



FROM CONCEPT THROUGH COMPLETION

Facility Planning Report

FOR



**500 EAST SECOND STREET
ROCHESTER, MICHIGAN**

May 1, 2012

**500 East Second Street
Rochester, MI
Facility Planning Report**



May 1, 2012

Table of Contents

Executive Summary	Section I
Existing Facility Condition Assessment	Section II
Preliminary Layout and Use Narrative	Section III
Economic Feasibility Summary	Section IV
Preliminary Timeline	Section V
Reference Photos	Section VI

Section I



May 1, 2012

Mr. Ronald Jewell
Executive Director
Rochester Avon Recreation Authority
108 E. Second Street
Rochester, MI 48307

**RE: RECREATIONAL FACILITY ADAPTIVE REUSE
ROCHESTER, MICHIGAN**

Dear Ron,

Thank you for your continued consideration of Cunningham-Limp for the proposed relocation of the Rochester Avon Recreation Authority (RARA). As you are aware, we have undertaken several activities in evaluating past facilities and now the 500 East Second Street facility in the City of Rochester.

The enclosed planning report has been created to assist in making the decision to invest in an existing building and enable RARA to bring your program activities into one location. Over the past few weeks, our efforts have included several tours and inspections of the 500 E. Second Street Facility, developing preliminary space planning documents, assisting in acquisition items, and meeting with the City Staff to understand any complicating factors associated with repurposing an former manufacturing facility.

Within this planning report, you will find a summary of the existing building conditions, preliminary architectural plans, an economic feasibility budget, a narrative describing the proposed areas to be improved, and a schedule of activities leading up to occupancy. We have completed this report in an accelerated manner, understanding the importance of obtaining the necessary approvals needed to facilitate the next steps towards acquisition.

While it is understood that the budget restrictions will be similar to the previous effort, resulting in a mutual prioritization of objectives, additional attention will be required to facilitate the schedule objectives. As almost two months has passed from the time our initial report was completed, the end date of August 15, 2012 has

Mr. Ronald Jewell
Rochester Avon Recreation Authority
May 1, 2012
Page 2 of 2

not changed. In addition to this fact, it is recommended that dialogue commence with your existing landlord to identify the conditions for month to month rental terms, in the event they are needed.

Ron, thank you again for your time, interest, and consideration of the Cunningham-Limp team for this exciting project. We are looking forward to the prospect of joining you and RARA in this interesting undertaking. We are prepared to immediately address any questions or comments you have.

Sincerely,
CUNNINGHAM-LIMP COMPANY



Samuel J Ashley, Jr.
Vice President, Pre-Construction Services



Section II

Rochester Avon Recreation Authority
Facility Condition Assessment
May 1, 2012
500 E. Second Street
Rochester, Michigan

Rochester Avon Recreation Authority (RARA) has indicated that the facility they are currently occupying is insufficient to accommodate their growing needs and is looking to procure a facility that can be used to satisfy all current demand and provide additional functionality including, but not limited to, a gymnasium, multipurpose room, larger dance studios, high capacity storage and formal office space for both general and dance studio personnel. Accordingly, Cunningham-Limp has conducted, and herein provided, a macroscopic assessment of the condition of the prospective facility and its relative surroundings.



BUILDING SITE

The parking amenities at the facility appear to be in good to fair condition with the exception of a few small areas that will simply require routine maintenance. The current parking lot surface is worn and proper parking space striping will need to be provided prior to occupancy. Based on a rough measurement approximately 81 parking spaces have been utilized on site. As the present zoning for this site is I-1 and the property will need to be re-designated per the City ordinance more spaces may be required. Along the Second Street Right of Way (ROW), improved landscaping has been installed and has been well maintained. Both access points to the site are located off of Second Street. Pending the final programming of the facility, it may be advised to consider single access and egress usages for these drives. This will result in an improved internal flow of traffic and should minimize any impact on queuing into Second Street. At the western portion of the truck loading dock, the access platform is failing and will need to be reconstructed or replaced. The stormwater drainage is directed into a swale located along the southern boundary adjacent to the recreation trail. A maintenance plan should be established to prevent long term overgrowth.



In addition to the main parking lot, there is additional loading capacity along the west and south property boundaries. While these areas may not be ideal for parking, they could be utilized for deliveries and emergency access. At the southwest corner of the site, there are two (2) overhead doors. Both are grade doors, but one access is transitioned by an internal ramp inside the building. Along the east section of the hi-bay space, there are dock high overhead doors. The dock infrastructure appears to be in good to fair condition with exception to the exterior stairs.

BUILDING ENVELOPE

The exterior of the building is composed of insulated structural and architectural masonry. There is a decorative brick façade on the north elevation to the office which is in excellent condition. Newer energy efficient glazing has been installed on this façade as well. This glazing is in good condition and no obvious defects were observed. The remainder of the façade is painted single width structural block. Upon review of the façade, no structural cracking was noticed. There are a few minor penetrations in the block observed at the south elevation. These penetrations do not create a structural concern, but should be sealed to prevent moisture penetration. As much of the facility was designed for light industrial usage, an energy study should be conducted to evaluate optimal performance based on the final programming.



STRUCTURAL

The building's structure consists of structural steel framing and CMU block walls. The CMU walls range in height from twenty foot tall to fourteen foot tall, depending on location. The structural steel is in good condition with no signs of abuse from operations and the block wall, where visible, is in excellent shape as well. The visible portion of the concrete slab in the facility also appears to be in good condition with no evidence of failure or severe cracking. Based on the age of the facility and the use, there is a high probability that the slab on grade is in excess of 6" thick. This can be confirmed once demolition begins.



INTERIOR SPACES

The current office space located at the north section of the building is newly renovated and has been well maintained. It consists of multiple restroom groups, six offices, a reception areas and a formal conference room. The finishes installed in this area are durable and should last for over the next ten years. The balance of the interior space is open hi-bay space. Ceiling clear heights range from 13' to 20' clear. The hi-bay space is internally separated into four (4) main quadrants. Of the four areas, three of these spaces have a combination of windows and skylights. During our walkthrough, many of the interior lights were turned off, yet the interior illumination levels were metered above 40 foot candles. Many of the areas with natural lighting can be programmed into the proposed redevelopment. Within the hi-bay space there are two mezzanines that have been used for miscellaneous storage and use. As a result of the redevelopment, more restroom fixtures will be required. It is advised that these fixtures be located near existing sanitary.



MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS

Mechanical System

Currently the building's office spaces are being conditioned by packaged furnace and condenser units. The warehouse space only has heating and ventilating capacity provided via gas fired unit heaters and through-wall ventilation fans. As a result of the new programming, new HVAC systems will be required to provide code required conditioning and ventilation. With the areas separated by the existing masonry walls, new systems can be easily implemented to provide new applications.

Electrical System

The current building contains a 2,000 AMP, secondary, 3-phase service which will support the newly proposed facility. The warehouse lighting consists of 2' x 4' high efficient fluorescent fixtures. These fixtures can be reused for future purposes and will provide optimal energy consumption ratings. The current building fire alarm is in good working condition, but will need to be adapted for the new proposed use.

Plumbing System

The existing water service and copper branch piping is in good shape and should be sufficient to accommodate the requirements of the new facility. The lines are not insulated and will need to be, should the build out proceed. It is recommended that all plumbing fixtures be removed and replaced by code compliant low-flow fixtures as the current fixtures are dated. The existing roof storm drainage system is constructed of PVC piping and will need to be insulated in areas that area programmed to receive plenum return HVAC systems. During our inspection all of the internal roof conductors were in working condition.

Fire Protection System

The current fire protection system is an ordinary hazard system, is in good working condition, and is appropriately sized to accommodate the proposed build out. The branch lines of the system may need to be reconfigured according to the final design, but these modifications will be relatively minor.

PRELIMINARY BUILDING CODE AND ZONING ORDINANCE EVALUATION

Building Code

The building would require a 'change in use' from Business/Factory/Storage use to Business and Assembly use. Review of the building code and confirmation from the Building Department will allow the 'change in use.' This change of use would require the entire building to conform to current building codes for Barrier Free (ADA) access and updated restroom fixture counts based on new occupancy requirements. Additionally, the building will need to be brought up to current energy code requirements. A formal energy model will need to be created to validate what improvements should be made.

Zoning Ordinance

The proposed use of the building is different than the existing zoning designation of I-1. After reviewing the ordinance with City Staff, the facility use can be amended by submitting for Site Plan Approval, Special Exception. The Special Exception is necessary to evaluate the proposed parking requirements with City Staff.



Section III

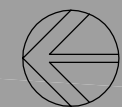


MAIN FLOOR PLAN

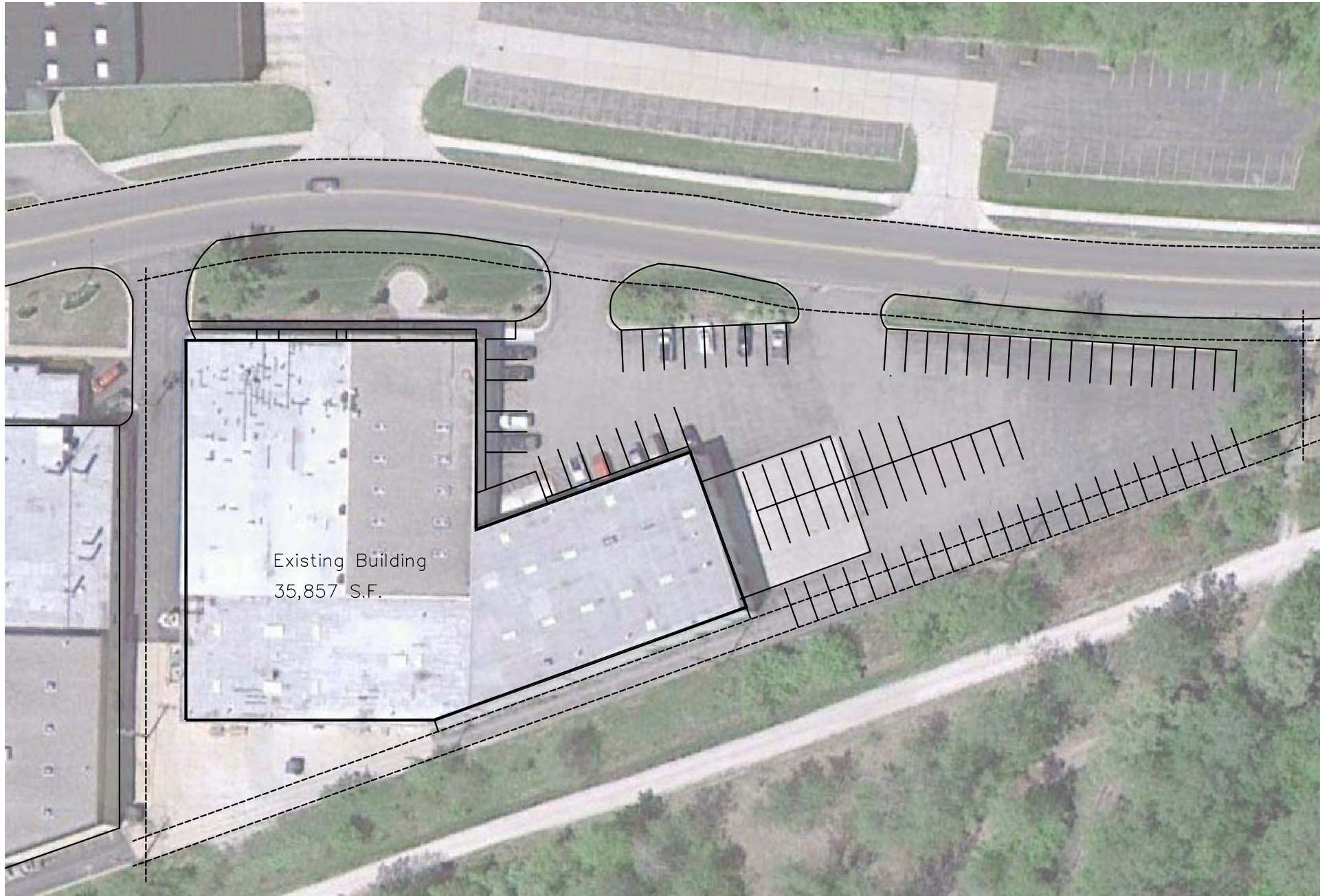
ROCHESTER AVON RECREATION AUTHORITY

500 E. Second Street

April, 2012



SCALE = 1/32" = 1' = 0"



Existing Building
35,857 S.F.

PROPOSED SITE PLAN

Building Data

AREA 2
MEZZANINE
3,114 SF

Mezzanine Level

AREA 1
BUSINESS B
3,114 SF

AREA 3
ASSEMBLY A-3
13,302 SF

AREA 4
ASSEMBLY A-3
18,284 SF

Lower Level

CODE COMPLIANCE:
2009 MICHIGAN BUILDING CODE
ROCHESTER AVON RECREATION AUTHORITY (RARA)
PROPOSED SEPARATED MIXED-USE, FULLY SUPPRESSED BUILDING. AREA
1 BUSINESS B AND AREA 3 & 4 ASSEMBLY A-3.

PARKING REQUIREMENTS
Office 16416 S.F./300 = 54
ASSEMBLY 365 PERSONS/4 = 91
145 SPACES REQUIRED

PROJECT SUMMARY
RENOVATION OF AN EXISTING FULLY SUPPRESSED INDUSTRIAL / MANUFACTURING BUILDING INTO A RECREATION FACILITY WITH SUPPORT OFFICE FUNCTIONS.
MINOR STRUCTURAL CHANGES ARE PROPOSED. OPENING OF WALLS AND REMOVAL OF COLUMNS SUPPORTS PROPOSED.
PROPOSED USE GROUP CHANGE FROM F-1 TO B/E AND A-3.

CODE COMPLIANCE:
2009 MICHIGAN BUILDING CODE

OCCUPANCY CALCULATIONS (TABLE 1004.1.1)

UPPER LEVEL
AREA 1 STORAGE 3,114 SF/300 G = 10 PERSONS

LOWER LEVEL
AREA 2 BUSINESS 3,114 SF/100 G = 31 PERSONS
AREA 3 BUSINESS 13,302 SF/100 G = 133 PERSONS
AREA 4 ASSEMBLY 18,284 SF/50 G = 365 PERSONS
TOTAL OCCUPANCY 539 PERSONS

CONSTRUCTION TYPE (TABLE 601) 2A
HEIGHT AND AREA LIMITATIONS (TABLE 503)
A-3 3 Stories < 55'; 15,500 SF 1 STORY, 25' EXISTING

AREA MODIFICATIONS (504.2)
 $A = A_1 + \left(\frac{A_2}{100}\right) + \left(\frac{A_3}{100}\right)$
 $15,500 + [15,500 \times .00125] + [15,500 \times 2]$
 $= 46,519$ ALLOWABLE

AREA INCREASE FOR FRONTAGE
 $I_f = [F/P - 0.25] / W / 30$
 $1,150 / 1,150 - 0.25 / 20 / 30$
 $I_f = .00125$

FIRE RESISTANCE RATING Table 601 2A

Building Elements

Primary Structural Frame → 1 hour
columns, members directly connected to columns, roof construction directly connected to columns, bracing members that are essential to vertical stability of the primary structural frame

Bearing Walls

Exterior → 1 hour
Interior → 1 hour

Non Bearing Walls

Exterior
5' separation distance → 1 hour
5'-10' separation distance → 1 hour
10'-30' separation distance → 0 hour
Interior → 0 hour

Floor Construction → 1 hour
Roof Construction → 1 hour < 20' a.f.f.

BUILDING COMPLIES

Egress Requirements
539 Persons x .3 = 162"

CODE COMPLIANCE:
2009 MICHIGAN PLUMBING CODE
Plumbing Fixtures Areas 1&2 (Based on B Total Occupancy of 41)

Fixture Type	Required	Provided
Water Closets		
Male/ Female:	41/25 = 2	4 PROVIDED
Lavatories	Male/Female: 41/ 40 = 1 Req'd	4 PROVIDED
Drinking Fountains:	1 per 100 = 1 Service Sink Req'd	EA. PROVIDED

Plumbing Fixtures Area 3&4 (Based on A Total Occupancy of 498)

Fixture Type	Required	Provided
Water Closets		
Male:	249/ 125 = 2 Female: 249 /65 = 4	
Lavatories:	Male/Female: 498/200 = 2 Req'd	
Drinking Fountains :	1 per 500 = 1 Service Sink Req'd	



Rochester Avon Recreation Authority

Projected Use Narrative

May 1, 2012

500 E. Second Street
Rochester, Michigan

The following is a description of the new features and functions, which have been anticipated for the facility, which follows the layout of the proposed floor plans enclosed herein.

Existing Office Area

In the office space, which currently exists at the front of the facility, we have anticipated only code-required signage for exiting and occupancy. This is due to the current condition of the office space. As noted in the condition assessment, this space was renovated in 2008 and all of the finishes are in excellent condition.

Preschool and Multipurpose Neighborhood

The space located in the northwestern quadrant has been programmed to accommodate the multipurpose and preschool functions. This space is self-contained within the existing perimeter masonry walls. New full height interior partitions will be constructed to deck to create the specific rooms identified on the space plan. Pediatric fixtures will be provided for the restroom adjacent to the Preschool Room. The spaces will receive new carpet, the restrooms will receive VCT, and the walls will be painted throughout. The floor of the Preschool Room will be clad with carpet on one-half and VCT on the other to allow for various activities to take place. New 2'x4' high, efficiency fluorescent fixtures with acrylic lenses shall be placed within this space. The current mechanical system will be replaced to meet the needs of the new floor plan and code required ventilation and air conditioning requirements. New air grills and diffusers will be provided. The current fire protection system will remain and be modified to accommodate the new layout.

Dance Room Neighborhood

Adjacent to the Dance Office will be the Dance Rooms. There is sufficient space available to provide four (4) rooms each forty-five feet long with widths of twenty and twenty-five feet. The rooms will contain sprung wood floors. The ceilings will be 2'x4' acoustical tiles at 12' with 2'x4' high efficiency lighting. Each room will contain its own split HVAC system and will have independent temperature control. Viewing windows will be provided at each room and the doors to the rooms will be wood with hollow metal frames. The walls and ceiling will be insulated for sound abatement and the walls will be finished with paint. All mirrors and dance related equipment will be relocated by RARA from the existing facility. An extension of the current fire suppression system will be provided to protect these rooms.

Lobby, Reception and Classroom Areas

The Lobby, Reception and Classroom areas that are located in the northeast quadrant will receive a new glass vestibule with four (4) sets of double glass doors. Tile flooring will be provided in the vestibule, carpet will be provided in the Lobby and Reception area, and VCT will be provided throughout the hallways. The walls will be finished with paint. New full height partitions shall be constructed to demise the interior rooms. An allowance has been provided for the reception desk. This area will also receive 2'x4' high efficiency fluorescent lighting with acrylic lenses. A new packaged HVAC unit will serve this area and the classrooms. An extension of the current fire protection system will be provided to protect these areas.



Gymnasium

The Gymnasium will feature a Mondo Court surface, which is a pressed vinyl floor with an opaque non-slip surface. The floor will have a transparent polyurethane finish and will be striped as required. The CMU portion of the walls will be painted as well as the structural steel. Four stationary basketball hoops will be installed and will be supported by the overhead structural steel. The Gym will have a dedicated packaged HVAC unit, and the current lighting will be reconfigured and upgraded with cages. The east side of the Gymnasium will contain an Equipment Storage room spanning 78'x11' providing for ample miscellaneous storage.



Section IV

Rochester Avon Recreation Authority
Economic Feasibility Summary
500 E. Second Street, Rochester, Michigan
May 1, 2012

Proposed Improvements:	Estimated Cost	Cost / SF
Phase I Improvements		
Site Work:		
Sealcoat and Stripe Parking Lot	\$ 11,500	\$ 0.32
Minor Surface Patching	2,500	0.07
Directional Signage	1,000	0.03
Site Work Subtotal:	\$ 15,000	0.42
Interior Improvements:		
Code Compliance Items	25,000	0.70
Preschool and New Restrooms Area	183,000	5.10
Dance Studio Area	210,000	5.85
Construct Multipurpose and (1) Basketball Court	80,000	2.23
Subtotal of Interior Improvements:	498,000	13.88
Subtotal of Phase I Improvements:		
Municipal and Permit Fee Allowance	5,000	0.13
Design for Complete Project:	28,000	0.74
Design and Construction Contingency:	20,000	0.53
Phase I Preliminary Total:	\$ 566,000	\$ 15.78
Suggested Range for Planning Purposes:	\$525,000 - \$575,000	\$14.64 - \$16.03
Phase II Improvements:	\$350,000 - \$375,000	\$9.76 - \$10.45
<i>To be completed once funds area available:</i>		
Construction of Future Main Entrance & Lobby		
Full Buildout of Basketball Area		
Reprogram Multipurpose and Class Room Areas		

Notes:

RARA shall provide equipment, furniture and data/computer systems
Budget is based on 2nd quarter market rates.

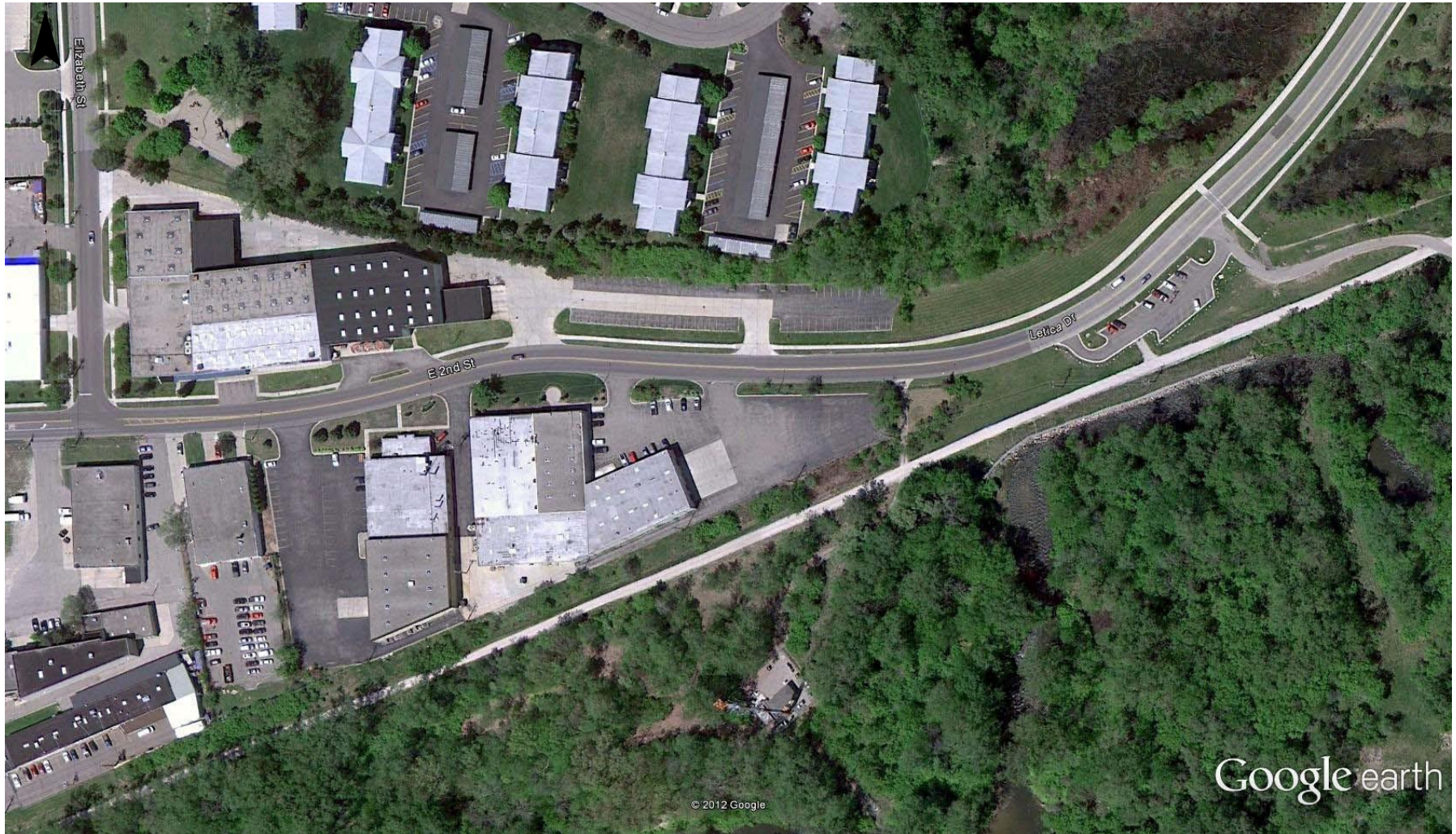
Section V

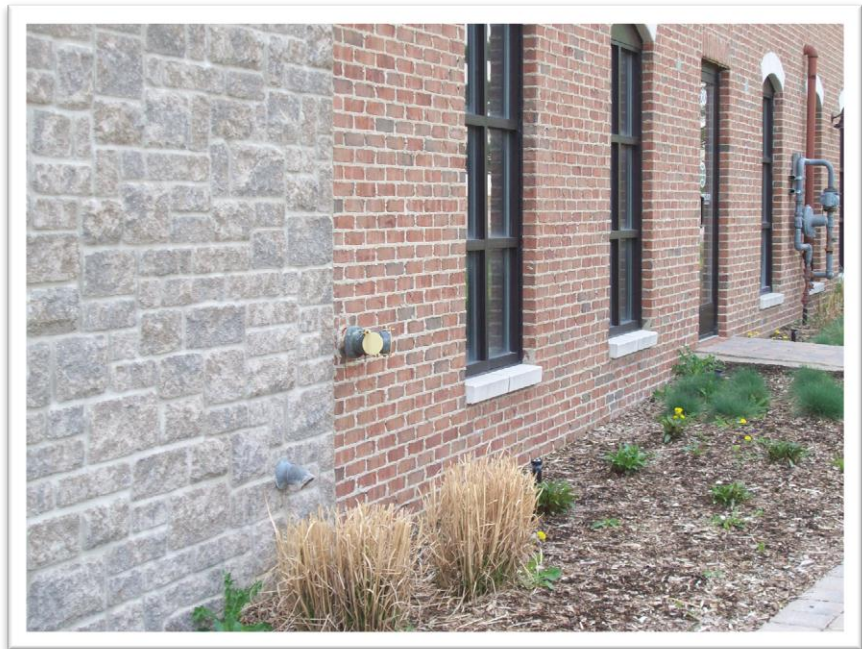
**Rochester Avon Recreation Authority
Preliminary Timeline
500 E. 2nd Street
May 1, 2012**

ID	Task Name	Start	Finish	Duration	May 2012							June 2012							July 2012							August 2012							Sept													
					30	3	6	9	12	15	18	21	24	27	30	2	5	8	11	14	17	20	23	26	29	2	5	8	11	14	17	20	23	26	29	1	4	7	10	13	16	19	22	25	28	31
1	Pre-Construction and Capital Planning Activities	Mon 4/30/12	Mon 6/25/12	39 days																																										
2	Submit Application for Site Plan Approval	Mon 4/30/12	Mon 4/30/12	0 days																																										
3	RARA Board Review Adaptive Reuse Report	Fri 5/4/12	Fri 5/4/12	0 days																																										
4	Rochester Hills Council Meeting	Mon 5/7/12	Mon 5/7/12	0 days																																										
5	City of Rochester Council Meeting	Thu 5/10/12	Thu 5/10/12	0 days																																										
6	Targeted Execution of Purchase Agreement	Fri 5/11/12	Fri 5/11/12	0 days																																										
7	Notice for CL - design to proceed	Mon 5/14/12	Mon 5/14/12	0 days																																										
8	City of Rochester Planning Commission Approval	Mon 6/4/12	Mon 6/4/12	0 days																																										
9	City of Rochester City Council Approval	Mon 6/11/12	Mon 6/11/12	0 days																																										
10	Acquisition due diligence	Mon 5/14/12	Fri 6/22/12	30 days																																										
11	Targeted Closing	Mon 6/25/12	Mon 6/25/12	0 days																																										
12																																														
13	Design and Planning	Fri 5/11/12	Thu 6/14/12	25 days																																										
14	Complete Architectural Plans	Fri 5/11/12	Thu 6/14/12	25 days																																										
15	Finalize Interior Finishes	Mon 6/4/12	Thu 6/14/12	9 days																																										
16	Update Conceptual Budget	Thu 5/24/12	Wed 5/30/12	5 days																																										
17	Value Engineering / Deferment Identification	Mon 6/4/12	Wed 6/13/12	8 days																																										
18	Subcontractor Bidding	Thu 5/31/12	Mon 6/11/12	8 days																																										
19	Prepare final budget and schedule	Thu 6/14/12	Thu 6/14/12	1 day																																										
20																																														
21	Permitting	Wed 6/13/12	Wed 6/20/12	5 days																																										
22	Submit Plans to Building	Wed 6/13/12	Wed 6/13/12	0 days																																										
23	Targeted Full Building Permit	Wed 6/20/12	Wed 6/20/12	0 days																																										
24																																														
25	Construction Activities	Thu 6/21/12	Tue 8/14/12	39 days																																										
26	Mobilization and Set Up	Thu 6/21/12	Fri 6/22/12	2 days																																										
27	Begin Construction	Mon 6/25/12	Mon 6/25/12	0 days																																										
28	Demolition	Mon 6/25/12	Wed 6/27/12	3 days																																										
29	Interior Partitioning	Thu 6/28/12	Tue 7/10/12	10 days																																										
30	Rough MEPs and /Fire Protection	Mon 7/2/12	Fri 7/20/12	15 days																																										
31	Board and finish walls	Fri 7/13/12	Thu 7/26/12	10 days																																										
32	Flooring	Fri 7/27/12	Thu 8/2/12	5 days																																										
33	Finishes	Fri 8/3/12	Thu 8/9/12	5 days																																										
34	Final Inspections	Tue 8/7/12	Mon 8/13/12	5 days																																										
35	Substantial Completion Phase I	Tue 8/14/12	Tue 8/14/12	0 days																																										
36																																														
37	Owner Activities	Thu 8/2/12	Wed 8/15/12	10 days																																										
38	Low Voltage/IT	Thu 8/2/12	Wed 8/15/12	10 days																																										
39	Equipment Installation	Thu 8/2/12	Wed 8/15/12	10 days																																										

A phased delivery may be required pending project delivery method.

Section 6





500 East Second Street
Rochester, Michigan

Interior

