

MEMORANDUM

TO: Steven D. Powers, City Administrator

FROM: Sumedh Bahl, Community Services Area Administrator

DATE: November 11, 2015

SUBJECT: Possible Relocation of the Arthur Miller House

City Council directed the City Administrator by resolution no R-15-340 on October 19, 2015 to report by November 13, 2015 on the feasibility of acquiring the Arthur Miller House (439 S Division) and to relocate at Liberty Plaza. The resolution also asked for the cost of relocation, potential funding sources and the future costs for managing the house.

Ilene R. Tyler and Susan Wineberg inspected the subject building on August 25, 2015 and documented the existing condition of the subject building and is attached as Appendix A - Documentation and Recordation Report prepared by Ilene R. Tyler and Susan Wineberg. Their report is very informative. To ensure that this house can be moved and that it can be used by public after relocation at the Liberty Plaza, City staff and the City's Interim Building Official performed a visual inspection of the building in November 2015 to assess compliance with Michigan Building Codes and the condition of building systems. The subject building is currently non-compliant with the Building Codes including accessibility and barrier free design requirement for ADA compliance. The building needs new electrical and HVAC system. The condition of the building plumbing could not be verified and is assumed to be functional. Roof appears to be in a good condition, and a check of City's permitting records indicates that the roof may have a remaining service life between 5-10 years.

The configuration of Liberty Plaza presents a higher degree of challenge to place the Arthur Miller House at this location and the cost of site work and building foundation will be higher than that for a less challenging site. City's drinking water is available at Liberty Plaza site but it needs sanitary and electrical to service the relocated building.

City staff also contacted a company, in the business of relocating buildings and have relocated a few buildings recently, to determine if the house could be moved from 439 S. Division to the Liberty Plaza. This company states that the house can be relocated and has provided an estimated cost for this relocation. The budgetary estimate for relocation is attached as Appendix B – Wolfe House and Building Movers' Estimate for Relocation

Estimated cost of relocation and having a functional relocated building at the Liberty Plaza is \$380,000. Breakdown of these estimated budgetary costs are below in Table 1 - Estimated Cost of Relocation and Building Renovations for 439 S. Division.

Discussions with the University of Michigan have indicated that there may be a possibility of very limited funding from the University of Michigan for this relocation. Discussion with DDA suggests that this project will be competing with requests by other projects for limited available funding. There may be other organizations funding such relocations, but staff needs more time to explore those potential opportunities.

The funding for the Liberty Plaza construction in 1977 included various sources including CDBG funds. At this time staff is unable to locate the documents associated with CDBG funds to review any specific requirements and use restrictions for this site. Additional search for locating the CDBG funding documents is suggested if City proceeds with acquiring and relocating the Arthur Miller House to the Liberty Plaza.

TABLE 1 – Estimated Cost of Relocation and Building Renovations for 439 S. Division

Description	Sub Cost	Cost
Relocation		
Contracted services for moving building	\$80,000	
Temporary traffic signal relocation and street tree care	\$17,000	
Relocation Costs		\$97,000
City Utilities Connections		
Sewer Tap Charges	\$582	
Sewer capital recovery Charge	\$5,982	
Contractor cost to construct sanitary lead	\$35,000	
City Utilities Connection Costs		\$41,500
Foundation and Site Work Costs	\$50,000	\$50,000
Building Renovation and Building Codes Compliance		
1 st floor internal demolition, remodeling and addition of a male and a female bathroom	\$55,000	
2 nd floor internal demolition and remodeling	\$15,000	
HVAC	\$15,000	
New electric service and wiring	\$10,000	
Building Renovation and Construction Codes Compliance Costs		\$95,000
Engineering, design and city approvals (20% of Building and site work)	\$30,000	\$30,000
Project management cost (10% of project cost)	\$32,000	\$32,000
Contingency (10%)	\$34,550	\$34,500
Estimated Relocation and Building Renovation Costs		\$380,000*

*These costs assume that the 1st floor and 2nd fl has the same usage and there is no need of elevator. If the use of two floors is different, then an elevator will need to be provided and the estimated cost be updated . These costs also do not include any outside building work such as painting, roof replacement, etc. as it is not warranted based upon the visual inspection.

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