

# SMITHGROUP

July 14, 2022

Jennifer Hall, Executive Director  
Ann Arbor Housing Corporation  
727 Miller Avenue  
Ann Arbor, MI 48103

**Re: Budget Summary for Programming Validation, Schematic Design and Site Plan Professional Services Budget Estimate | 350 South Fifth Avenue, Ann Arbor, MI**

Hi Jennifer –

Thanks for the chance to connect with you today and to share the professional services budget estimate for 350 South Fifth Avenue. Below please see a summary of the related budget items.

<b>Site Plan Prof Services</b>	<b>\$105,000</b> <i>(Site Plan development, to support Site Plan Approval and alignment with the Schematic Design)</i>
<b>Programming Validation</b>	<b>\$27,000</b> <i>(Validating/testing overall program developed during pre-entitlement, to ensure efficiency, and inform quantities for supporting systems, and code compliance and life-safety)</i>
<b>Main Schematic Design</b>	<b>\$539,000</b> <i>(Overall architectural exterior, interior spatial design and configuration, as well as structural, mechanical, electrical and plumbing systems, as well as specialty systems, fire protection, code compliance and life-safety and net/gross floor area calculations)</i>
<b>Supporting Specialties</b>	<b>\$75,000</b> <i>(Specialty systems design and configuration, including lighting, vertical conveyance, hardware and low-voltage/technology, as well as cost estimation)</i>

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**Total** **\$746,000**

Assumes 360 housing units, 283,000gsf, reflecting the Planned Unit Development submission.

Please let me know if you have any questions.

Sincerely,



Dan Kinkead, AIA  
Principal | SmithGroup