2,649.93	\$2,722.06
\$1,125.51	\$1,159.27	\$1,194.05	\$1,229.87	\$1,266.77	\$1,304.77	\$1,343.92
\$49,796.42	\$51,150.02	\$52,541.42	\$53,971.70	\$55,441.98	\$56,953.38	\$58,507.08
\$1,773.02	\$1,808.48	\$1,844.65	\$1,881.55	\$1,919.18	\$1,957.56	\$1,996.71
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$2,701.22	\$2,782.26	\$2,865.73	\$2,951.70			
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$2,251.02	\$2,318.55	\$2,388.10	\$2,459.75	\$2,533.54	\$2,609.55	\$2,687.83
\$1,350.61	\$1,391.13	\$1,432.86	\$1,475.85	\$1,520.12	\$1,565.73	\$1,612.70
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$1,273.08	\$1,311.27	\$1,350.61	\$1,391.13	\$1,432.86	\$1,475.85	\$1,520.12
\$2,121.80	\$2,185.45	\$2,251.02	\$2,318.55	\$2,388.10	\$2,459.75	\$2,533.54
\$1,350.61	\$1,391.13	\$1,432.86	\$1,475.85	\$1,520.12	\$1,565.73	\$1,612.70
\$5,627.54	\$5,796.37	\$5,970.26	\$6,149.37	\$6,333.85	\$6,523.87	\$6,719.58
\$1,350.61	\$1,391.13	\$1,432.86	\$1,475.85	\$1,520.12	\$1,565.73	\$1,612.70
\$3,376.53	\$3,477.82	\$3,582.16	\$3,689.62	\$3,800.31	\$3,914.32	\$4,031.75
\$2,701.22	\$2,782.26	\$2,865.73	\$2,951.70	\$3,040.25	\$3,131.46	\$3,225.40
\$1,293.86	\$1,331.79	\$1,370.84	\$1,411.05	\$1,300.42	\$1,338.48	\$1,377.65
\$1,125.51	\$1,159.27	\$1,194.05	\$1,229.87	\$1,266.77	\$1,304.77	\$1,343.92
\$28,296.64	\$29,126.92	\$29,981.74	\$30,861.82	\$28,575.66	\$29,412.78	\$30,274.61
\$78,093.06	\$80,276.94	\$82,523.16	\$84,833.53	\$84,017.64	\$86,366.16	\$88,781.69
\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
\$315,649.06	\$317,832.94	\$320,079.16	\$322,389.53	\$321,573.64	\$323,922.16	\$326,337.69
(\$54,008.75)	(\$51,003.08)	(\$47,955.95)	(\$44,867.10)	(\$38,544.01)	(\$35,275.18)	(\$31,961.03)
\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
\$183,547.25	\$186,552.92	\$189,600.05	\$192,688.90	\$199,011.99	\$202,280.82	\$205,594.97
\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00	\$137,556.00
\$45,991.25	\$48,996.92	\$52,044.05	\$55,132.90	\$61,455.99	\$64,724.82	\$68,038.97
1.33	1.36	1.38	1.40	1.45	1.47	1.49

4. D. Sponsor Commitment Letter



110 LONGWORTH BUILDING DEVELOPMENT COMPANY

April 26, 2012

Mr. John Hanifan, City Manager
City of Chelsea
305 S. Main Street
Chelsea, MI 48118

**RE: Request For Proposals for the Former Longworth Plating Site
RFP DDA #1-2012**

Dear Mr. Hanifan

On behalf of the 110 Longworth Building Development Company, I assert that my net worth exceeds \$1 Million and after due diligence we are confident that we will be able to finance the proposed development of the property as described herein through an appropriate lending institution per the RFP requirements.

Respectfully,

A handwritten signature in black ink that reads "Alexander Pollock".

Alexander Pollock, AIA, AICP
Sponsor

1202 Packard

Ann Arbor, Michigan 48104

734.663.3519

5. PROJECT COMMITMENTS

- A. Food Service Management and Operation –
Red Hawk Grill/Revive + Replenish
Roger M. Hewitt & Richard Shubach**
- B. Chelsea Farmers Supply
H. K. Leonard**
- C. The Art Pursuit of (Chelsea)
Kristine Cravens & Prudy Vannier**
- D. The Chelsea Connection, LLC
Thomas Girard, Larry Bean, Jan Bernath, John Frank, Michelle McClenan**



To Whom It May Concern:

Richard Schubach, my partner, and I wish to express our interest in operating a food service operation in the historic building on Main Street, currently owned by the City of Chelsea. We believe that the City of Chelsea is an underserved market and holds great possibilities for a new food service operation.

Dick and I have, combined, over 75 years of experience in the food service business. Our experience spans the range of food service operations. Currently, we operate the Red Hawk Bar & Grill in downtown Ann Arbor. We have owned the Red Hawk since its inception twenty years ago. We also own and operate Revive + Replenish, an upscale cafe with take-out and a small, specialty grocery. We have experience in operating a diner, a tavern, a steak house, an upscale contemporary restaurant, and a traditional, fine dining restaurant.

We like to do unique concepts in unique buildings in historic downtowns. As a local, independent business, we are able to customize our concept to the special demands of the local market. This building, in this location, offers a excellent opportunity to establish a signature food service business. There appears to be a large gap in the food service market in Chelsea. We could fill this gap with a business that offers both sit-down dining and carry-out food. Specialty groceries could also be incorporated into the operation. We believe that outside sidewalk dining during the summer would also be very popular in this location.

We would be happy to discuss further our ideas and your needs. Please contact us at your convenience.

Sincerely,

Roger F. Hewitt

wines		
	glass	bottle
WHITE		
Riesling <i>willamette valley vineyards (oregon)</i>	6.50	25.95
Pinot Grigio <i>gran asolo (italy)</i>	6.50	25.95
Sauvignon Blanc <i>kono (new zealand)</i>	5.95	23.95
Chardonnay <i>sterling vintner's reserve (california)</i>	6.95	27.95
RED		
Pinot Noir <i>monteys (california)</i>	6.50	25.95
Merlot <i>j. lehr los osos (california)</i>	6.95	27.95
Cabernet Sauvignon <i>kaiser martin (california)</i>	6.95	27.95
Shiraz <i>stump jump (australia)</i>	5.95	23.95
Zinfandel <i>four vines (california)</i>	6.50	25.95
Zinfandel LAN Crianza Rioja <i>(spain)</i>	6.95	27.95
BLUSH		
White Zinfandel <i>beringer (california)</i>	5.95	23.95
SPARKLING		
Prosecco <i>il follo (italy)</i>	5.95	23.95
additional selections available on the SPECIALS CARD		

soft drinks

coke, diet coke, sprite, ginger ale, tonic with refills	2.50
ann arbor's own MIGHTY GOOD COFFEE or decaf with refills	2.50
brewed iced tea & lemonade with refills	2.50
TWINING'S hot tea by the bag	2.50
green, darjeeling, earl grey, chamomile, herbal citrus & spice	
milk, hot chocolate, assorted juices, san pellegrino sparkling water	2.95
barritt's ginger beer	2.95
draft pint of root beer	3.25

check out our
COCKTAIL MENU
for extended hours and drink specials

➔ **RED HAWK EXPRESS CARRYOUT**
available daily

please ask about one hour
PARKING VALIDATION

Open late Thursday, Friday & Saturday nights

GIFT CERTIFICATES

are available in any denomination

we add an 18% gratuity to parties of 6 or more

on tap

	pint glass
Miller Lite <i>(milwaukee, wi)</i>	4.50
Founders Red's Rye <i>(grand rapids, mi)</i>	4.95
Samuel Adams Boston Lager <i>(boston, ma)</i>	4.95
Sierra Nevada Pale Ale <i>(leavenworth, ca)</i>	4.95
Bell's Two-Hearted Ale <i>(kalamazoo, mi)</i>	5.50
Stella Artois <i>(belgium)</i>	5.50
Bass Ale <i>(england)</i>	5.50
Smithwick's Irish Ale <i>(ireland)</i>	5.50
Guinness Stout <i>(ireland)</i>	5.50
Hard Cider	4.95
Root Beer	3.25

we have **THREE ROTATING TAPS** that change frequently.
please check the **SPECIALS CARD** or ask your server.

bottled beers

LIGHT BEERS	
Bud Light <i>(st. louis, mo)</i>	3.25
Michelob Ultra <i>(st. louis, mo)</i>	3.25
Sam Adams Light <i>(boston, ma)</i>	3.95
AMERICAN PREMIUMS & MICRO-BREWS	
Budweiser <i>(st. louis, mo)</i>	3.25
Leinenkugel Red Lager <i>(chippewa falls, wi)</i>	3.25
Bell's Amber Ale <i>(kalamazoo, mi)</i>	3.95
Bell's Kalamazoo Stout <i>(kalamazoo, mi)</i>	3.95
New Holland Mad Hatter India Pale Ale <i>(holland, mi)</i>	3.95
Founder's Pale Ale <i>(grand rapids, mi)</i>	3.95
Dark Horse Raspberry Ale <i>(marshfield, mi)</i>	3.95
Moose Drool Brown Ale <i>(missoula, mo)</i>	3.95
Great Lakes Edmund Fitzgerald Porter <i>(cleveland, oh)</i>	3.95
Michigan Brewing Company Celis White <i>(auburnville, mi)</i>	3.95
Shor's Huma-Lupa-Licious bellario <i>(mi)</i>	3.95
Anchor Steam Beer <i>(san francisco, ca)</i>	3.95
Blue Moon <i>(golden, co)</i>	3.95
PREMIUM IMPORTS	
Labatt Blue <i>(canada)</i>	3.25
Corona Extra <i>(mexico)</i>	3.95
Pilsner Urquell <i>(czech republic)</i>	3.95
Heineken <i>(netherlands)</i>	3.95
Peroni <i>(italy)</i>	3.95
Fulker's ESB <i>(england)</i>	4.50
Newcastle Brown Ale <i>(england)</i>	4.50
Hacker Pschorr Weisse w/ yeast (16 oz) <i>(germany)</i>	5.50
Foster's (25 oz oil can) <i>(australia)</i>	5.50
NON-ALCOHOLIC	
Labatt NA <i>(canada)</i>	3.25
Kaliber <i>(ireland)</i>	3.95



· locally owned, independent restaurant ·
· food prepared from scratch ·
· fresh ingredients ·
· since 1992 ·

316 S. STATE @ N. UNIVERSITY
ANN ARBOR 48104
(734) 994-4004
www.redhawkannarbor.com

soups

SOUP OF THE DAY house-made from our own stocks.	4.95
SEAFOOD GUMBO whole shrimp, chunks of fish, file & rice.	4.95

appetizers & finger foods

MAIZE & BLUE CHIPS with spicy roasted red chile salsa.	4.75
• with red hawk guacamole	add 3.50
BIG STACK of individually beer-battered ONION RINGS	6.75
RED HAWK WINGS	9.75
crisp & spicy with ranch dressing, or HOT with buffalo sauce, blue cheese dressing & celery sticks.	
killer NACHOS	9.95
pinto beans, jack & cheddar cheeses, scallions, roasted red chile salsa, guacamole, sour cream.	
• with braised shredded pork or spiced chicken	add 3.95
SMOKED SALMON SPREAD	6.95
shareable. with crusty bread and a caper-dill relish.	
individual PIZZA	10.25
check the specials card on your table for this week's tantalizing choice.	
MEDITERRANEAN ANTIPASTO PLATTER	9.95
grilled pita triangles, curried hummus, artichoke hearts, olives, roasted peppers, herbed ricotta, fresh & pickled vegetables.	
BEIJING DUCK & CHICKEN QUESADILLAS	9.95
sweet and spicy braised duck & chicken, jalapeño jack, melon salsa.	

salads

pretty generous HOUSE SALAD choice of house-made dressings.	4.95
butter-milk blue cheese lemon-oregano vinaigrette	
lime-cilantro vinaigrette ranch roasted garlic-balsamic vinaigrette	
spicy THAI SHRIMP SALAD	13.50
whole poached shrimp, thin noodles, cucumber, tomato, red onion, crisp greens, citrus-mint dressing, chopped peanuts.	
STEAK FAJITA SALAD*	13.50
grilled, marinated skirt steak, romaine, chopped vegetables, tortilla strips, lime-chipotle vinaigrette, sour cream drizzle.	
traditional garlic-anchovy CAESAR SALAD	9.25
• with a grilled chicken breast	add 4.95
• with a grilled marinated salmon fillet or skirt steak*	add 5.95
RED HAWK CHOPPED SALAD	9.25
chopped fresh vegetables, baby greens, feta cheese, olives, farro, lemon-oregano vinaigrette.	
• with a grilled chicken breast	add 4.95
• with a marinated salmon fillet	add 5.95

kidstuff kids under 12 5.95 big kids 8.95
pb&j • jr. burger • cheese & tomato pizza • grilled cheese • chicken strips

sides 2.95
pasta rice • slaw • pinto beans • steak fries • fresh fruit • small green salad

the red hawk classic burger*

fresh 7 oz. ground sirloin from knight's market grilled to order on a grilled soft bakery bun. with any three of the below listed toppings.	no side / with a side 8.25 / 10.25
american cheese	swiss cheese
gochujima	jalapeño jack
guacamole	salsa
grilled onions	grilled peppers
green olives	pickled mushrooms
bavarian ham	pickled onions
	lettuce, tomato & onion

CHICKEN SANDWICH no side / with a side 8.25 / 10.25
fresh grilled 6 oz. skinless boneless breast on a grilled soft bakery bun.
with any three of the above listed toppings.

OMELETS* 10.95
soft three egg omelets, fruit, toast & any three
of the above listed toppings

sandwiches

THREE CHEESE GRILL on sourdough	no side / with a side 7.25 / 9.25
emmental swiss, tillamook sharp cheddar & fontina.	
tomato &/or onion free for the asking.	
• with bacon or bavarian ham	add 1.50
SINGLE STORY CLUB on sourdough toast	7.25 / 9.25
smoked turkey breast, bacon, lettuce, tomato & mayo.	
MICHIGAN THEATER TUNA MELT on whole-grain wheat	7.95 / 9.95
our tomato & onion albacore tuna salad with emmental swiss.	
• we donate a portion of the sale to the michigan theater.	
first-cut CORNED BEEF REUBEN grilled on rye	8.25 / 10.25
emmental swiss, kraut, russian dressing.	
smoked TURKEY BREAST REUBEN grilled on rye	8.25 / 10.25
emmental swiss, slaw, russian dressing.	
PULLED PORK open-faced on griddled jalapeño corn bread	8.25 / 10.25
with red hawk barbecue sauce & pickled onions.	
MEATLESS MEDITERRANEAN GRILL on a ciabatta bun	7.95 / 9.95
fresh mozzarella, roast pepper-olive tapenade, roasted tomatoes, baby greens.	
crispy CATFISH TACOS in warm flour tortillas	8.75 / 10.75
shredded cabbage, pickled onions, avocado mayo, spicy salsa.	
THE CUBAN on a grilled ciabatta bun	9.25 / 11.25
marinated roast pork, smoked ham, chorizo sausage, swiss cheese, pickled onions.	
BURTON TOWER CHEESE STEAK on a grilled ciabatta bun	9.25 / 11.25
grilled shaved sirloin, peppers, onions, mozzarella.	
• we donate a portion of the sale to the university musical society.	
braised, aromatic, SPICED CHICKEN BURRITO	8.75 / 10.75
pinto beans, pasilla rice, grated cheese, pico de gallo, sour cream, guacamole.	
grilled TERIYAKI SALMON PITA	8.25 / 10.25
ginger mayo, sweet & sour cucumber relish, fresh spinach.	

alt burgers

LAMB BURGER on a grilled soft bakery bun	no side / with a side 8.95 / 10.95
roasted pepper-olive tapenade, grilled onions, feta cheese.	
TURKEY BURGER on a grilled soft bakery bun	7.95 / 9.95
cheddar cheese, sage mayonnaise, cranberry relish.	
peanut-crusted SHRIMP BURGER on a grilled soft bakery bun	8.95 / 10.95
chile mayonnaise, sweet & sour cucumber relish.	
vegetarian BLACK BEAN BURGER on a grilled soft bakery bun	7.95 / 9.95
jalapeño jack, avocado mayonnaise, spicy salsa.	

HOT DOGS no side / with a side 5.95 / 7.95
a grilled oversized american kobe beef dog on a poppyseed bun
with any two of the toppings listed below

grated cheese	raw onions	green olives
grilled peppers	grilled onions	kraut
house-made kimchi	pickled onions	pickled chiles
dill relish	salsa	

plates

MACARONI & CHEESE	11.95
parmesan crust, balsamic tomatoes.	
• with crumbled chorizo sausage	add 1.50
PESTO PASTA	10.95
linguine, spinach-basil nut pesto, fresh mozzarella, balsamic tomatoes.	
• with a grilled chicken breast	add 4.95
• with a marinated salmon fillet	add 5.95
ROAST CHICKEN	14.95
an all natural half chicken roasted with a honey-rosemary glaze & served with mashed potatoes & house-creamed fresh corn.	
TURKEY MEATLOAF	12.95
southwestern seasonings. with roast garlic mashed potatoes, house-creamed fresh corn & turkey gravy.	
grilled SAUSAGE AND PEPPERS ON POLENTA	12.95
baked polenta topped with a grilled sweet italian sausage in a tomato-sweet pepper sauce with olives & fresh mozzarella.	
*vegetarian option, without sausage	8.95
traditional FISH & CHIPS	14.50
fresh beer-battered atlantic cod, fries, tartar sauce, slaw.	
simple, grilled SIRLOIN CLUB STEAK*	16.95
thick-cut fries, slaw.	

* can be cooked to order: consuming raw or undercooked meats, poultry,
seafood, shellfish or eggs may increase your risk of foodborne illness
if you suffer from any **FOOD ALLERGIES**, please INFORM YOUR SERVER

SAVE ROOM FOR DESERT !!!

revive + replenish

from the MIGHTY GOOD COFFEE BAR

ann arbor's own mighty good coffee	1.60	1.90	2.20
cappuccino/latte	2.65	3.35	3.75
café au lait	1.70	2.00	2.30
espresso	1.75		
americano	1.85		
macchiato	2.00		
mocha	3.00	3.75	4.25
cold-brewed iced coffee	2.25	2.75	3.25

REAL FRUIT SMOOTHIES

puréed w/ low-fat vanilla yogurt
mango, mixed berries, strawberry-kiwi-lime,
banana-orange-pineapple
\$3.95

also

coca-cola fountain products			1.75
brewed iced tea / lemonade			1.75
italian sodas			1.75
hot chocolate	1.85	2.35	2.75
hot tea	1.60		
hot cider (in season)	1.95	2.25	2.55
fresh OJ	2.25	2.75	3.25

YOGURT PARFAIT: low-fat vanilla yogurt, fresh fruit
& organic nutty granola 3.50

fresh HAND FRUIT: apples, bananas, clementines, pears & whatever
else we think might be seasonally appropriate at posted prices

BAGELS from BARRY BAGELS plain, everything, sesame, asiago,
honey wheat & cinnamon-raisin 1.75 w/ cream cheese 2.25

ASSORTED PASTRIES from Zingerman's Bakehouse & the Pastry Peddler

revive + replenish

619 east university | ann arbor, mi 48108 | 734.332.3366

www.revive-replenish.com

café menu

coffee + sandwiches + salads + pastries + soft drinks + snacks

SUNRISE SANDWICHES (available all day)

BREAKFAST BURRITO scrambled eggs grilled in a flour tortilla	4.25
w/ pepper jack cheese & salsa	add crumbled chorizo .95
SCRAMBLED EGG QUESADILLA w/ cheddar cheese,	4.50
salsa & avocado on whole wheat flatbread	add crumbled chorizo .95
SCRAMBLED EGG PANINO w/ swiss cheese, tomato	4.50
& avocado on whole wheat flatbread	add bacon or ham .95
roasted SALMON BAGEL lox w/cream cheese, tomato & red onion	7.50
roasted PEANUT BUTTER BAGEL peanut butter,	3.95
shaved apple slices & nuts on a cinnamon-raisin bagel	
roasted NUTELLA BAGEL imported chocolate-hazelnut spread	3.95
& sliced bananas on a toasted cinnamon-raisin bagel	
roasted VEGETARIAN BAGEL cream cheese, cucumber,	3.95
tomato & onion on an everything bagel	

GRAB & GO SANDWICHES

pre-made & ready to go.

WRAPS on whole wheat lavash

VEGETARIAN hummus, marinated eggplant, spiced carrot salad & feta	5.95
CHICKEN CAESAR w/ romaine, tomato, onion, classic caesar dressing & parm	5.95
SMOKED TURKEY w/ swiss, cucumbers, radish sprouts & herb mayo	5.95
ROAST BEEF w/ fontina, tomato, lettuce & horseradish mayo	5.95

SUBS on zingerman's bakehouse buns

VEGETARIAN herbed goat cheese, pesto, artichoke hearts,	6.50
baby spinach, sliced tomatoes & red onions	
GRILLED CHICKEN w/ crisp pickled vegetables, ginger mayo & sriracha	6.50
ITALIAN rosemary ham, cappicola, sopressata, aged provolone,	6.95
tomato, red onion & herb dressing	

revive + replenish

café menu

MADE-TO-ORDER SANDWICHES

CLASSICS generally on zingerman's bakehouse breads

traditional EGG SALAD w/ celery, onion & dill	5.50
roasted CHICKEN SALAD w/ celery, onion & a touch of mustard	5.50
albacore TUNA SALAD w/ celery, onions & diced tomatoes	5.95
also available as a TUNA MELT w/ swiss cheese on whole wheat	6.25
grilled single-story SMOKED TURKEY CLUB on whole wheat	5.95
w/ smoked bacon, tomato, mayonnaise & bibb lettuce	
REUBENS <i>grilled on rye w/ real swiss cheese & 1000 island dressing</i>	6.95
traditional FIRST-CUT CORNED BEEF w/ sauerkraut	
HOT PASTRAMI w/ slaw	
SMOKED TURKEY w/ slaw	

HOT FLAT & FAST *grilled on whole wheat pitas*

imported SWISS CHEESE w/ tomato & avocado	5.25
	add bacon or ham .95
SMOKED TURKEY BREAST w/ brie & mango chutney	5.50

grilled SOFT TACOS

our own guacamole, salsa fresca, chipotle mayo, pickled onions & shredded romaine
on a grilled flour tortilla w/ your choice of protein:

vegetarian REFRIED CHIPOTLE BLACK BEANS	5.75
grilled CHICKEN	6.25
barbecued PORK	6.25
whole LARGE SHRIMP	6.95
grilled FLATIRON STEAK	6.95

PANINI *grilled on persian bread*

PORTABELLA MUSHROOM w/ roasted tomato vinaigrette,	6.50
roasted peppers, red onion & baby spinach	
MOZZARELLA w/ roasted tomatoes, nut-free basil pesto & arugula	6.95
CHICKEN PANINO w/ french feta, roasted tomatoes & greek dressing	6.50
CUBANO smoked ham, mojo-roasted pork, yellow mustard,	6.75
swiss cheese & sliced pickles	
FLATIRON STEAK w/ imported swiss cheese, grilled onions	6.95
& smoked paprika aioli	

GRAB & GO SALADS

choose a pre-made platform salad & add a protein, if you wish, as well as any of our
nicely-priced toppings from our 'create your own salad' options

PLATFORM SALADS:

BIBB & ARUGULA w/ grape tomatoes, marinated artichokes	5.95
fresh mozzarella & herb vinaigrette	
BABY SPINACH w/ grated carrots, grape tomatoes, feta, olives,	5.95
hard-boiled eggs & greek dressing	
CAPRESE PASTA SALAD spiral pasta, marinated mozzarella, roasted	5.95
tomatoes, a bit of arugula, traditional nut-free basil pesto, parmesan	
ASIAN NOODLES w/ edamame, matchstick carrots,	5.95
sweet peppers, herbs & spicy peanut dressing	
spiced COUSCOUS & BULGUR w/ currants, apricots, almonds,	5.95
pistachios, scallions & citrus vinaigrette	

PROTEINS:

marinated TOFU	add 1.95
grilled CHICKEN BREAST	add 2.95
whole LARGE SHRIMP	add 3.95
a generous scoop of TUNA, EGG OR CHICKEN SALAD	add 3.25

CREATE YOUR OWN SALAD

start w/ a bowl of greens & your choice of dressing for **2.95** and add as few or as
many items as you wish from our vast array of our nicely-priced toppings

RICE BOWLS

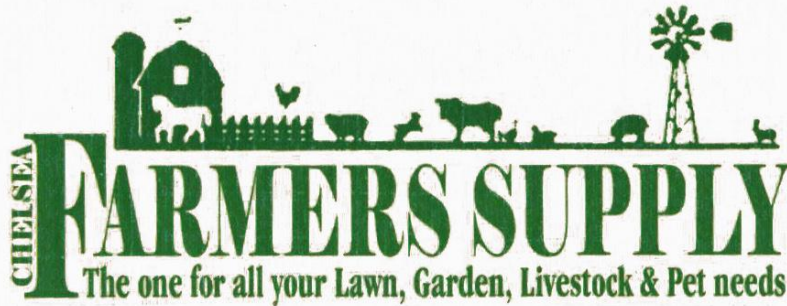
steamed natural brown rice w/ edamame, matchstick carrots,	5.50
red & yellow peppers, and teriyaki sauce	

ADD A PROTEIN:

marinated TOFU	add 1.95
grilled CHICKEN BREAST	add 2.95
whole LARGE SHRIMP	add 3.95

house-made SOUP of the DAY

8 oz cup 3.95



ALEXANDER POLLOCK
C/O ABE KADUSHIN
FAX 734-663-3536

4-25-12

WE UNDERSTAND THAT YOU ARE GOING TO MAKE A PROPOSAL
& OFFER TO THE CHELSEA RDA. FOR THE PURCHASE & RENOVATION
OF THE LONGWORTH COMPLEX. AS NEXT DOOR NEIGHBORS TO THE
LONGWORTH COMPLEX, WE ARE INTERESTED IN DISCUSSING OUR
RENTING A PORTION OF THE LONGWORTH BUILDINGS TO USE
FOR EXPANDING OUR RETAIL BUSINESS.

PLEASE CONTACT US TO DISCUSS THIS POSSIBILITY

THANK YOU,

Greg & AK

GREG RAYE & H.K. LEONARD
OWNERS OF
CHELSEA FARMERS SUPPLY
122 JACKSON ST., CHELSEA

The Art Pursuit of (Chelsea)

To: Alex Pollock, Abe Kadushin, Kadushin Associates Architects Planners, Inc.

From: Kristine M. Cravens, Prudy Vannier

Date: April 25, 2012

Re: The Longworth Project

It was great to meet with you on Friday, April 20, 2012. I appreciated the opportunity to see the Longworth Building. I understand that you are submitting a proposal to the Chelsea DDA for the purpose of acquiring this property from them pending a solid proposal to renovate the property in the best interest of Chelsea. Further you are in need of commitments of interest for this property. **Please consider this letter formal confirmation that we are interested in a leasing agreement for approx. 5,000 sq feet of the historic building known as the Longworth Building.**

Current Position:

Prudy and I are in the process of applying for a 501c3 to support the non-profit that we will call The Art Pursuit of Chelsea. This organization would serve the community of Chelsea in several ways. We are focused on making **The Art Pursuit of Chelsea** a place that would leave an enduring imprint on the landscape of Chelsea and Southeast Michigan by making the area a connected, creative community, recognizing the importance of art and culture to a vibrant economy and society. It is **The Project's** objective to be a definitive player in Southwest Michigan's revitalization efforts—**helping make it a great place in which to live, work, and play.**

Our intention is to utilize 3,000 sq feet to support between 35-50 potters in a working studio environment. The remaining 2,000 would be developed to create a gallery space to sell and promote the work that is developed within. It is also our intention to offer residencies to enrich the community with invited artists who would teach as well as leave a "project" behind.

This environment would contain the following revenue generating aspects:

- Studio space in which professional artists can create, develop, and showcase their craft
- Retail outlet through the Gallery
- Wholesale art supplies
- Internet support and sales
- Administrative area capable of providing business services to resident artists/ arts organizations with shared business functions, including marketing, financial, and educational program management and other support services

Personal Experience:

Kristine M. Cravens

SUMMARY

- Strategic Business Development, Implementation of CRM/Loyalty Initiatives, Team Building, Leadership, Brand Management, Restructuring, Six Sigma Champion, Consumer Marketing, Customer Relations, Aftermarket Parts and Accessories Strategic Planning, Change Management, E-commerce, Clickstream Analysis, E-Com True Conversion, Social Media Strategy, Communications, Drive profit growth, customer equity, and cost efficiency using applied customer and market insight to originate data-driven, multi channel strategies and programs.

SPECIALTIES

- STUDIO POTTER FOR OVER 15 YEARS
- MULTIPLE EXHIBITS INCLUDING SAGINAW ART MUSEUM
- ETSY WEBSITE - WWW.ETSY.COM/SHOP/KRISCRAVENSPOTTERY
- CURRENT SHOW – STATE OF MI GALLERY, NORTHVILLE MI

WORK EXPERIENCE

- **Ford Motor Company – Marketing/Research/Business – 22 years**
 - Motorcraft Service solutions, Customer Satisfaction Studies, Advertising Research, Call Center Management
- **ForeSee – Client Services Manager- 4 years**
 - Drive profit and growth through increased online conversion for over 125 companies through e-commerce strategies. Companies include Target, Sears, Proctor & Gamble brands, Exxon Mobile, Toys’R’Us and Home Depot

Prudy Vannier

ARTIST WITH ART EDUCATION DEGREE:

30 years of teaching experience specializing in decorative painting, 20 years of experience as publisher and owner of Prudy’s Studio, Inc.

SPECIALTIES:

Designer for national and international craft industries specializing in acrylic decorative painting, international teacher of decorative arts, owner of Prudy’s Studio, Inc., a publishing company of art/craft books that services retail and wholesale distributors.

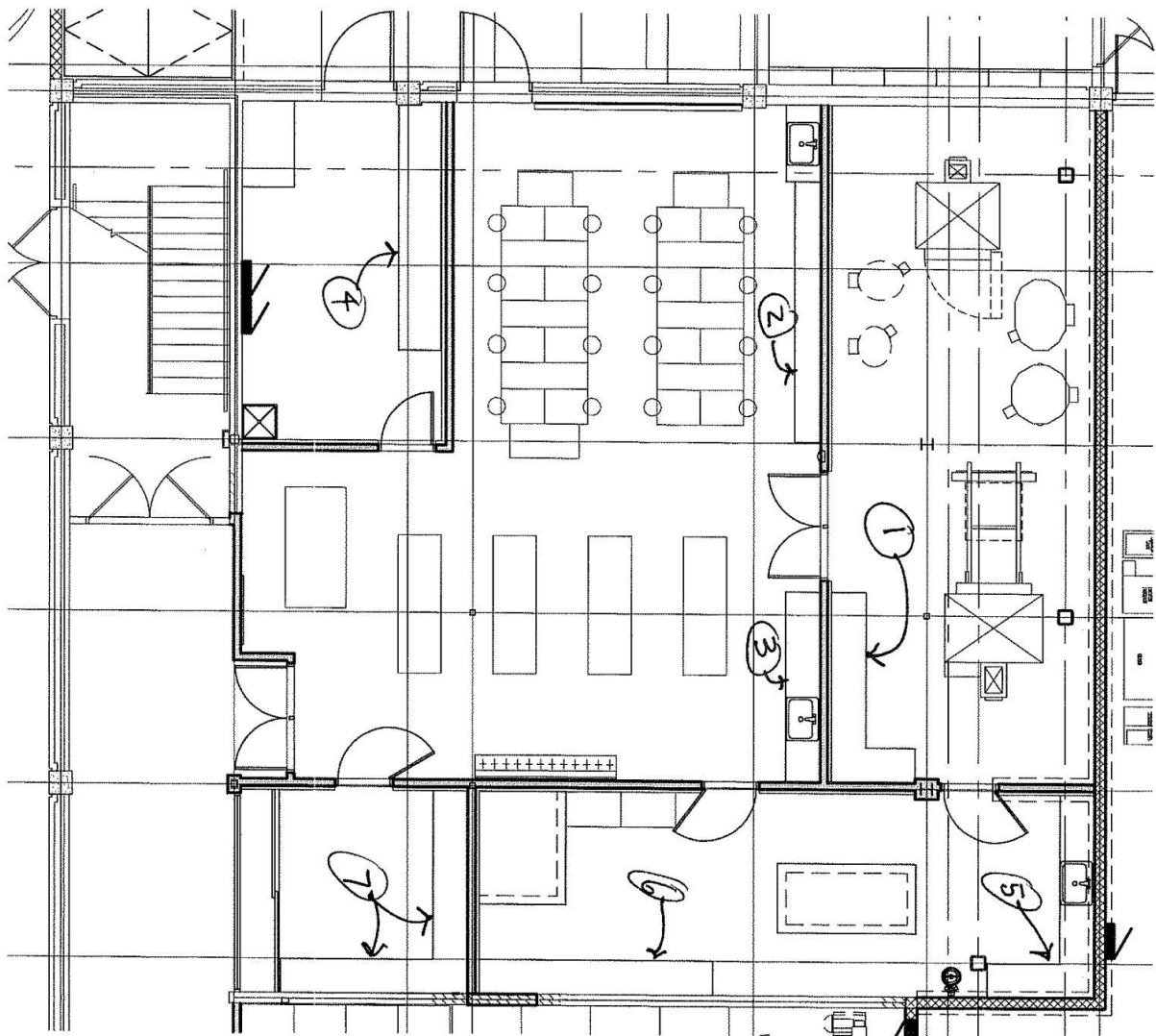
WORK EXPERIENCE:

- Served on the board of directors of the Society of Decorative Painters, an international non-profit organization of 25,000 members for 7 years – Board Member at Large, Vice President, President, Chair of the Business Committee, and developer of new programs as Design Certification Task Force Chair and Junior Artist Club & Education Task Force Chair. As the decorative arts representative in Craft & Hobby Association symposiums,

took part in discussions on growing interest in painting and other art forms in Europe, Asia, and the US. Taught painting techniques on the PBS Series “Hands on Crafts for Kids”.

- As a book publisher and business owner, worked with over 25 author/artists and the printing industry, overseeing sales in wholesale and retail distribution.
- As an artist, artwork is consistently featured in national and international painting magazines. Several works are in the Society of Decorative Painters museum in Wichita, Kansas, the Museum of Decorative Art in Atlanta, Georgia, and the Smithsonian in Washington, DC. Designs and painting techniques are shared through travel teaching in the US, Canada, and Europe.

Ceramic Studios Layout



List of Ceramic Studio Equipment

<u>Equipments / Accessories</u>	<u>Made / Model</u>	<u>Quantity</u>	<u>Price/Unit</u>	<u>Subtotal</u>
Gas Kilns	Geil / DL-54S(Shuttle/ Fiber)	1	\$25,266.00	
	Geil / DLB-30(Front Load/Brick)	1	\$16,316.00	
Venthoo Assembly for Gas Kilns	Geil / DL-54S(Shuttle/ Fiber)	1	\$2,925.00	
	Geil / DLB-30(Front Load/Brick)	1	\$2,925.00	
Labor for installing Venthoo		1	\$2,000.00 (Est.)	
Kiln Furniture	Geil Furniture Kit	2	\$2,623.00	\$5,246.00
Electric Kiln	L & L / e28T / 10Cu/ft	1	\$2,525.00	
Electric Kiln	Shimpo / BX4227 / 16Cu/ft	1	\$3,445.00	
Electric Kiln	Skutt / KM 1018 / 4.6Cu/ft	1	\$1,625.00	
	Skutt / KM 1027 / 7Cu/ft	1	\$2,010.00	
Kiln Furniture for Electric Kilns			\$2,000.00	
Potter's Wheel	Pacifica / GT400/ 1/2 HP	15	\$895.00	\$13,425.00
Throwing Bats	Creative Industry(CI) 7" Square	30	\$4.00	\$120.00
	CI 12" Round	30	\$6.00	\$180.00
	CI 14" Round	20	\$7.00	\$140.00
Stools for Throwing	CI / ST4 Institutional	15	\$95.00	\$1,425.00
Glaze Formulating Table	Axner / 20 bins-10 on each side	1	\$2,420	
	Axner / 10 bins all on one side	1	\$1,605.00	
Ware Carts	Laguna / 18-shelves 24"x38"x58"	6	\$325.00	\$1,950.00
Work Tables	Bailey's / M40216 30"D x 96"W x 36"H	4	\$690.00	\$2,760.00
Wedging Table	Bailey's / M40223 6' x 4' x 32" H	1	\$950.00	
Banding Wheels	Shimpo / BW-30M 113/4"H x 4 3/4"	2	\$95.00	\$190.00
	Shimpo / BW-25H 9 7/8"H x 7 1/2"	2	\$79.00	\$159.00
	Shimpo / BW-22L 8 3/4"H x 2 1/4"	2	\$55.00	\$110.00
Slab Roller	Brent / SR20 77"L X 34"H X 20-1/2"W	1	\$1,700.00	
Clay Mixer	Laguna Back-Saver	1	\$4,275.00	
Extruder	Brent / NL125 4" Barrel	2	\$399.50	\$799.00
Extruder Die	Brent / Hollow Die set	1	\$90.00	
	Brent / Standard set	1	\$39.00	
Spray Booth	Passche / FABSF-6 6'-4" W X 5'-2"D X 7'6"H	1	\$2,190.00	
Spray Gun & Bottles	Bailey / C-072-7	3	\$61.00	\$183.00
Air Cleaners for Main Studio	Bailey / 1800HEPA	3	\$1,840.00	\$5,520.00
Dust Collection above Clay Mixer		1	\$6,000.00 (Est.)	
Dust Collection above Glaze Table		1	\$6,000.00 (Est.)	
Labor for installing Dust Collection units		1	\$3,000.00 (Est.)	
Miscellaneous, such as Ductwork, Switches, Canvas, Tools, Materials -outdoor soda kiln...		1	\$15,000.00(Est.)	
Grand Total = \$136,513.00				

To: Abe Kadushin
Kadushin Associates

From: Tom Girard, PE
320 S. Main
Chelsea, MI 48118
tgirard@umich.edu

Date: April 26, 2012

Re: Former Longworth Plating Site – RFP Response

As we've discussed, I'm excited about joining the Kadushin-led Group in redeveloping the Former Longworth Plating site based on the proposed draft plan we've discussed over the past week.

As you know, I was intimately involved in putting forth a series of proposals on behalf of Preservation Chelsea and The Chelsea Connection LLC that proposed redeveloping the site, in response to a City of Chelsea RFP issued in 2010.

I've attached a resume that speaks to my past experience and qualifications.

Potential Team Roles

I am interested in and willing to participate with the Kadushin Group in a number of capacities, where my experience can best add value for the development team. I acknowledge that the proposed plan differs from the plan I had proposed two years ago, and there may be significant changes in project scope as the design evolves.

Project Mechanical Engineer

The buildings will require completely new heating, cooling ventilation, and plumbing systems, and possibly fire suppression. I expect that I would design these systems in conjunction with the rest of the design team, including all calculations, construction documents and construction phase support.

Local Liason

As a member of the Chelsea community I will be an asset in helping build community support and excitement for the project. For example, it appears that, due to my association with the project and with Preservation Chelsea, the majority of the Preservation Chelsea board will support the Kadushin proposal. In turn, Preservation Chelsea may offer to participate in the restoration of a portion of the windows, or apply for grants, or be the non-profit arm of the Development Team, enabling additional grants and fundraisers. Furthermore, the majority of our pledged investors from the Chelsea Connection proposal continue to list themselves as potential capital investors, pending final review of the plans.

Additionally, because I live only a few blocks from the site, and because I have a well-rounded general construction background, I may be able to assist in other aspects of design and construction oversight,

though with the JC Beal team on board, and a host of well qualified architects involved, my involvement in this capacity will likely not be necessary.

Compensation

In light of my continued full time employment with the University of Michigan, I will require no cash compensation for my work on this project. Rather, I am willing to accept compensation in the form of equity interest in the overall project based on approved time spent and a mutually agreeable hourly rate.

Role of The Chelsea Connection LLC

As I've mentioned, The Chelsea Connection LLC (TCC) was formed and registered in 2010. Since our proposal was rejected, TCC has been dormant. I'd be happy to use this entity if it makes sense to the new Kadushin-led development group, but would be fine with abandoning the name and entity as well.

Note, I've also attached professional and personal profiles of past members of The Chelsea Connection proposal that have expressed continued willingness to be associated with the project. Others may come forward as details are solidified.

Thanks,

Thomas J. Girard

Thomas J. Girard, PE

Chelsea Connection Team - Professional and Personal Profiles: (alphabetical)

Larry Bean

Michigan Department of Natural Resources and Environment
Waste and Hazardous Materials Division
301 East Louis Glick Hwy.
Jackson, MI 49201-1556
517-780-7842
Home: 204 Washington, Chelsea, MI 48118
Phone: Home: (734) 475-4648
email: BEANL@michigan.gov

Project Related Professional and Personal Experience:

- Currently Environmental Manager for M-DNRE, Jackson-Lansing District. Supervise staff responsible for enforcement of state and federal laws to protect and preserve the environment.
- Extensive experience as geologist and in-field environmental hazard enforcement authority.
- Extensive training on environmental hazards.
- Actively involved in numerous related professional organizations.
- Complete *Curriculum Vitae* available on request.

Community Connections and Involvement:

- Chelsea Resident since 2004. Involved in various community groups:
 - Chelsea Citizens Advisory Committee for Water and Waste Water
 - Chelsea Area Historical Society
 - Chelsea Historical Depot Association, 2004 to present, Board Member
 - Preservation Chelsea

Anticipated Roles in the Chelsea Connection (Re)Development:

- Oversight of Environmental Hazard handling, disposal and containment, in conjunction with City/ DDA, and development team.
- Assist with environment-related grant proposal writing.

Motivation for Involvement in this Project (in priority order):

- Maintain and enhance viability of downtown Chelsea
- Interest in continuing to add to Chelsea's vitality as a tourist destination
- Interested in preserving the historical small town character of Chelsea

Chelsea Connection Team - Professional and Personal Profiles - (continued)

Jan Bernath, MA

Home: 238 Harrison Street, Chelsea, MI 48118

Phone: Home: (734) 475-5753 Cell: (734) 272-8422

Email: janbernath@yahoo.com

Project Related Professional and Personal Experience:

- 30 years as educator in professional and organizational development managing school-level, district-wide and state-wide school improvement initiatives and plans.
- 15 years as volunteer educator internationally in professional and organizational development in economically-developing countries.
- Experience in developing strategic plans, training, project monitoring and outcome measurement.

Community Connections and Involvement:

- Born and raised in Chelsea; member of last class to graduate from the high school on Harrison Street. Returned to Chelsea in 2006. Involved in various community groups:
 - Adult Learners Institute of Chelsea, BOD
 - Chelsea Area Historic Society, Member
 - Chelsea Chamber Players, BOD
 - Preservation Chelsea, BOD

Anticipated Roles in the Chelsea Connection (Re)Development:

- Assist with grant writing, coordinating of volunteers
- Potential Capital Investor

Motivation for Involvement in this Project (in priority order):

- Maintain and enhance the viability of downtown Chelsea
- Interest in continuing to add to Chelsea's vitality as a tourist destination
- Tell the story of our history with preservation and adaptive reuse of our historic buildings
- Enliven our knowledge of Chelsea's history by connecting people to places
- Encourage walkability in Chelsea

Chelsea Connection Team - Professional and Personal Profiles - (continued)

John Frank

Home: 138 E. Middle St., Chelsea, MI 48118

Phone: Home: (734) 475-7396

Email: jackiefrank@msn.com

Project-Related Professional and Personal Experience

46 years professional work experience (1956 – 2001, retired 2001):

- 10 years experience as research physicist
- 25 years experience in engineering and R&D management, including as Vice President of Engineering and Research, for Fortune 500 corporations
- 11 years as Senior Partner in international management consultancy, working with major corporations in business process improvement and strategy formulation

Community Connection and Involvement

- Downtown Chelsea resident for 21 years
- Chaired Chelsea Area Fire Authority study team, served on Wastewater study team and on Library Expansion task force
- Chaired Chelsea Historic District Commission
- Received training in historic preservation from National Trust for Historic Preservation and from Michigan Historic Preservation Office
- Performed near-museum-quality restoration on our Chelsea home, now listed on the National Register of Historic Places
- Secretary-Treasurer, Preservation Chelsea
- As former board member, Blue Grass Trust for Historic Preservation in Kentucky, negotiated contract for restoration of a mansion of international significance.
- Chelsea's 2011 Citizen of the Year

Anticipated Role in the Chelsea Connection (Re)Development

- Potential Capital Investor
- Community Outreach
- Historic Restoration Research

Motivation for Involvement in this Project

- Maintain and improve downtown Chelsea's financial viability
- Promote Chelsea as a Destination
- Preserve Chelsea's charm and historic character
- Foster civic pride

Former Longworth Plating Site - Redevelopment Proposal

April 26, 2012

Response to Chelsea RFP #1-2012
110 Longworth Building Development Company
April 27, 2012

Page 5

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Chelsea Connection Team - Professional and Personal Profiles - (continued)

Tom Girard, PE

Home: 320 S. Main, Chelsea, MI 48118

Phone: Home: (734) 475-3632 Cell: (734) 260-2087

Email: tgirard@umich.edu

Project Related Professional and Personal Experience:

- 29 years experience in design, design management, estimating, project management and commissioning of residential, commercial, institutional and industrial construction projects.
- Employed by the University of Michigan since 1993, as Mechanical Manager since 2000 for the Architectural, Engineering and Construction Department.
- Editor of the University of Michigan Design Guidelines since 1994.
- Extensive hands-on construction and woodworking experience.

Community Connection and Involvement:

- Downtown Chelsea resident since 1995, with wife Liz Geisler.
- Boy Scout Leader, Merit Badge Counselor, Eagle Mentor. Committee Chair 2004-2009.
- Coach (Soccer and other sports) with Chelsea Recreation and Chelsea Soccer Club 1993 to 2007.
- First United Methodist Church of Chelsea: music program, confirmation mentor, mission, Habitat for Humanity.
- Two sons graduated from CHS in 2006, 2009
- Promote local, sustainable harvesting and milling of "gleaned" trees in Western Washtenaw County
- Preservation Chelsea, BOD

Anticipated Roles in the Chelsea Connection (Re)Development

- Design of mechanical systems. Coordination of other engineering. Limited construction oversight. Deferred/ at-risk compensation.
- Local Liaison. Assist development team in capacities where a local presence is beneficial: coordination with Preservation Chelsea on volunteer work, fundraising, grant writing etc.
- Potential capital investor.

Motivation for Involvement in this Project (in priority order):

- Maintain and enhance viability of downtown Chelsea
- Interest in sustainable design, adaptive reuse, preservation
- Maintain fiscal health of the City of Chelsea.

Chelsea Connection Team - Professional and Personal Profiles - (continued)

Michelle McClellan, Ph.D.

Home: 232 Jefferson Street, Chelsea, MI 48118

Phone: Home: (734) 475-7565 Office: (734) 647-5408

Email: michelle.lee.mcclellan@gmail.com

Project Related Professional and Personal Experience:

- Ph.D. in American history (Stanford University), extensive experience in researching, writing, and presenting on historical topics
- 10 years experience in teaching American history at the college level
- Specialized training in historic preservation with the National Trust for Historic Preservation
- Conceptualized, supervised, and won grant funding for public history projects involving university-community partnerships (Waterloo, Detroit, and Chelsea)

Community Connection and Involvement:

- Downtown Chelsea resident since returning to Michigan in 2004
- President, Preservation Chelsea
- Education Committee Member, Michigan Historic Preservation Network
- Board Member, Washtenaw County Historical Society
- Former Board Member, Chelsea Children's Cooperative Preschool
- Parent of two children in Chelsea public schools

Anticipated Roles in the Chelsea Connection (Re)Development

- Signature Authority for Preservation Chelsea
- Grant writing, especially those related to preservation, history, education, programming
- Develop educational programs
- Facilitate community-university partnerships to involve University of Michigan students in rehabilitation project

Motivation for Involvement in this Project (in priority order):

- Maintain and enhance viability of downtown Chelsea
- Promote Chelsea as a tourist destination
- Preserve Chelsea's charm and historic character
- Use historic places to teach about the past (K-12 education, university, and adult audiences)
- Interest in sustainable design, adaptive reuse, preservation

Chelsea Connection Team - Professional and Personal Profiles - (continued)

Scott McElrath

Home: 313 Railroad, Chelsea, MI. 48118

Phone: Home: (734) 562-2418 Cell: (734) 818-7252 Office: (734) 475-3660

Email: dangerousarchitect@att.net

Project Related Professional and Personal Experience:

- 25 years experience designing, managing, and administrating architectural/engineering building projects, including historic, institutional, commercial, industrial and residential work.
- Owner of Dangerous Architects PC, a downtown business in Chelsea since 1994.
- Historic Architect, as certified by the State of Michigan; State Historic Preservation Office (SHPO)
- Restored/Rehabilitated other historic downtown commercial buildings including:
 - River Gallery
 - Garden Mill
 - Potting Shed, and many others

Community Connection and Involvement:

- Downtown Chelsea Resident since 2009. Recently rehabilitated 1857 era personal home within sight of the Longworth property. Previous Chelsea resident from 1994-2000.
- Member of Chelsea Rotary Club since 1997.
- Board member of the Chelsea Church of the Nazarene since 2007
- One daughter in Chelsea Schools

Anticipated Roles in the Chelsea Connection (Re)Development

- Member of Design Group. Assist with administration architectural/engineering team from design development through and including construction completion.

Motivation for Involvement in this Project (in priority order):

- Enhance downtown vitality through adaptive re-use of historic structures
- Provision of restored space for additional downtown businesses
- Diversity of Main Street Architecture
- Interest in sustainable design, adaptive re-use, and support of local businesses through construction/renovation projects.

Tom Girard, PE

Home: 320 S. Main, Chelsea, MI 48118

Phone: Home: (734) 475-3632 Cell: (734) 260-2087

Email: tgirard@umich.edu

Objective:

To be a member of the design and development team for the Kadushin-led Group for the redevelopment of the Former Longworth Plating facility in Chelsea, Michigan.

Professional Experience:

Mechanical Manager, University of Michigan – Architecture Engineering and Construction 2000 - present

- Hire and manage staff (16 mechanical engineers, designers and drafters) that is responsible for designing and managing design of a wide variety of construction projects from \$50k to \$10M. Responsible systems include mechanical utilities, HVAC, hydronics and steam, plumbing, fire suppression, and elevators.
- Assist U-M University Architects with oversight of mechanical system designs by outside consultants on select larger (>\$10M) projects. (since 1993)
- U-M Design Guideline Editor (since 1994).
- Project mix: lab, office, classroom, dormitory renovations, infrastructure renewal (AHUs, boilers, chillers, tunnels), energy conservation/ sustainability.

Commissioning Engineer, University of Michigan – AEC (formerly Plant Extension) 1993-2000

- Systematically ensure that mechanical and electrical systems on construction projects are designed to meet users' intent and installed and operated as designed through careful review and analysis of design drawings and extensive in-field inspection and testing.
- Infrastructure studies, analysis of mechanical systems.

Sr. Engineer and Associate, Albert Kahn Associates, Detroit, MI 1986-1993

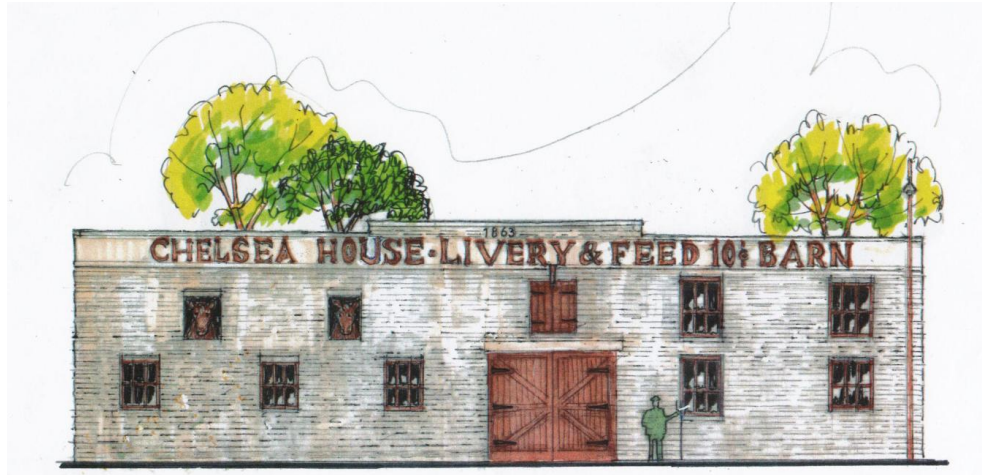
- Designed and drafted (hand and CAD) mechanical systems for institutional, commercial and industrial clients, with technical focus on hydronic and steam systems.
- Clients: Nissan, Ethyl, Chrysler, U-M, GE, Michigan Automotive Compressor, Henry Ford Hospital

Design Philosophy

- Explore conventional and innovative approaches. Consider performance models, life cycle cost, value engineering.
- Sustainable design, adaptive reuse, preservation, energy conservation
- Communication and Collaboration with all stakeholders.

6. PROPOSER INFORMATION – DEVELOPMENT TEAM

6. A. Proposer (Firm) information



110 LONGWORTH BUILDING DEVELOPMENT COMPANY

Firm name, address, telephone and fax numbers;

c/o KADUSHIN ASSOCIATES ARCHITECTS PLANNERS, INC.
1202 PACKARD
ANN ARBOR, MICHIGAN 48104
(734) 663-3519 TEL
(734) 663-3536 FAX

Ownership/organization structure: DBA

Officers and principals:

Alexander Pollock, Sponsor & Abraham Kadushin, Principal

Firm size:

(7) Full-time and part-time personnel

The name of the representatives authorized to negotiate with the City or its representative:

Alexander Pollock, Abraham Kadushin, Michael Mehr

In-house capabilities and services:

Architecture, Planning, Community Design, Development Consulting

Previous relevant development experience: See firm materials in Section 6.B. below

Felony Indictments/Convictions: None of the "principals" referred to above have ever been indicted for, or convicted of, a felony. There have been no litigation matters in the past five (5) years.

6. B. Development Team/Background Information of Key Firms

SPONSORS:

Alexander Pollock, AIA, AICP
Abraham Kadushin, AIA, D.Arch.
Fred Beal - Beal Group
Thomas Girard, PE - The Chelsea Connection, LLC
Cathy Bean - Preservation Chelsea

Design & Development Partners:

JC Beal Construction, Inc – Fred Beal, Jim Valenti	Development Manager/General Contractor
Kadushin Associates Architects Planners, Inc.	Project Architect
Dangerous Architects PC	Local Associated Architect
SDI, Inc.	Structural Engineers
Thomas Girard, PE	Local Mechanical Engineer
Sellinger Associates	Mechanical & Electrical Engineers
AKT Peerless	Environmental Consultants
Giffels-Webster Engineers, Inc.	Civil Engineer
Evans & Luptak - Michael Mehr	Attorneys
James Filipiak	Accountant

Tenant Partners:

Roger Hewitt - Red Hawk Bar & Grill	Food Services Management
Richard Shubach - Revive + Replenish	Food Services Operation
Farmers' Supply – H.K. Leonard & Greg Raye	Local Business Owner
Kristine Cravens - The Art Pursuit of (Chelsea)	Potter and Studio Manager
Prudy Vannier - Prudy's Studio, Inc.	Gallery Owner



221 Felch Street, Ann Arbor, MI 48103
(734) 662-6133 (734) 662-5869 fax

277 Gratiot, Suite 500, Detroit, MI 48226
(313) 963-8951 (313) 963-3144 fax

An equal opportunity employer

Company Background

Firm Contact Information:

JC Beal Construction Inc.
221 Felch St
Ann Arbor, MI 48103

JC Beal Construction Inc.
277 Gratiot Ave., Suite 500
Detroit, MI 48226

The website of JC Beal Construction Inc. can be viewed at www.jcbeal.com

Principal Contact for this Project:

Fred J. Beal, President
Phone: 313-963-8951 x 103
Cell: 313-282-3617
Email: fjbeal@jcbeal.com

Organization Information and Licenses:

JC Beal Construction Inc. is a C Corporation, organized in 1962 in the State of Michigan, and with licenses in the States of Michigan, Ohio and Georgia.
The firm's Federal ID # is 38-1688731.

Corporate Officers:

Fred J. Beal, President / Shareholder	Nora Lee Wright, Treasurer
George Beal, Vice President / Shareholder	Sharon Beal, Secretary

Firm History:

JC Beal Construction Inc. was founded in 1962 by Eugene Kurtz, as the E.E. Construction Company. James C. (Jim) Beal was a key employee from the beginning and rose through the ranks to become a partner in 1968 and later took over and renamed the business to JC Beal Construction Inc. in 1979. Fred J. Beal and George Beal, the sons of Jim Beal joined the firm and bought out their father starting in 1981 and 1987 respectively.

JC Beal Construction Inc. grew from its inception as a small remodeling and service contractor primarily working with repeat customers in the Ann Arbor area into the firm it is today, taking on New Construction, Renovation / Restoration, and Tenant Build-out work for a broad range of clients across the Midwest. The firm emphasizes existing building work, and tenant build-out work in particular and currently does a majority of its business in this area. The firm's Detroit office was opened in 2003, where a specialty group focuses on the Renovation / Restoration side of our expertise.

Corporate Mission

The Corporate Mission of JC Beal Construction Inc. is simply

*"To provide exceptional cost effective construction services,
specializing in complex assignments",*

but our project philosophy is best summarized in our company motto: ***"Precisely as Intended"***

This company motto is intended to reflect two intertwined goals of JC Beal Construction Inc. for every one of its projects.

- 1) A quality of process; to give the owner their desired outcome in terms of budget, schedule, cooperative process, and client satisfaction
- 2) A quality of product; to provide a lasting high quality product of which all participants can be proud long into the future.

Our *JC Beal Construction Inc. Quality and Schedule Control Program*, the firm's fundamental project management tool, provides in great detail the process by which these intertwined goals can be and will be achieved.

Corporate Vision

Our Corporate Vision at JC Beal Construction Inc. is

"To become, through repeat and referral business, a regional leader in the delivery of quality construction project results to corporate and institutional clients throughout the Midwest, growing to provide continuously enhanced opportunities to our key employees and consistent financial return to our shareholders".

A key to both our mission and our vision at JC Beal Construction Inc. is the early establishment of a qualified and cooperative Project Team. No project is successful without teamwork, and the best Project Teams can overcome any impediment to project success as they communicate effectively, share information and results effectively, and utilize the best skills of each team member to solve problems as they arise.

Great Teams make for Successful Projects

Broderick Tower Re-development



Apartment 17J
April 5th, 2012



Unit F - Spiral Staircase

Greenfield Village Carousel



This project involved the construction of a period style timber frame building to house the famous 1913 Herschell Spillman wooden animal carousel.

This structure, along with several others constructed at the Village by JC Beal Construction, Inc. was designed to blend in with the existing historic structures surrounding it.

The entire project was constructed through the winter months to reduce the impact of the construction on the Village's many visitors, and so that the carousel would be operational for the spring opening.

JC Beal
CONSTRUCTION INC.
Precisely as intended.

Greenfield Village Facilities Construction Program



Herschell Spillman Historic Carousel



Suwannee River Boat Dock

JC Beal Construction Inc. has played a major role in the revitalization of Greenfield Village, one of the great historical parks in the United States. Along with its efforts to update the nearby Henry Ford Museum, JC Beal has participated in a series of renovations and new “reproduction” projects at the Village, with every effort made to blend the new work in to the existing historic fabric of the village.



Weiser Railroad Train Platform



Main Street Lunch Addition

JC Beal
CONSTRUCTION INC.
Precisely as intended.

The Marshall Roundhouse at Greenfield Village



Recreating History

When the curators at The Henry Ford made the decision to recreate the Marshall Roundhouse of the Detroit, Toledo, and Milwaukee Railroad at Greenfield Village, they needed a construction team with extensive experience in historic restoration work.

Teaming up with the Christman Company of Lansing, JC Beal Construction Inc. returned to the Village to implement the extensive carpentry work on this project.

After laying the buildings massive wooden rafters and plank decking on the roof, JC Beal followed up with the installation of oversize cornice trim, massive custom made swinging train doors, and variety of interior finish work.

Other work at Greenfield Village includes the re-creation / relocation of the Herschell Spillman Carousel building and an addition to the adjacent Main Street Lunch facility, as well as the construction of a new Suwannee River Steamboat dock, and the Weiser Train Platform.



JC Beal 
CONSTRUCTION INC.
Precisely as intended.

THE BRODERICK TOWER RE-DEVELOPMENT

The Broderick Tower Building, located at the southeast corner of Grand Circus Park in Detroit has stood empty for many years, waiting for the right time and the right project team to come along.

The time is now. The team is MOTOWN CONSTRUCTION PARTNERS LP, led by Fred J. Beal and JC Beal Construction Inc., Kraemer Design Group, Strategic Energy Solutions, Esquire Properties, and the Witherell Corporation.

Plans are now underway to convert this wonderful building into 127 apartments atop 5 floors of newly built-out retail & entertainment space in a comprehensive \$50 Million re-development fueled by local investment, brownfield and historic tax credits, public and private financing, and community support.



Fred J. Beal, as President of JC Beal Construction Inc. and MOTOWN CONSTRUCTION PARTNERS LP, is leading the development process for this project, managing design, coordinating private, public, and multi-layered tax credit financing, obtaining regulatory approvals and working with area brokers to market the building for both commercial and residential tenants

For additional information regarding the Broderick Tower Re-development Project, please contact:

Fred J. Beal, President
JC Beal Construction Inc. / MOTOWN
277 Gratiot, Suite 500
Detroit, Michigan 48226
(313) 963-8951 x 103 or fjbeal@jcbeal.com

or go to www.BroderickTower.com

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Precisely as intended.

ANN ARBOR HANDS-ON MUSEUM



Professional ingenuity

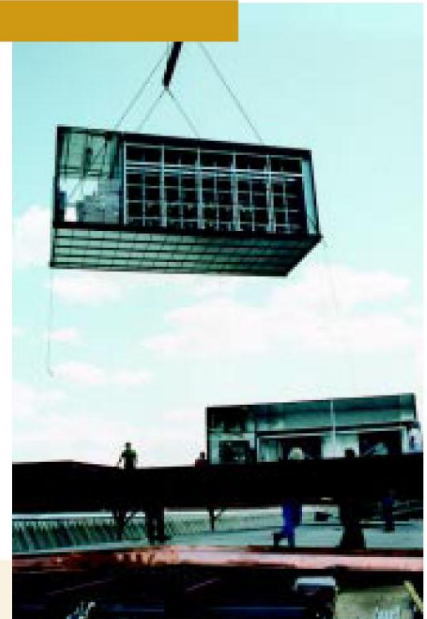
Housed in early 20th century buildings, the Ann Arbor Hands-On Museum was quadrupled in size, while maintaining the original historic perimeter and other design elements. The result is a truly unique exhibition space and interactive science museum for children. *The Museum was featured in CAM Magazine.*



HENRY FORD MUSEUM

Installing the first facility-wide air-conditioning system amidst priceless artifacts and daily visitors

This project required extremely close cooperation with building occupants and extraordinary sensitivity to the museum collection. The ventilation system includes a massive single-stage absorption steam chiller, four huge roof-mounted air handlers, and several thousand feet of 36"-diameter fabric duct hung throughout the museum. This work was featured in CAM Magazine.



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THE PURPLE ROSE THEATER



A Michigan Original

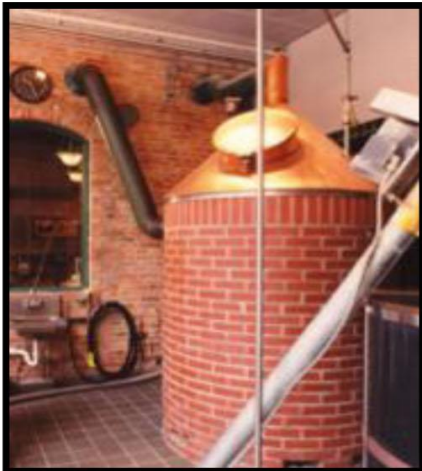
The Purple Rose Theatre had operated out of the same location since its founding, featuring new works of theatre in a very intimate setting. While the 99 seat auditorium space itself functioned well for its purpose, the building was in generally poor condition, and support areas were seriously lacking, creating considerable difficulty for staff and visiting performers.

The poor structural condition of the building combined with the increasing needs of the theatre ultimately mandated a leveling of the entire main floor of the building to construct a completely new auditorium, lobby, and related public areas in a style similar to, but improving on, the former space.

JC Beal Construction Inc. acted as the Construction Manager for this project, working with the owner and Victor Saroki Architects through the design process to help control cost and anticipate construction problems within the design, and then managing a fast paced overall and addition to the Theatre Building.



Grizzly Peak Brewpub



Old England in Ann Arbor

Grizzly Peak Brewpub combines great English style beers brewed on site and a fantastic menu to create a unique dining experience in downtown Ann Arbor. A pioneer along the Washington Street corridor, Grizzly Peak paved the way for this area to become an evening “hot spot”, with several additional restaurants opening in the area since.

Grizzly Peak Brewpub was constructed by JC Beal Construction Inc. as part of a one half block long restoration, a project that also included the construction of the adjacent Zola Café, and a group of great loft apartments above.

Grizzly Peak has proven so very successful that JC Beal Construction Inc was recently hired to expand the restaurant into an adjacent building.



FIRM HISTORY & BACKGROUND

Kadushin Associates

Architects Planners, Inc. (KA) was established in Ann Arbor, MI in 1975. KA was formed upon the dissolution of *The Urban Collaborative* in Detroit, a private, public-interest, non-profit planning and design organization involved in advocacy planning for community-based organizations in major HUD-financed Urban Renewal projects, and State Housing Development Authority (MSHDA)-financed housing and community development programs, and municipal planning and design projects in southeast Michigan.

Public and institutional community facilities, affordable housing projects and community designs for public bodies and private non-profit clients are the major focus of Kadushin Associates' work. Clients include private and faith-based nonprofit housing and CDC's (community development corporations), private sector for-profit developers and managers, municipal departments and public agencies, and other housing and community development intermediaries and organizations.

A branch office was opened in 2001 in Coconut Grove, Miami, FL to serve Southeast Florida, the State of Florida and the Gulf Coast.

Our work since 2001 in Florida focuses on affordable housing and community facilities for public housing authorities and non-profit development corporations.



1202 Packard
Ann Arbor, Michigan 48104
734.663.3519

www.kadushin.org

KA was Architect/Planner for **Gulf Breeze Village** for the **Punta Gorda Housing Authority Hurricane Housing Replacement Program** for 443 units of rental housing. Phase I is the 171-unit, \$18.5 Million construction on a public housing site destroyed by Hurricane Charlie in 2004. The project is a "Traditional Neighborhood Development" of new blocks, streets and avenues that connect to the existing Punta Gorda city street grid. Construction and occupancy completed in 2008.



Gulf Breeze Village has been awarded the **2009 Charles L. Edson Tax Credit Excellence Award for Public Housing Revitalization** by the **Affordable Housing Tax Credit Coalition** of Washington, DC



3969 Loquat Avenue
Coconut Grove, Florida 33133
305.445.8680

Current projects include the **NANAY Community Center in North Miami, FL.** KA is Architect/Planner for renovation and expansion of a private, nonprofit community center primarily serving elderly and youth clients with health, housing and social services. Phase 1 is a \$0,5 Million renovation of the existing building; Phase 2 is a \$ 1.5 Million addition of a 3rd Floor Cultural Center and "Green Roof."



KA is designing **Transitional Housing for Homeless Veterans** in Cape Coral, **UMOJA Village** Permanent Supportive Housing for **Carrfour Supportive Housing** in Miami, and **Bimini Place**, a mixed-use transit-oriented development and **Goombay Plaza** for **Coconut Grove Collaborative, Inc.**



Since 2000, a substantial portion of KA work has been in the field of **HUD HOPE VI Revitalization Projects** for Public Housing Agencies in conjunction with private developers.

Woodbridge Estates HOPE VI for Detroit Housing Commission/Scripps Park Associates, the former Jeffries West public housing, has been redeveloped as a \$92 Million mixed-income project, partially financed by a HUD HOPE VI Grant, including 382 affordable rental and market-rate and subsidized for-sale homes built in 6 phases (2000-2007).



Woodbridge Estates received a **2007 Builders' Choice Design & Planning Award** from **Builder Magazine**, the journal of the National Association of Home Builders.



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Lead Architect for the **Gardenview Estates HOPE VI Revitalization Project** for the **Detroit Housing Commission**. The former Herman Gardens Public Housing is a 130-acre site being redeveloped with 496 units of rental housing and 500 units of homeownership units, a shopping center and a community park. KA is Architect for private development teams selected for both the Rental and Homeownership Phases.



Phase 1-96 units is under construction for 2009 completion.



A new 32,000 sf, \$4.5 Million facility for an emergency shelter, activity center and administrative offices for **Alternatives For Girls** was completed in 2004 with all funding raised privately under a Kresge Foundation Challenge Grant Campaign.



Over 500 new tax credit rental townhomes and HOME-subsidized affordable single family homes have been completed for Detroit nonprofit community development corporations such as the **Bagley Housing Association** in **Mexicantown** and **U-SNAP-BAC Nonprofit Housing Corporation** on the far east side.



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KA was selected in 1994 by the City of Taylor to design its new **Taylor Human Services Building**. The 40,000 sf, \$4.0 Million complex opened in March 1997 and has been a successful "one-stop" location for health and human services, including offices for the Wayne County Health Department, Community Care Services (mental health), and Oakwood Hospital, Taylor Teen Health Center (primary health care), Downriver Guidance Clinic and First Step (domestic violence prevention).



KA assisted the City of Taylor in a public bond campaign to acquire and rebuild the distressed southwest end of the city, now an \$80 Million community rebuilding project of the City of Taylor and U.S. Department of HUD now known as **The Villages of Taylor**. The firm was Architect for **The Terraces**, a condominium conversion project in The Villages and provided planning and design work for a new 125-unit, \$12 million senior housing development. KA was also Architect for two phases of renovations and additions to the **William D. Ford Senior Activity Center** in Taylor, a \$3.5 Million project that includes an energy conserving geothermal mechanical system completed in 2002.



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From 1989 - 2006, KA was the Architect/Community Designer for the **Church of the Messiah Housing Corporation** in the **Islandview Village** area on the near east side of Detroit. The firm was first selected to prepare the Island View Infill Housing Development Plan for over 250 units of new housing and was Architect for the **Field Street Infill Housing Project**, a 21-unit, \$1.9 Million project financed through MSHDA and the Federal Low-Income Tax Credit Program and **Islandview Village Phase II**, a 27-unit, \$2.4 Million new construction and rehabilitation project was also completed.



Bridgeview Apartments I,II,III, infill modular housing projects were completed in several phases. KA was Architect for the \$3.3 Million historic rehabilitation of **St. Paul Manor and Kingston Arms Apartments** (60 units) and over \$1.3 Million in public improvements for the area financed through the City of Detroit HUD CDBG Program.

Islandview Village is a major neighborhood revitalization project that is was part of the City of Detroit Federal Empowerment Zone, and included funding from HUD, City of Detroit, MSHDA, private foundations, national intermediaries such as the National Equity Fund/ Local Initiatives Support Corporation and the Michigan Capital Fund for Housing. This work has been nationally recognized in publications and awards programs and is used as a model for successful neighborhood revitalization.

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305.445.8680

Under construction since 2001 in the IslandView Village neighborhood is the **English Village** Condominium, a successful 101-unit, \$12.0 Million private, market-rate infill residential project.



The **English Village** project received a **2008 Association of Licensed Architects Design Award**.

Another long-term involvement of our firm has been in Southwest Detroit, where we have worked with **Southwest Solutions** since its establishment in the early 1970's. KA has completed a series of historic and low-income housing tax credit projects to provide permanent supportive housing for formerly homeless, chronically mentally ill adults, and low income family households. These include 20 apartment and mixed-use commercial buildings along the West Vernor corridor in southwest Detroit for **Southwest Housing Corporation**, representing 200 units and over \$35 Million in construction between 1996-2006.

KA has been involved in long term relationships with several major institutional clients including **Mercy Memorial Hospital** in Monroe and **Eastern Michigan University** in Ypsilanti. KA completed numerous residential renovation and food service projects on retainer for EMU's Department of Housing & Dining Facilities from 1992-2002.

KA was Architect for the **Martin Luther King Community Hall**, a HUD-financed community center planned, designed and constructed with Holtzman & Silverman/Village Green Management in less than a year and under budget for the large, Martin Luther King Apartments project in the Elmwood II Urban Renewal area in Detroit. This project received the **1985 Honor Award** from the **Michigan Society of Architects** and the **1983 M Award** from the **Masonry Institute of Michigan** and **Michigan Society of Architects**.



KA provided consulting architect services for a redesign of the **Harbortown Phase II** condominium project in Detroit for **MichCon/ANR Development**, 1986 in conjunction with Robertson Bros. And Holtzman & Silverman.



From 1982-1990, the firm was involved with the **Riverfront Apartments** project in downtown Detroit as the Owner's (The Taubman Company & Max Fisher, Holtzman & Silverman) Coordinating Architect for this landmark 604-unit, \$60 Million residential development, one of the largest projects ever funded through HUD and FHA at the time. KA provided design and construction phase services, including preparation of contract documents for portions of the residential towers, parking garage, community building, new restaurant/cafe addition, marina and site development.



Throughout the 1980's, KA was also involved with several major private residential property developers and managers, providing due-diligence inspection reports and renovation work programs for over 10,000 apartment units in developments around the country for **Holtzman & Silverman/Village Green Management Co.** and **Martin Goldman Real Estate Development.**

As a Principal of **The Urban Collaborative**, **Abraham Kadushin** began his involvement in the master planning and design of two of the major urban renewal projects in the City of Detroit, **Elmwood Park III** and **University City II** in 1974-75. His role was Advocate Architect/Planner for the **Elmwood III Citizens' District Council** and **University City 'A' Citizens' District Council** established under the Federal Urban Renewal Program.

In the mid to late 1970's, the firm completed plans and programs for the **City of Ypsilanti**, including **The Framework Plan**, a visionary master plan for the entire city; **HUD Housing Assistance Plan and Performance Report**, the initial federal applications that established the Ypsilanti Community Development Block Grant (CDBG) and HOME Programs.

Between 1995-2000, KA continued work in Ypsilanti with work for the **Ypsilanti Housing Commission** on the **Parkridge HOPE VI Revitalization Project Grant Application** to HUD and the **Gateway Community Design Plan**, a plan for the Ypsilanti Southside for the **Ypsilanti Gateway Community and Economic Development Corporation.**

KA consulted on the **Harmony Village Project** in northwest Detroit, which brought together the City of Detroit, State of Michigan and HUD in a unique neighborhood development project. The firm provided architectural services for a major home repair project for the **Detroit Development Corporation** and served as planner/architect for the **Harmony Village Market** development for the **Harmony Village Non-Profit Development Corporation.**

Abraham Kadushin is the Principal-in-charge of all projects. He is a licensed architect with over 35 years of professional experience in the direction and management of large-scale, publicly-assisted housing and community facilities projects. He supervises and manages all aspects of the planning and architectural work. He received his BS in Architecture from **City College of New York** in 1972, a Masters in Architecture from **The University of Michigan** in 1973, and a Doctorate in Architecture from **The University of Michigan** in 1996 with his dissertation entitled "*Neighborhood Transformation Design – A Case Study of IslandView Village, Detroit.*" The project is published in *Design for Living: Good Neighbors*, sponsored by the National Endowment for the Arts/McGraw Hill and the *Affordable Housing Design Advisor*, a website sponsored by HUD and the Local Initiatives Support Corporation (LISC).

Kadushin taught at **The University of Michigan** (1974-76) and **Eastern Michigan University** (1992-2002), where he was a tenured Assistant Professor and directed applied research activities at **The Institute for the Study of Children, Families and Communities** and the **Applied Research Center**. From 1992-1997 at **The University of Michigan College of Architecture and Urban Planning**, Kadushin was a Research Associate at the **Environmental Design for Aging Research Group (EDARG)**.

Christopher Allen, AIA, is a long-term Associate of the firm, a licensed architect and **LEED AP** (accredited professional) by the **U.S. Green Building Council**. Allen directs KA design services.

Jeffrey Taggart, RA, is a long-term Associate of the firm and directs KA construction document and construction services.

Robert Latsko, Associate AIA, LEED AP, provides 3D Design and Computer Visualization/Imaging/Animation services.



3D Image of new Senior living units at **Hudson Pointe Village** in Pasco County, FL, a 600-unit affordable and green residential development design in 2009.

HISTORIC REHABILITATION , RENOVATION AND ADAPTIVE USE DESIGN EXPERIENCE

Kadushin Associates

Architects Planners, Inc. (KA) is an award-winning firm established in Ann Arbor, MI in 1975. It provides professional architectural services from it's 1936 Arts & Crafts Bungalow in the Burns Park historic neighborhood.



KA has significant experience with historic building rehabilitation, renovation and adaptive reuse projects and historic neighborhood preservation planning.

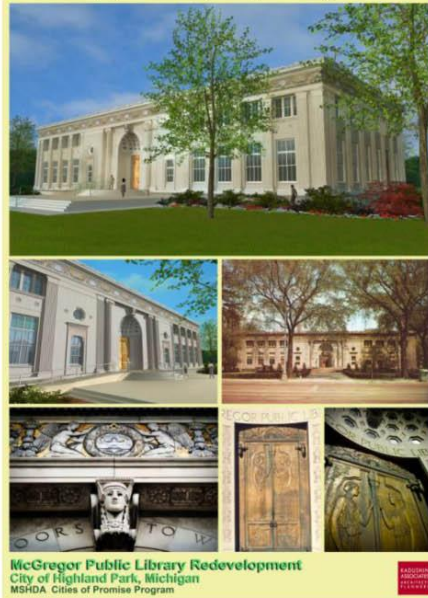
The firm is a leader in project design combining Federal Historic Rehabilitation Tax Credits with Federal Low-Income Housing Tax Credits to provide affordable family, elderly, special needs and permanent supported housing.



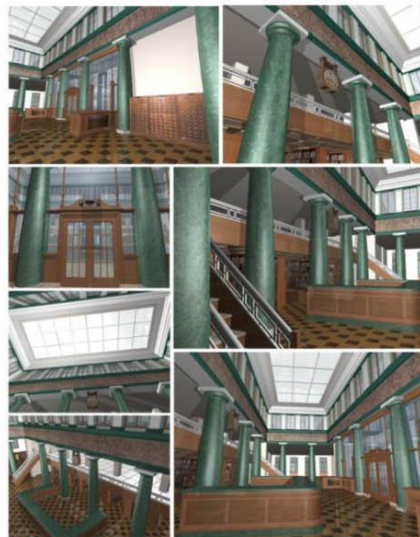
Clark Apartments, SW Detroit

CURRENT PROJECTS

McGregor Public Library
Highland Park, MI
Michigan State Housing Development
Authority (MSHDA)/City of Highland Park



McGregor Public Library Redevelopment
City of Highland Park, Michigan
MSHDA Cities of Promise Program



McGregor Public Library Redevelopment
City of Highland Park, Michigan MSHDA Cities of Promise Program

HISTORIC REHABILITATION, RENOVATION & ADAPTIVE USE DESIGN EXPERIENCE

KA is Project Manager/Architect for \$10 M Adaptive Use historic renovation of 1926 Public Library as a Library for the Performing and Media Arts. 2-story building includes a 350-seat auditorium/theater. Current, in development.

**Kronk Community Building
Detroit, MI
Kronk Gym Foundation**



Historic and Green Rehabilitation and adaptive use renovation of M.R. Burrowes-designed 1921 Arts and Crafts Style public recreation center that was home of the **Kronk Boxing Gym** founded by **Emanuel Steward** in 1969. In design, \$8 Million cost

**Potter Street Depot
Saginaw, MI
Saginaw Depot Preservation Corporation**



Historic and Green Rehabilitation and adaptive use renovation of Late Victorian (1888) railroad station in East Saginaw into a community arts and entertainment center. Received Cool Cities designation and federal HUD appropriation of \$700,000 towards \$10 M cost. In design.

**Potter Street Commercial Historic District
Saginaw Depot Preservation Corporation**
Preparation of plan for designation of Potter Street commercial buildings as a local historic district. In research and planning.

**HISTORIC REHABILITATION &
AFFORDABLE HOUSING**

**IslandView Village/East Grand Boulevard
Historic District Plan
Detroit, MI**



KA was Architect for the **Historic Rehabilitation of St. Paul Manor and Kingston Arms Apartments** (60 units) which included designation of these apartment buildings on the **National Register of Historic Buildings** and completion of a certified historic tax credit project. The project qualified for State and Federal Historic Rehabilitation Tax Credits. The exterior and interior rehabilitation provided affordable rental housing for low and moderate income households.

HISTORIC REHABILITATION, RENOVATION & ADAPTIVE USE DESIGN EXPERIENCE

HISTORIC REHABILITATION & SUPPORTIVE HOUSING

KA has worked with Detroit's **Southwest Solutions** since its establishment in the early 1970's. KA has completed the historic rehabilitation of more than 20 apartment buildings and mixed-use commercial buildings along the West Vernor corridor in southwest Detroit for **Southwest Housing Corporation**, representing over 200 affordable and supportive housing units and over \$35 Million in construction between 1996-2006. These projects have used historic rehabilitation tax credits and low-income housing tax credits to provide permanent supportive housing for formerly homeless, chronically mentally ill adults, and low income family households. Significant projects for SW Housing include:

Lawndale Station Historic Rehabilitation, a 4-building, 60-unit, \$5.3 M construction, mixed-use, permanent supportive housing and historic rehabilitation tax credit project located along West Vernor Highway and Lawndale Avenue. Commercial storefronts were renovated for new retail business and public services in conjunction with Southwest Detroit Business Association (SDBA). Construction completion & occupancy, 2004.



Historic Rehabilitation of Harwill Manor, Harrington and Cole Apartments, a 3-building, 60-unit, \$7.8 M permanent supportive housing project located in the **Hubbard Farms Historic District**. Three vacant apartment buildings were renovated to provide low-income and special needs housing. Construction completion and occupancy, 2003.



Martin Gardens Historic Rehabilitation
A 5-building, 50-unit, \$5.5 M construction, permanent supportive housing and historic rehabilitation tax credit project including the Clark Apartments on Clark Park, Martin Townhouses – East and West, Martin Gardens Apartments and House at West Vernor Highway and West Grand Boulevard. Construction completion and occupancy, 2005.

HISTORIC REHABILITATION, RENOVATION & ADAPTIVE USE DESIGN EXPERIENCE



Vernor/LASED Renovation

Historic mixed-use rehabilitation of two vacant existing buildings including the notorious Carnival Bar building at West Vernor Highway and Scotten to provide 12-units of permanent supportive housing and street level storefront retail and commercial spaces. Project was a joint venture between Southwest Housing and LASED nonprofit service agency. Construction and occupancy completed, 2006.



COMMERCIAL HISTORIC RENOVATION

Bell Tower Hotel

Ann Arbor, MI



Ann Street East Historic Renovation

Ann Arbor, MI



The above projects each received **Honor Awards** from the **Ann Arbor Historic District Commission**.

Hair & Company Downtown

Ann Arbor, MI



HISTORIC REHABILITATION, RENOVATION & ADAPTIVE USE DESIGN EXPERIENCE

HISTORIC NEIGHBORHOOD PRESERVATION PLANS

IslandView Village

Detroit, MI

KA was Architect/Community Designer for the **Church of the Messiah Housing Corporation** in the **Islandview Village** area on the near east side of Detroit from 1989-2006. This work has been nationally recognized in publications and awards programs and is used as a model for successful historic neighborhood revitalization.

Hubbard-Richard (Mexicantown) Neighborhood Preservation Plan

Southwest Nonprofit Housing Corporation/MSHDA TA Program
Detroit, Michigan

Corktown Historic Neighborhood Plan

Corktown Consumer Housing Cooperative & Greater Corktown Development Corporation
Detroit, MI

Potter Street Station District Neighborhood Plan

Saginaw Depot Preservation Corporation & Neighborhood Funding Resources
Saginaw, MI

Partnership Park Neighborhood Plan

Jackson Community Service Agency (CSA)
Jackson, MI



HISTORIC COMMERCIAL DISTRICT REVITALIZATION PLANS

Vernor-Springwells Commercial Area Facade Design Study

City of Detroit, MI

Monroe River Raisin Esplanade Preservation Design Plan

City of Monroe, MI

Award-winning plan (International Downtown Executives Association-1981, Michigan Society of Planning Officials-1982) for historic buildings along downtown riverfront.

West Dearborn Downtown Development Authority Plan and Commercial Facade Design Program and Plan

City of Dearborn, MI

GrandGreen Guide for Building Facade Improvements

Grandgreen Business Community Association & Michigan Council for the Arts
Detroit, MI

Harmony Village and Harmony Village MarketPlace Development Plan

Detroit Economic Growth Corporation & Harmony Village Nonprofit Corporation
KA consulted on the Harmony Village Project in northwest Detroit, which brought together the City of Detroit, State of Michigan and Federal HUD in a unique neighborhood development project and included plans for the adaptive reuse of several commercial buildings at Livernois and Fenkell Avenues.

Depot Town Preservation Plan

City of Ypsilanti, MI

In the 1970's, plans and programs were completed for the **City of Ypsilanti**, including a Housing Assistance Plan (HAP) and Performance Report for HUD Community Development Block Grant Program funding, including the inception of the **Depot Town District** historic renovation program.

HISTORIC REHABILITATION, RENOVATION & ADAPTIVE USE DESIGN EXPERIENCE

6. C. Resumes of Key Development Partners

Alexander Pollock
Abraham Kadushin
Fred Beal
James Valenti
Mark Wilcox
Scott McElrath



ALEXANDER POLLOCK, AIA, AICP
Consulting Associate

EDUCATION: University of Florida, Bachelor of Architecture, 1967.
Florida State University, Master of Science in Urban and Regional Planning, 1969

EXPERIENCE: 1980 - present Kadushin Associates Architects Planners, Inc.
1970 - present Director, Mayor's Merchants Assistance Program
Community and Economic Development Dept.
City of Detroit and Planner, Detroit Planning Dept.

PREVIOUS ARCHITECTURAL EXPERIENCE:

Skidmore, Owings & Merrill, Chicago, Illinois. Projects:

- Collaborated on design of Hyatt Hotel for Midway Airport.
- Development of commercial center and townhouse designs.
- Design of public recreation spaces.
- Design of Chicago Transit Authority transit stations.

Albert R. Seyranian, AIA, San Francisco, California. Projects:

- Skyline Townhouses: design and construction documents.
- Livermore Apartment Complex: design and construction documents.

Allison B. Peery, AIA, San Antonio, Texas. Projects:

- St. Mary's Scholasticate: building and interior design.
- HemisFair '68: collaborated on site design.
- Texas Pavilion: design and construction documents.

B. Robert Swartburg, AIA, Miami Beach, Florida. Projects:

- Imperial Condominium: design of apartment units.
- Miami Beach Convention Center: facade mural design and lobby design.

PROFESSIONAL REGISTRATION: State of Michigan, State of Florida
National Council of Architectural Registration Boards

PROFESSIONAL MEMBERSHIPS: Member, American Institute of Architects
Member, American Institute of Planners

HONORS AND AWARDS:

- 1981 U.S. Department of Transportation and the National Endowment for the Arts Design for Transportation Awards for the Washington Boulevard Trolley and for Pedestrian Street Furniture.
- 1974 Civic Award in the category of "Life", City of Detroit.
- 1972 "A Testimonial", City of Detroit for the renovation of the Eastern Market.

DESIGN FOR
SPORTATION

Commendation for Design Excellence

Sponsored jointly by the
U. S. Department of Transportation
and the
National Endowment for the Arts

is presented to *Alexander Pollock*

for *Washington Boulevard
Trolley Line*

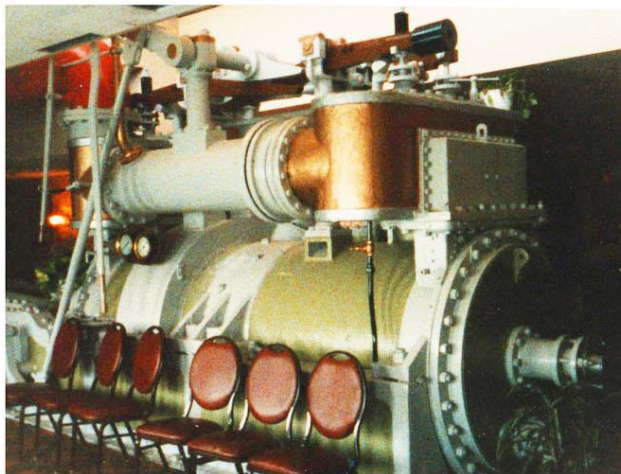
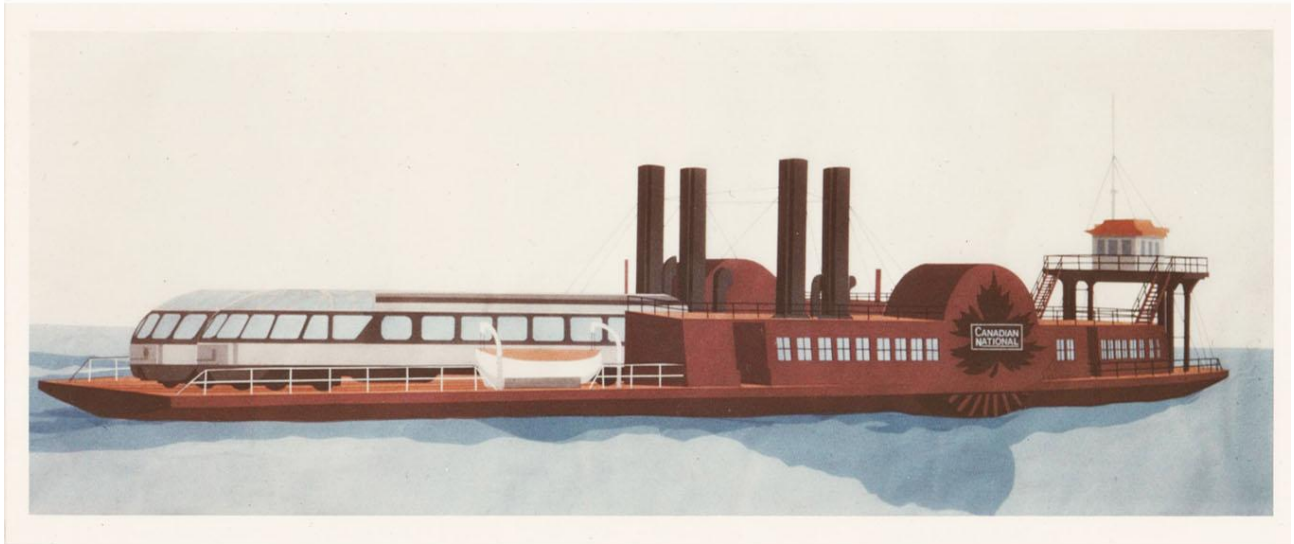
Livingston L. Biddle, Jr.

Livingston L. Biddle, Jr.
Chairman,
National Endowment for the Arts

October 1981



Historic Lansdowne Restaurant





ABRAHAM M. KADUSHIN, AIA, Arch.D.
Principal

PROFESSIONAL EXPERIENCE

- | | |
|----------------|--|
| 1975 - present | Principal, Kadushin Associates Architects Planners, Inc.
Ann Arbor, Michigan and Miami, Florida |
| 1974 - 1975 | Vice-President, The Urban Collaborative,
Planning and Design Consultants,
Detroit, Michigan |
| 1974 | Architectural Designer, Giffels Associates, Inc.,
Architects Engineers Planners,
Detroit, Michigan |
| 1972 - 1973 | Junior Design Architect, Gunnar Birkerts and Associates, Architects
Birmingham, Michigan |
| 1970 - 1971 | Designer/ Draftsman, Georges M. Knafo, AIA, Architect,
New York, NY |

ACADEMIC EXPERIENCE

- | | |
|-------------|--|
| 1993 - 2003 | Associate Professor (tenured), Eastern Michigan University, Ypsilanti, MI
Interior Design Program, Human, Department of Environmental & Consumer
Resources, College of Health and Human Services |
| 1996 - 2001 | Director, Applied Research Center, Institute for the Study of Children, Families
& Communities, Eastern Michigan University |
| 1993 - 1996 | Research Associate, Environmental Design for Aging Research Group
(EDARG) of The University of Michigan College of Architecture and Urban
Planning |
| 1991 - 1993 | Lecturer, Eastern Michigan University, Ypsilanti, MI
Interior Design Program, Department of Human, Environmental & Consumer
Resources, College of Health and Human Services |
| 1976 - 1978 | Instructor, The University of Michigan, Ann Arbor, MI
College of Architecture and Urban Planning and Department of Psychology |

EDUCATION

University of Michigan College of Architecture and Urban Planning, Doctor of Architecture, 1996
University of Michigan College of Architecture and Design, Master of Architecture, 1973
City College of New York School of Architecture, Bachelor of Science in Architecture, 1972



HONORS AND AWARDS

- | | |
|------|--|
| 2009 | Charles L. Edson Award for Public Housing Revitalization by Affordable Housing Tax Credit Coalition, Washington, DC for Gulf Breeze Village, Punta Gorda, FL |
| 2008 | Association of Licensed Architects Award for English Village Condominium, Detroit |
| 2007 | Builders' Choice Design Award from Builder Magazine, National Association of Home Builders for Woodbridge Estates HOPE VI Revitalization Project, Detroit |
| 1995 | Rebuilding America: Design Excellence in Affordable Family Housing, Field Street Townhouses, Detroit, selected for publication sponsored by the National Endowment for the Arts and the American Institute of Architects |
| 1995 | Historic Preservation Award from the City of Birmingham for 166 West Maple, Leonard Building |
| 1991 | Panstadia International Award for Excellence in Conceptual Stadia Design, awarded by Panstadia International Publications, London, England |
| 1988 | Preservation Award from the Historic District Commission of the City of Ann Arbor for the Bell Tower Hotel |
| 1986 | Preservation Award from the Historic District Commission of the City of Ann Arbor for the Ann Street East Renovation Project |
| 1985 | Award of Honor, 1985 Honor Awards Program, Michigan Society of Architects for the Martin Luther King Community Hall, Detroit, Michigan |
| 1983 | 'M' Award for Excellence in Masonry Design for the Martin Luther King Community Hall, Detroit, Michigan |
| 1983 | Michigan Society of Planning Officials Award of Honor for River Raisin Esplanade, Monroe, Michigan |
| 1981 | International Downtown Executives Association (IDEA) Downtown Achievement Award for the River Raisin Esplanade, Monroe, Michigan |
| 1971 | Winning design, student competition by City College School of Architecture for an exhibition of architectural work in NYC |

PROFESSIONAL REGISTRATION

Architectural Registration: State of Michigan, State of Florida

PROFESSIONAL MEMBERSHIPS

Member, American Institute of Architects, Michigan Society of Architects, Huron Valley Chapter

COMMUNITY SERVICE

Member, Housing Policy Board of the City of Ann Arbor
Kiwanis Club of Ann Arbor, Downtown Chapter
Ann Arbor Downtown Plan, Design Advisory Board Member

Fred J. Beal – Development Expertise

As President at JC Beal Construction Inc., Fred J. Beal has led the firm in the construction and development of a variety of commercial and residential product in Southeastern Michigan. The firm has, as an owner or partner in the projects of its affiliates and clients, participated in the redevelopment of numerous historic tax credit properties, but also has new office product experience. Representative projects, and the firms role in each are described below.

Historic Equities Fund I LLC

JC Beal Construction Inc. under Fred J. Beal, has teamed up with Beal Properties led by Stewart Beal, in the creation of Historic Equities Fund I, a Real Estate Investment Fund specializing in the in the re-development of historic and traditionally undervalued properties located principally in Southeastern Michigan. Historic Equities Fund I LLC (the Company) is in the process of raising \$2.5 Million dollars to invest in the purchase and re-development of a minimum of a \$20 Million portfolio of properties, with the intent to provide to its investors a higher than average rate of return.

The Company plans to achieve its objective of higher than average rates of return through a combination of; increases in property value, rental income, the use of historic and/or other tax credits, including strategies to “sell” credits to third parties, and other tax, property management, and marketing strategies that enhance long term investor income and property value. The Company’s affiliation with JC Beal Construction Inc. and Beal Properties LLC provide it with special expertise in these areas that has the potential to both enhance value and reduce the risk normally associated with re-development projects.

The fund has recently initiated its first project, the mixed use **Thompson Block Re-development** in “Depot Town” in Ypsilanti Michigan.

The Broderick Tower Loft Conversion Project, Detroit

Fred J. Beal has recently been named President of the development entity MOTOWN CONSTRUCTION PARTNERS LP. to lead this \$ 40 Million re-development of a historic landmark 34 story Downtown Detroit building. New partners have been secured to bolster the financial situation of this 135-145 unit high rise loft project.

This project will combine brownfield’s SBT credits, historic tax credits, local DDA façade improvement funds, and local façade grants and other funding sources that have been identified. Design work is complete, and preliminary marketing is underway way toward an early 2007 construction start.

JC Beal Construction Inc. is currently under contract as Construction Managers for this project but may, as an investor in the project, solicit General Contract bids and assume the role of Owner's Representative for the Construction Phase.

The Farwell Building and the Leland House Projects

These two buildings, owned by a group of partners that overlaps with the owners of Broderick Tower Developer MOTOWN CONSTRUCTION PARTNERS LP will be re-developed in the next 3 years in an arrangement similar to that being utilized for the Broderick Tower as referenced above.

Olympia Development / Ilitch Holdings Projects

JC Beal Construction Inc. has a master Owner's representative Agreement with Olympia Development / Ilitch Holdings to support their efforts to re-develop several downtown Detroit properties, starting with a complete restoration and adaptive re-use project at the **Detroit Life Building** on Park Avenue. Other properties subject to the agreement are the **Fine Arts Building** and an adjacent lot on Adams, the **United Artist Building**, the former **Madison Lenox Hotel site** on Madison, and several others nearby.

The West Michigan Avenue Loft Apartments, Ypsilanti

This project combines 5 historic buildings in downtown Ypsilanti to house 20 loft apartments on the upper floors and a variety of retail/restaurant tenants below. This project, recently completed, features open floor plans, high ceilings, and true loft amenities in a unique downtown setting.

The project was developed by JC Beal Construction Inc., led by Fred J. Beal, in conjunction with Beal Properties, Maurer Management, and George Fotiadis in a unique project in which the 5 buildings share common elements to reduce the cost of development, even though they will continue under separate ownerships.

The project utilized a combination of historic and brownfields tax credits, developer equity, and bank loans to construct a financing package that allows the project to go forward even with the expectation of low apartment rents. Ultimately however, all 20 units were leased prior to the completion of construction, and historic tax credit funds released at closing repaid the investors their original investment at that time.

Chene West Riverfront Development

Providing Owner's Representative and Pre-development Services to Spingarn LLC, a Bing Group affiliate, JC Beal Construction Inc. is helping to guide this fantastic 50-60 unit waterfront

condominium project through a complex City development agreement process, and then into design and construction.

221 Felch Street, Ann Arbor

This 28,000 square foot complex of buildings located at 221 Felch Street on the Northwest side of downtown Ann Arbor, was constructed haphazardly through the early part of this century. Purchased in very poor condition in 1993 by Fred J. Beal and George Beal under the structure of 221 Ventures Inc., the complex has undergone a continuing series of improvements to enhance its street presence and upgrade the office and shop space to serve a large group of primarily artists and trade firm tenants.

The Aizer Building, Detroit

JC Beal Construction Inc. and Kraemer Design Group have teamed up to provide the Aizer family of Yonkers New York with a full range of Development Services that will lead to the conversion of this building on the prime corner at Woodward and Grand River in Detroit into a mixed use project of retail/restaurant and residential uses. Façade renovation is completed and primary construction project is expected to start in late 2006.

115 West Liberty, Ann Arbor

The former Riders Hobby Shop building, located at 115 West Liberty in Ann Arbor was redeveloped in 2000 creating a modern retail environment to house Tabor Hill Winery on the first floor, and business / residential lofts on the two floors above. This historic tax credit project was developed by Fred J. Beal and JC Beal Construction Inc. in conjunction with Peter Allen & David Kwan of Allen & Kwan Commercial.

150 South Fifth Avenue, Ann Arbor

This project blends the historic Weinmann Building at the corner of Fifth and Washington in downtown Ann Arbor with a new office building attached to the North and facing Fifth Avenue, to house the Blue Nile Restaurant, three high end residential condominiums and class A office space. The project was developed by JC Beal Construction Inc. in conjunction with 221 Ventures Inc. and Spoon Equities LLC. 221 Ventures, owned by Fred J. Beal and George Beal, have recently become the sole owner of this property. A small amount of historic tax credits were generated by the historic renovation portion of this project.

The Riley Court Apartments, Ypsilanti

This 30 unit apartment complex was purchased by Beal Properties LLC in the summer of 2004. Immediately after purchasing the property, Beal Properties LLC contracted with JC Beal Construction Inc. to make \$100,000 of improvements to the exterior as well as miscellaneous improvements to each apartment. Now fully occupied with qualified tenants, the building will be held for the long term. JC Beal Construction Inc. is currently assisting Beal Properties LLC in an evaluation of whether 30 additional apartments can be developed on the 5 acre site.

Jim Valenti

7120 Cottonwood Knoll, West Bloomfield, MI 48322

Work Experience:

JC Beal Construction Inc. Ann Arbor, MI
Project Manager / Estimator 2011
Project pricing and assembly for general contract and construction management projects, owner and trade negotiations, preconstruction services, project management, owner and architect relations, schedule and budget control for multiple projects.

Tri-River Design & Construction Pittsburgh, PA
Cost Estimating Manager 2000-2009
Directed budgeting and construction management for projects throughout the country. Managed planning, negotiations, contracts and purchasing.

Borders, Inc. Ann Arbor, MI
Cost Estimating Manager 2000-2009
Directed budgeting for facilities and construction globally for 1000-store retail chain. Managed planning, negotiations, contracts and purchasing. Managed all international construction efforts.

Kirco Development Troy, MI
Business Development/Estimating Manager 1998-2000
Managed land development and construction estimating.

EDS Troy, MI
Facilities and Construction Manager 1995-1998
Directed real estate, architecture, construction and facilities management operations.

Educational Experience:

Ferris State University Big Rapids, MI
Bachelors of Architecture 1981

Project Experience:

JOS A BANK RETAIL STORES
Construction of new retail store in the following states, Washington, Arizona, Colorado, Oklahoma, Georgia, Virginia, Pennsylvanian, Ohio, and Michigan.

CHILSON COMMONS SHOPPING CENTER, Pinckney, MI
Complete a ground up 60,000 square foot shopping center consisting of 4 separate building and anchored by a 110,000 Kroger store.

NEW BORDERS BOOKS store throughout the United States, Puerto Rico, England, Australia, New Zealand, and Singapore

DAVISBURG TWP. MUNICIPAL OFFICES AND LIBRARY TWP., MI

Developed a 40,000 square foot ground up Municipal facility consisting of 20,000 of office space, a 10,000 square foot Library and 10,000 square feet of community facilities.

COLUMBIA CENTER OFFICE TOWERS, Troy, MI

Developed the preliminary, final estimates and managed the construction for all of the Tenant Improvements of two 18 store office towers.

EDS, SYSTEMS ENGINEERING AND DATA CENTER, Minneapolis, MN

Constructed a 100,000 square foot, ground up facility with triple redundant power feeder for a 24/7 operation.

Project Architect for projects throughout the United States.

LARIMER SQUARE, Denver CO

GALLERIA SHOPPING MALL, Dallas TX

BURLINGTON NORTHERN RAIL ROAD HEADQUARTERS, Ft. Worth, TX

UNITED BRANDS INTERNATIONAL HDQTERS, (Chiquita Banana), Cincinnati, OH

LINTUS, CAMPBELL, EWALD ADVERTISING HEADQUARTERS, Warren, MI

Awards:

Two time award winner of the American Institute of Woodworking, Bronze Medal

Professional References:

Dave Clearwood, Architecture

517-990-4423

Larry Tureff, ULTA Salon, Cosmetics & Fragrance, Inc.

630-378-7249

Vince Vizza, Preit

215-796-8377

Mark Wilcox

32315 Craftsbury Rd., Farmington Hills, MI 48334

Construction and Development Experience:

JC Beal Construction Inc. Detroit, MI
Development Project Manager 2012

Manage pre-development and development activities, servicing as a consultant or partner for new construction, renovation and historic restoration real estate development projects. Lead and coordinate efforts from assessment of the viability of the overall development, pursuit of financing and various incentives, construction costs and value engineering and manage the multitude of entities involved in a successful development.

Urban Development Co. Detroit, MI
President 2006 to Present

Management of development and construction activities from acquisition to completion and occupancy. Primarily mixed-use and multifamily restorations, renovations and adaptive redevelopment projects.

Summit Property, Inc. Detroit, MI
Development Manager 2004 to 2006

Developer representative for this Seattle based real estate development firm managing pre-development activities, municipality relations and the A/E and construction firms on several Detroit real estate developme

George W Auch Company Detroit & Pontiac, MI
VP, Project Executive, Estimator & Project Manager 15 years

Extensive experience in health care construction and renovation, educational facilities, commercial and retail construction.

Educational Background:

Central Michigan Mount Pleasant, MI
Construction Technology 1971 to 1974

FMI Institute Chicago, IL
Executive Program for Senior Managers 1987
Marketing & Selling Strategies 1985

Institute of Construction Management Detroit, MI
Numerous accredited courses 1978 to 1986

Project Experience:**GRINNELL PLACE LOFTS, Detroit, MI**

Developer and construction manager for the conversion of the former Grinnell Brothers Piano Co. warehouse, in Detroit's historic Corktown, 68,000SF, 34 condominiums

COMPUTER AND DISTRIBUTION CENTER for BCBS of MI, New Hudson, MI

Estimator and project manager for a 160,000 SF facility including corporate computer operations, warehousing and distribution.

FISHER KAHN APARTMENTS, Detroit, MI

Developer and construction manager for the restoration and renovation an historic apartment building in New Center, Detroit. 32 apartments, utilized Historic Tax Credits.

GE MATERIAL DISTRIBUTION FACILITY, Warren, MI

Estimator and project manager for an 80,000 SF building equipped with an automated retrieval system within the GE Carboly manufacturing complex.

CAROLA LOFTS; Detroit, MI

Development partner for the loft conversion development of the 7 story Carola Hotel in Detroit's Brush Park neighborhood.

DETROIT ACADEMY OF ARTS & SCIENCES; Detroit, MI

Development partner and construction consultant for a \$10 million charter school academy, restoring the former vacant & decaying St. Stanislaus Catholic High School on Detroit's near eastside.

OAKWOOD COMMONS ASSISTED LIVING FACILITY, Dearborn, MI

Project manager for the construction of a 48 bed assisted living facility within this Oakwood Hospital affiliated senior housing complex.

Community Activities:

University Cultural Center Association

Board Member 2003 to 2009

Pathway Family Centers

Board Member 1999 to 2009

Tiger Stadium Redevelopment CDC

Board Member 2006 to 2008

Active member over the years: AGC, CAM, BOMA, Rotary, Big Brothers Big Sisters

Professional References:

David Blaszkiewicz, President, Invest Detroit/Detroit Investment Fund

313-259- 6368

Sue Mosey, President, University Cultural Center Association

313-420-6000

Gerald VanAcker, COO Detroit Zoological Society

248-541-5717

Christopher Hajek, President, The Hajek Firm & NARED Inc.

248.613.9563

Scott McElrath, ncarb, leed ga

president – Dangerous Architects PC

education

University of Michigan, M arch, 1985

The Ohio State University, BS Arch, 1983

professional experience

- Dangerous Architects PC; Chelsea, MI; President; 1994 to present. Full service architectural firm. Administration, management, design, bid documents, and contract administration during construction.
- Visiting critic/juror, University of Michigan, College of Architecture and Urban Planning, 1994 to present
- Adjunct Assistant Professor, Andrews University, Department of Architecture, 1994-1995
- Robert Lee Wold Associates; Battle Creek, MI; Project Manager; 1992-1994
- Adjunct Assistant Professor, University of Michigan, College of Architecture 1993-1994
- GBKB Architects; Traverse City, MI; Associate Architect; 1990-1992
- Scott and McIntosh Architects, Edinburgh, Scotland; Project Architect; 1988-1990
- Shope Reno Wharton Associates, Greenwich, CT; Project Architect; 1985-1988

selected awards, publications, and public lectures

Michigan Blue Magazine, "Right at Home", Paladino Residence, Spring 2011

Seminar, *Restoration of Downtown Historic Buildings*, Clinton, MI. 2009

Gold Medal in Masonry Design (*Detroit Metropolitan Home Book*), 2002

East Cleveland Urban Design Charrette (Invited Participant), 2000

Parade of Homes, Holland, Michigan, 1995

Connecticut Society of Architects Award (single-family residence), 1988

Architectural Achievement Award, University of Michigan, 1985

Mussleburgh Market Street Project, Royal Institute of Scottish Architects Gallery, Edinburgh, Scotland (exhibited)

Out of Site Competition, New York League of Architects, New York City; exhibited 1990

Competition Diomedea, Clock Tower Gallery, New York City; exhibited internationally 1989:

World War II Memorial Competition, Glasgow School of Art, Glasgow, Scotland, First Place 1989

Metal Home Digest. "Sideways House Tackles Tradition Head On"; B. Fitra. March/April 2004; pp. 38-41

Ann Arbor News. "Design for Ann Arbor garage/barn is perfect match for rural environment"; R. Green. Nov 29, 2003; p. E1

Ann Arbor News. "30 years of renovations"; R. Green. Jan 4, 2003; p. E1

Jackson Citizen Patriot. "30 years of renovations", R. Green. April 18, 2002; pp. B1,5

Ann Arbor News. "Playful harmony"; R. Green. Feb 3, 2001; pp. E1,3

Jackson Citizen Patriot. "Radically harmonic"; R. Green. Feb 1, 2001; pp. B1,3

Rob Report. "10 great things about home entertainment: Ultimate convenience"; S. Castle. October 2000; 24:168-169.

Style. "48118 Main Street, USA"; M. Swoyer. Fall 2000; pp. 23-28.

Audio Video Interiors. "Michigan Tech"; K. Ritland. August 1999; cover and pp. 44-52.

Architecture. "Computers: Spinning your web page"; E. Padjen. June 1997; pp. 168-172

Qualifications for Historical Projects

Scott McElrath is the President of Dangerous Architects PC. established in 1994, is a registered architect in Michigan (since 1988), and NCARB (since 2003) He is a Certified Historical Architect as listed with the State of Michigan. Scott has designed historically sensitive restorations and rehabilitations to structures located in Michigan, Connecticut, Massachusetts, New York State, and Scotland. His mixed-use development in Musselburgh Scotland won design awards from the Scotland Society of Architects, and was exhibited at the Scotland National Gallery. He has worked with several grant structures including Community Block Development Grant (CDBG), Scenic Byways, Façade Grants, all per SHPO and Dept. of the Interior Guidelines. He has worked with National Register projects, including the Frank Residence in Chelsea, and the Towers of Irish Hills. His professional work has been published in the *Ann Arbor News*, *Jackson Citizen Patriot*, *Home Magazine*, *ARCHITECTURE* magazine, *Architectural Record*, the *Connecticut Magazine*, and *Architectural Digest*. His design work is included in a book "Architectural Detailing", published by the Whitney Library of Design.

Historically Sensitive Projects by Scott McElrath include:

- Addition/Renovation at Arbor Heights Center in Ann Arbor, a 1922 former orphanage
- Chelsea Village Municipal Offices, planned renovations, Chelsea, a 1910 brick building
- Adrian Training School in Adrian, a 1905 brick building
- Head start Classrooms in St. John Church in Jackson, a 1910 brick and stone building
- Waterloo United Methodist Church in Waterloo, addition to 1920s building
- Waterloo Township Hall, in Waterloo, addition to 1915 building
- Renovation at Winans Jewelry, Chelsea, a 1910 building
- Addition/Renovation at Cleary's Pub, Chelsea, a 1910 building
- Renovation at the Old Sylvan Township Hall in Chelsea
- Renovation at GiGi's Flowers in Chelsea
- Renovation of River Art Gallery in Chelsea
- Renovation of The Garden Mill, in Chelsea
- Alumni Center, University of Connecticut, Storrs, Connecticut
- Townhouse Renovation, Boston Massachusetts
- Multiple addition/renovation projects to 180 year old houses in Connecticut, Rhode Island, Massachusetts, and New York State.
- Northport Church, Northport. Addition/remodel.
- Traverse City Library, A Carnegie building, Traverse City
- Musselburgh Bakery, Musselburgh Scotland addition to 300 year old buildings
- Baberton Golf Clubhouse, Edinburgh Scotland, renovate 280 year old clubhouse
- Blacksheep Tavern, Restaurant/Residential Mixed Use, Manchester
- Boston University Art Gallery concept, Boston, Massachusetts
- Frank Residence, Chelsea, listed on National Register
- Hudson 200 block buildings, façade restorations to 7 downtown buildings
- Hudson 300 block buildings, 8 façade restorations per SHPO standards
- The Broadway, Design for façade renovation to men's clothing store, Detroit, MI.
- Clinton Façade Project. Designs for 8 façade restorations in downtown Clinton, MI.
- Towers of Irish Hills, stabilization design for towers, built in 1924, on National Register.

Longworth Building Redevelopment

Preliminary Development Schedule

