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ANN ARBOR, MICHIGAN
48104-2131

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ANN ARBOR
CITY CLERK

FEB 21 17

TIME: _____

February 13, 2017

Ann Arbor City Clerk
301 E. Huron St
Ann Arbor, MI 48104

Ladies/Gentleman:

I am representing the Michigan Theater Foundation, Inc., in an attempt to secure a Development District Liquor License in the City of Ann Arbor, and am pleased to enclose the following documents:

1. City of Ann Arbor Redevelopment Liquor License Pre-Application Questionnaire, with the following attachments:
 - A. Supporting financial information demonstrating the amount expended for the restoration of the building that will house the licensed premises exceeds \$75,000.
 - B. A proposed floor plan for the premises.
 - C. Attachment expanding on question 6. of the Pre-Application Questionnaire.
 - D. A statement that demonstrates the Michigan Theater Foundation, Inc.'s attempt to secure a Class C. Liquor license, and the supporting documentation.

2. City of Ann Arbor Application for New Licenses, with the following attachments:

2017 FEB 21 AM 11:08

REC'D
CITY CLERK
CITY OF ANN ARBOR

CONLIN, McKENNEY & PHILBRICK, P.C.

February 13, 2017

Page 2

- A. Copy of Articles of Incorporation, and two Certificates of Amendment to the Articles of Incorporation.
 - B. The last filed annual report.
 - C. The names and addresses of the corporate officers.
3. Local Government Approval Form (LCC-106).

Please let me know if you need any additional material or support for the Michigan Theater Foundation Inc.'s application and I look forward to hearing from you.

Very Truly Yours,



Michael C. Crowley

Enclosures



CITY OF ANN ARBOR REDEVELOPMENT LIQUOR LICENSE PRE-APPLICATION QUESTIONNAIRE

Instructions to Applicants: If you are applying for a City of Ann Arbor Development District License, within the Downtown Development Authority Area (see map), this form must be completed prior to filling out the City of Ann Arbor New Liquor License Application Form. The new application form will not be accepted without a completed pre-application questionnaire. **Please include copies of two pieces of personal identification.**

Please indicate, by checking YES or NO, if your establishment meets the following criteria.

1. Is the business to be licensed within the geographic boundaries of the City of Ann Arbor Downtown Development Authority District? Yes No (Please indicate proposed location on the attached map.)

Complete name and address of business to be licensed Michigan Theater Foundation, Inc.
Personal Property ID (for existing businesses) N/A
603 E. Liberty, Ann Arbor, MI 48104

2. Applicants for development district licenses, must demonstrate to City of Ann Arbor and the Michigan Liquor Control Commission (MLCC), at the time of investigation, that the amount expended for the rehabilitation or restoration of the building that houses the licensed premises shall be not less than \$75,000 over a period of the preceding five years or a commitment for a capital investment of at least that amount in the building that houses the licensed premises, which must be expended before the issuance of the license. At the time of application, can your business demonstrate this requirement?
 Yes No (Please attach supporting financial information for verification.)
3. Will the licensed business engage in dining, entertainment or recreation, that is open to the general public, with a seating capacity of not less than 25 persons? Yes No (Please attach current or proposed floor plan that supports seating capacity.)
4. Will the licensed business generate 50% or more of its revenue from food and non-alcoholic drink sales? Yes No
5. What type of on-premise sales are you interested in applying for? Check all that apply. (Checking the boxes does not guarantee award of any or all categories.)
 Beer Wine Spirits (hard liquor)
6. Please describe (on an attached sheet) how your business will do the following, if issued a license:
 - i. Prevent deterioration in the DDA district and promote economic growth by:
 - a. creating new employment opportunities
 - b. adding new tax value through the purchase of new equipment and/or building improvements
 - ii. Represents a desired land use as determined by the City's area master plan and zoning requirements.
 - iii. Contribute to the mix of dining/drinking, entertainment and recreational existing establishments (describe unique characteristics)

[Signature]
 Signature of Applicant

2-13-17
 Date

Russell B. Collins
 Printed Name

If any of the above questions have been answered NO, the applicant is not eligible to apply for a Development District License as designated under Michigan State Law (Public Act 501 of 2006). Applicants that cannot meet the minimum criteria will not be considered by the City of Ann Arbor. Do NOT fill out an application.

If all of the above questions have been answered YES, the applicant is eligible to apply for a Development District License. The next step in the application process is to fill out the City of Ann Arbor application form. Attach this completed form to the application and submit with \$150 application fee to the Ann Arbor City Clerk, 301 E. Huron St, Ann Arbor, MI 48104. Fax Number – 734-994-8296. Phone No. – 734-794-6140. A \$600 license fee is due upon approval.

To inquire about other licensing opportunities, including transfers of existing Class C licenses, please contact the Michigan Liquor Control Commission directly. All transferred licenses begin at the State level. MLCC On-Premises Licensing Division - 517-322-1400.



CITY OF ANN ARBOR
APPLICATION FOR NEW LICENSES

ANN ARBOR
CITY CLERK

FEB 21 17.

TIME: _____

Date: 02/13/2017

Instructions: This application must be completed and returned with a \$150 application fee for each license before it can be considered. All answers must be typed or printed. Sign the completed form in ink and return to the City Clerk, 301 E. Huron St., Ann arbor, Michigan 48104. MAKE ALL CHECKS OR MONEY ORDERS PAYABLE TO THE CITY OF ANN ARBOR, MICHIGAN.

1. Applicant identification-all applicants
Name of individual, partnership, corporation or limited liability company who will hold the license: Michigan Theater Foundation, Inc.
Contact Person Name: Stephen T. Crowley, Cheif Operations Officer
Business Street Address: 603 E. Liberty
Street Address: 603 E. Liberty
City/State/Zip Code: Ann Arbor, MI 48104
City/State/Zip Code: Ann Arbor, MI 48104
Township:
Business Phone No. (734) 668-8397
Home Phone No. ()

2. Nature of Application - (Check all that apply)
Retail Applicants
Manufacturer or Wholesale Applicants

3. Retail Applicants - (Please identify all permits being applied for with this license application)
3a. Check Type of License
SDM
Class C
A Hotel
B Hotel
Tavern
Club
SDD
Redevelopment
Other:
3b. Check Type of Permits
Sunday Sales
Add Bar
Entertainment Sales
Outdoor Sales
Before / After Hours For:

4. New Manufacturer or Wholesale Applicants
Wine Maker
Small Wine Maker
Wine Maker Tasting Room
Micro Brewer
Small Distiller
Manufacturer of Spirits
Industrial Manufacturer
Warehouse
Brewpub
Outstate Seller of Mixed Spirit Drinks
Outstate Seller of Wine
Outstate Seller of Beer
Other:

5. Proposed Licensed Address:
233 S. State Street, Ann Arbor, MI 48104

6. Briefly describe the business, for example - Drug Store, Restaurant, Party Store, Wholesaler, Wine Maker, etc.
The State Theater is a historic theater that has provided cultural and entertainment value to the City of Ann Arbor for over 75 years.

7. This proposed licensed business will be owned by: (check one)
 Me as the individual owner The named corporation The named liability company
The following partners (indicate limited partners with an "L" before their name)
Partnership Information: (attach additional sheet if necessary)

Name of Partners	Home Address	Telephone Number

* All partners may be required to complete and submit additional information as part of the application review process, by completing this application applicant agrees to comply with any such requests.

8. Personal Information – Individual Applicants and Partnership Members Only
Date of Birth _____ (required to confirm applicant is over 21 years of age)

If you are not a US Citizen – Are you a registered alien? Yes No Or, do you have a Visa? Yes No
Full name of spouse: _____

Have you ever legally changed your name? Yes No If Yes, from _____ to _____
Have you been known by other names? Yes No List Names: _____

Have you ever been convicted of a criminal offense, including alcohol related infractions (exclude traffic citations)?
 Yes No If Yes, please list charge, date of conviction, location and disposition below.
(Use additional sheet if necessary.)

CHARGE	DATE	PLACE	DESCRIPTION
_____	_____	_____	_____
_____	_____	_____	_____

List your former occupations for the past 3 years:

DATE (to/from)	OCCUPATION	EMPLOYER NAME AND ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____

I or my spouse previously held or now hold interest in the following licenses for sale of alcoholic beverages as sole licensee, partner or corporation:

NAME OF LICENSE	TYPE OF LICENSE	LOCATION	DATE
_____	_____	_____	_____
_____	_____	_____	_____

Do you or your spouse hold any law enforcement powers including powers of arrest? Yes No

9. Limited Partnership Applicants Only – is the limited partnership authorized to do business under the laws of Michigan?

Yes

No

Date authorized: _____

10. Corporate & Limited Liability Company Applicants Only -

Attach copy filed or proposed Articles of Incorporation, last annual report/statement filed & attach copy of stock options.

Corporate/LLC Name:

Michigan Theater Foundation, Inc.

Incorporation/Organization date:

02/27/1979

Incorporated/Organized in what State?

Michigan

Michigan Authorization date:

Not Applicable

Name, Address, Phone Number of Resident Agent:

Russell B. Collins

(Check one of each)

Profit

or Nonprofit

Public

or Private Corporation

Corporation

Date last annual report/statement filed with Michigan Corporation and Securities:

Corporate Officers	Name	Address	Phone Number
President	SEE ATTACHED	_____	_____
Vice-President	_____	_____	_____
Secretary	_____	_____	_____
Treasurer	_____	_____	_____

11. Corporations and Limited Liability Companies – List all persons, companies and other entities that hold or will hold stock interest or membership in applicant entity.

Name	Address	Phone Number	%Interest
1. SEE ATTACHED	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

12. Denial of Application/Revocation of License

(A) Have you, prior to this application, made application(s) for a similar or other license on premises other than described in this application?

Yes No

If yes, please list date, place and disposition of such application(s).

(B) Have you, prior to this application, been disqualified to receive approval for a license under the laws of the State of Michigan?

Yes No

If yes, please explain.

(C) Have you ever held a liquor license which has been revoked or not renewed?

Yes No

If yes, please state reason.

13. Financial Details – All applicants

(A) Source of funds used to establish business, or which will be used to purchase this business, list name, address and amount of all money lenders.

Name	Address	Amount
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

(B) Attorney or representative

Michael C. Crowley

Name

Conlin, McKenney & Philbrick, P.C., 350 S. Main Street,
Ste 400, Ann Arbor, MI 48104-2131 (734) 761-9000

Address

Phone Number

14. Premises (Answer either A, B, or C.) Applicant shall attach a building and grounds layout diagram (8-1/2 x 11) showing the entire structure, premises, and grounds, and in particular the specific areas where the license is to be utilized. Plans shall demonstrate adequate off-street parking, lighting, refuse disposal facilities, and where appropriate, adequate plans for screening and notice control.

(A) New Construction

Do you need to build a facility at the residence that will hold the license? Yes No

If yes, do you have building permits? Yes No

If no, when do you plan to get them? _____

If yes, when do you expect construction will begin? _____

If yes, when do you expect construction to be completed? _____

If yes, what is the estimated cost of construction of the facility? \$ _____

When is your anticipated occupancy date/open for business date? _____

Would you build the facility at this location if you do not get a license? Yes No

(B) Existing Facility-No Renovation

Is the facility currently occupied? Yes No

If yes, do you intend to be licensed under the existing business at this location? Yes No

If yes, do you intend to be licensed under the same management? Yes No

How long has the existing business be at the location? _____

Are you currently associated with the business operation on site? Yes No

If yes, in what capacity are you associated? _____

If no, will you be purchasing the premises? _____

(C) Existing Facility-Renovation

Do you plan to renovate an existing facility?

Yes No

If yes, what is the estimated cost of the renovation?

The Michigan Theater has line of credit from the Bank of Ann Arbor for \$6,000,000. The estimated cost of the renovation is \$5,000,000.

If yes, when do you expect construction will begin?

Construction is currently underway, and will be completed

If yes, when do you expect the construction to be completed?

in July, 2017. The business is expected to open at that time. Occupancy is approximately 400 people.

When is your anticipated occupancy date/open for business?

Is the facility currently occupied? Yes

If yes, are you currently associated with the business operation on site? Yes No

If yes, in what capacity are you associated? _____

Will it be necessary to temporarily close the facility for renovation? Yes No

If yes, how long will the facility be closed? _____

Are you going to renovate the facility if you do not get a license? Yes No

15. Employment – (All applicants must complete either A or B section)

(A) Existing Business

How large is the current staff? (i.e. 1 full-time bartender)

Number Full or Part-time Position

_____ _____ _____
Before the renovations began, the State Theater employed between 25-35 staff. Positions include: Managers, projectionists, customer service professionals, and janitorial staff.

_____ _____ _____

_____ _____ _____

_____ _____ _____

_____ _____ _____

Will you be retaining current staffing levels, expanding current staffing levels, or decreasing current staffing levels if you receive the license? Explain. _____

The Michigan Theater Foundation, Inc., is planning to add ten full time employees to assist in the day to day operations of the State Theater.

(B) New Business

How large of a staff do you plan to have? (i.e. 1 full-time bartender)

Number Full or Part-time Position

_____ _____ _____

_____ _____ _____

_____ _____ _____

_____ _____ _____

_____ _____ _____

16. Operating Statement – Attach a general operation statement outlining the proposed manner in which the business for which the license being proposed will be operated, including a schedule of the hours of operation, food services, crowd control, and use of facilities.

The State Theater is a film exhibition that will operate between the hours of 2:00pm and 12:00am, Monday - Sunday. The State Theater has four screening rooms, and will serve traditional movie concessions, appetizers, light meals, desserts, and alcoholic beverages. As mentioned above, staff will consist of management, concession and customer service staff, projectionists, and janitorial staff.

17. Personal Statement – (App applicants must complete this requirement)

Please describe how this business will enhance the City of Ann Arbor community. What special considerations should we take into account in evaluating your application? PLEASE LIMIT YOUR ANSWER TO 200 WORDS OR LESS. Please attach a separate sheet of paper if necessary.

The Michigan Theater Foundation, Inc. ("Michigan Theater"), is the owner and renovator of the State Theater. For over thirty years, the Michigan Theater has enhanced the community with improvements to the Michigan Theater's existing building, and with the excellent and diverse live-on-stage and cinema programming that brings 250,000 people to the Michigan Theater annually. The Michigan Theater will invest over \$5,000,000.00 to make the State Theater more accessible to all customers by installing an elevator and ramping. The renovations will also expand screen capacity, and make the interior of the theater more comfortable and accommodating to guests. The Michigan Theater expects the renovation to cause a 50% boost in attendance, which would result in an estimated \$2,000,000 annual economic impact to the downtown neighborhood.

In considering the application of the Michigan Theater, the applicant believes the City should consider the Michigan Theater's non-profit status, the financial burden associated with securing a Class C license, and the unavailability of Class C. licenses in Washtenaw County.

I have read all of the above answers and they are true. I agree to provide all requested information and to fully cooperate with all City Service Areas requesting any and all additional information provided in this application or any attachment thereto. Any changes that occur after the date of this application, applicant will notify the City Clerk, in writing, within 14-days of such change. I understand that the falsification of the information on this form or any false statements made during investigations may constitute grounds for denial of a license.

I warrant that I am not disqualified to receive a liquor license under the ordinances of the City of Ann Arbor or the laws of the State of Michigan. If granted a liquor license I will not violate any federal or state laws or any ordinance of the City of Ann Arbor in the conduct of business.

Attested to:

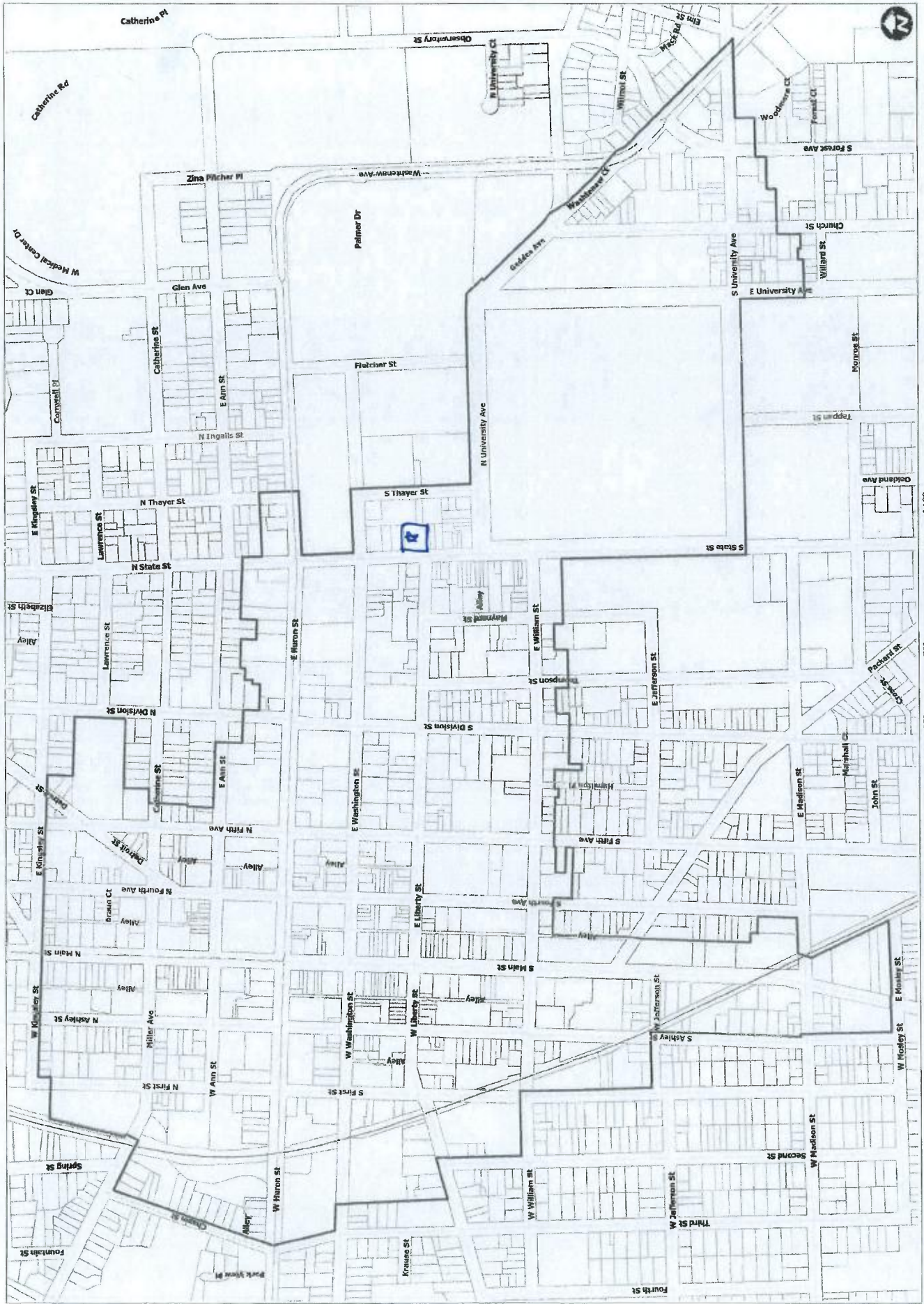
2-13-2017
Date of Application


Signature of Applicant Russell B. Collins
(if applicant is a corporation, include title of signor)

Michael C. Crowley

Name of person completing this form if not the applicant

DDA Boundary



Copyright 2009 City of Ann Arbor, MI
 Map of this area is reproduced as presented in this form and is not to be used for any other purpose. All rights reserved. The City of Ann Arbor and its employees and contractors assume no liability for any errors or omissions in this map. The City of Ann Arbor and its employees and contractors assume no liability for any errors or omissions in this map.



Map Legend
 - Railroads
 □ DDA
 ▭ Parcels

<http://gisweb.annarbor.mi.gov/parcelmap/parcelmap.htm>

**THE STATE
THEATRE
PROJECT**

225 S. STATE ST.,
SUITE 2,
ANN ARBOR, MI,
48104

21001000

**GROUND
FLOOR PLAN**

BID PACKAGE 4: RENOVATION
11/04/2016

NO. REVISION DATE
1 RFP3 Revision 1 11/04/16

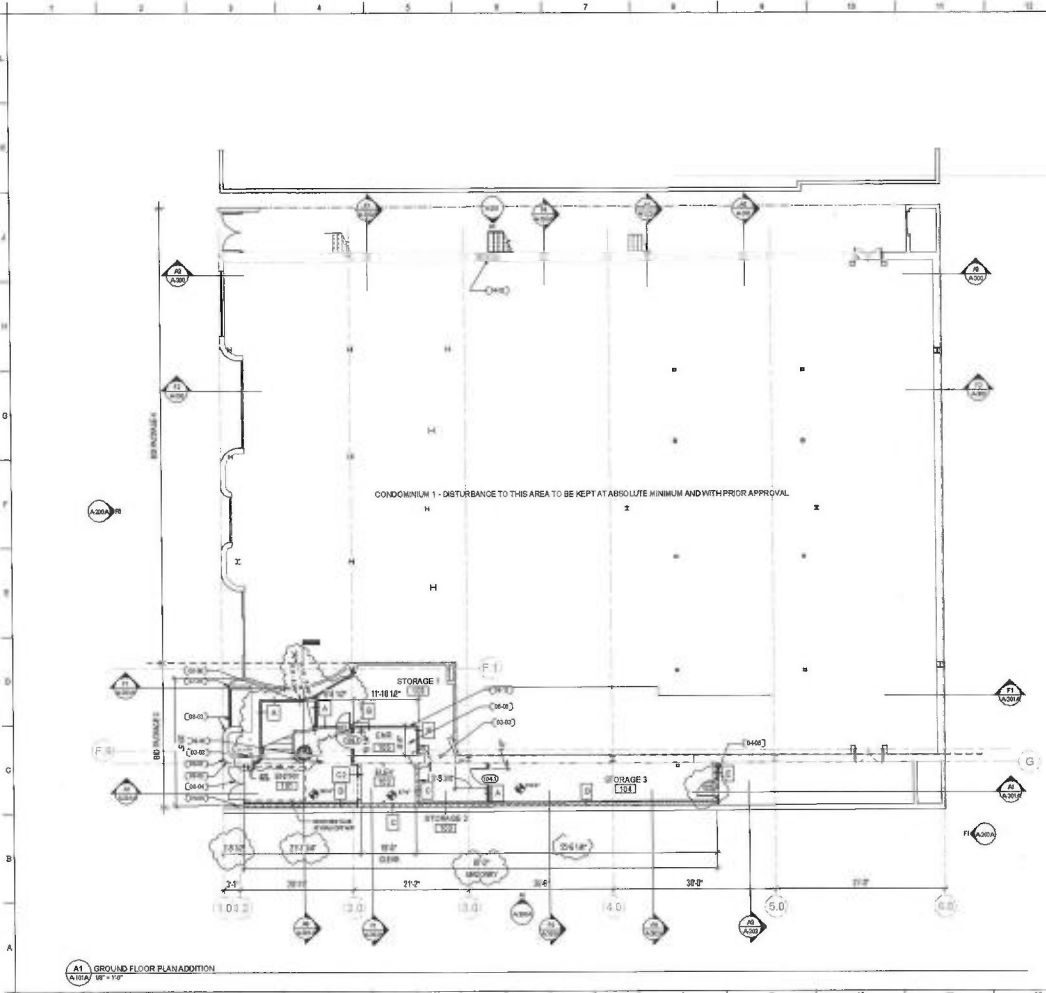
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GENERAL NOTES:

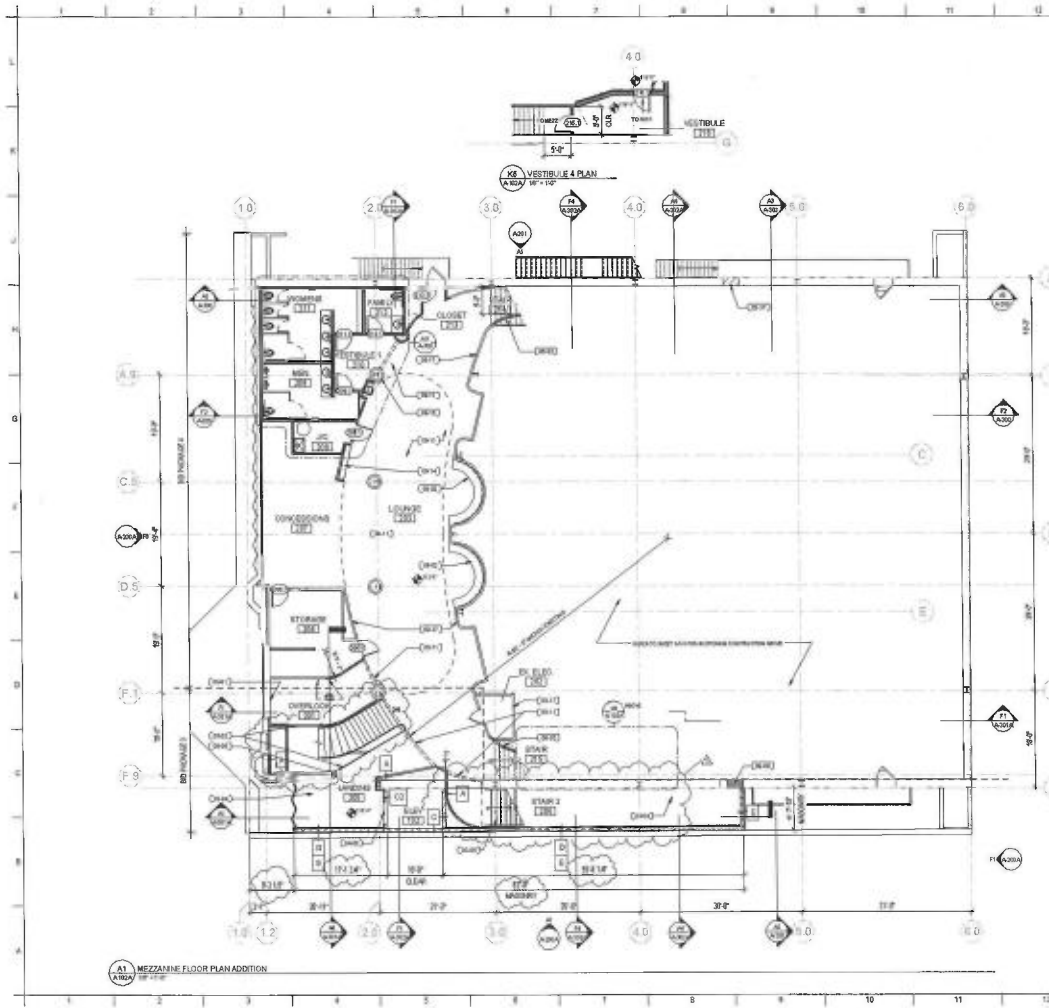
1. THIS PROJECT INVOLVES THE REHABILITATION OF AN HISTORIC BUILDING. TREAT THE BUILDING RESPECTFULLY. CAREFULLY RESPECT EXISTING CONSTRUCTION AND TREAT ALL EXISTING MATERIALS AS IRREPLACEABLE. DO NOT ALTER, REMOVE, OR DISFIGURE ANY EXISTING MATERIALS, ELEMENTS OR FINISHES UNLESS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS, OR DIRECTED BY THE ARCHITECT.
2. PROTECT EXISTING CONSTRUCTION AND ADJACENT STRUCTURES TO REMAIN. DOCUMENT EXISTING CONDITIONS AT ADJACENT BUILDINGS BEFORE COMMENCEMENT OF WORK.
3. ALL DRAWINGS ARE BASED ON LIMITED FIELD INVESTIGATION. VARYING AND HIDDEN CONDITIONS MAY EXIST. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS WHICH AFFECTS THE WORK, PRIOR TO COMMENCING WORK IN A PARTICULAR AREA.
4. WHERE WORK IMPACTS EXISTING CONSTRUCTION TO REMAIN, CONTRACTOR SHALL PATCH, REPAIR, AND/OR REPLACE ALL SURFACES AND FINISHES AS REQUIRED TO MATCH ADJACENT CONSTRUCTION & TO ACHIEVE A UNIFORM APPEARANCE.
5. DO NOT SCALE DRAWINGS, DO NOT SEPARATE DRAWINGS. ASSUME ALL WORK AS NEW UNLESS IDENTIFIED AS EXISTING. ALL DIMENSIONS TAKEN TO STRUCTURES UNLESS TO AN EXISTING FINISHED WALL.
6. THIS BUILDING IS A CONDOMINIUM BUILDING. THE TENANT IN CONDOMINIUM 1 (URBAN OUTFITTERS) WILL REMAIN IN THE BUILDING DURING CONSTRUCTION. PROTECT AREAS OF THE BUILDING THAT ARE OCCUPIED DURING CONSTRUCTION. ENSURE THAT UTILITIES SERVICES ARE MAINTAINED FOR CONDOMINIUM 1 THROUGHOUT CONSTRUCTION. ANY WORK THAT NEEDS TO BE DONE WITHIN CONDOMINIUM 1 NEEDS TO BE DONE WITH UTMOST CARE & WITH PRIOR APPROVAL.
7. PROVIDE ALL TEMPORARY SHIELDING, PROTECTION & SAFETY MEASURES REQUIRED TO PROTECT THE GENERAL PUBLIC. EXISTING CONSTRUCTION TO REMAIN & PERSONNEL DURING CONSTRUCTION.
8. EXISTING CONSTRUCTION MAY NOT BE PLUMB, SQUARE OR LEVEL THROUGHOUT ENTIRE EXISTING BUILDING. FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS PRIOR TO FABRICATION OF SHOP WORK & ORDERING OF MATERIALS, INCLUDING FLOOR-TO-FLOOR & FLOOR-TO-CEILING DIMENSIONS WITHIN AREAS OF WORK.
9. ALL ELEVATIONS NOTED ARE IN REFERENCE TO GROUND FLOOR TOP OF SLAB = 100.0'

KEYNOTES

- 03-03 PROVIDE CONCRETE TOPPING AS REQ'D TO ALLOW FOR SMOOTH LEVEL FINISH.
- 04-01 RECESSED NICHE IN NEWLY CURVED EXISTING BRICK FOR NEW SHOW GLASS.
- 04-02 INFILL MASONRY OPENING WITH STD WALL & GALVANIZED BRICK EXTERIOR FINISH TO MATCH EXISTING.
- 04-04 EXISTING MASONRY WALL & CONC. HEADER TO REMAIN.
- 04-05 SET DOOR UP ON 8" CURB.
- 05-06
- 05-08 COORDINATE EQUIPMENT PORTAL W/ OWNER, TYP.
- 07-01 ULTRACOMPACT SURFACE SYSTEM MOUNTED FROM RAILS. TYP. AT ENTIRE GROUND FLOOR PROJECT AREA.
- 09-03 SHOW GLASS WITH DECORATIVE METAL TRIM, TYP. OF 09. SEE ELEVATIONS.
- 09-04 STORE FRONT ENTRY SYSTEM.
- 09-08 GYP. BD. SURROUND AT NEW COLUMN.
- 09-12 1-HOUR FIRE-RATED WALL ASSEMBLY AROUND ELEVATOR MACHINE ROOM.



A1 GROUND FLOOR PLAN ADDITION
1/8" = 1'-0"



GENERAL NOTES:

1. THIS PROJECT INVOLVES THE REHABILITATION OF AN HISTORIC BUILDING. TREAT THE BUILDING RESPECTFULLY. CAREFULLY RESPECT EXISTING CONSTRUCTION AND TREAT ALL EXISTING MATERIALS AS BEYOND REPAIR. DO NOT ALTER, REMOVE, OR DISGUISE ANY EXISTING MATERIALS, ELEMENTS OR FINISHES UNLESS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS, OR DIRECTED BY THE ARCHITECT.
2. PROTECT EXISTING CONSTRUCTION AND ADJACENT STRUCTURES TO REMAIN. DOCUMENT EXISTING CONDITIONS AT ADJACENT BUILDINGS BEFORE COMMENCEMENT OF WORK.
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4. WHERE WORK IMPACTS EXISTING CONSTRUCTION TO REMAIN, CONTRACTOR SHALL PATCH, REPAIR, AND/OR REPLACE ALL SURFACES AND FINISHES AS REQUIRED TO MATCH ADJACENT CONSTRUCTION & TO ACHIEVE A UNIFORM APPEARANCE.
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11. ALL ELEVATIONS NOTED ARE IN REFERENCE TO GROUND FLOOR TOP OF SLAB = 100'-0"

KEYNOTES

- 02-37 EXISTING STRUCTURE TO REMAIN.
- 02-04 CONCRETE SLAB OVER METAL DECK REFER TO STRUCTURAL DRAWINGS.
- 02-05 CONCRETE TRENDS ON METAL STAIR.
- 04-03 REFER TO ELEVATOR MANUFACTURER FOR LOCATION OF DOOR OPENING.
- 05-02 DECORATIVE METAL GUARD RAIL.
- 05-02 NEW WALL BUILT ON TOP OF EXISTING STAIR.
- 05-03 EXISTING SOFFIT TO REMAIN.
- 05-01 PATCH REPAIR EXISTING FINISH SURFACE TO PROVIDE A SMOOTH LEVEL FINISH, TYP.
- 09-02 BUILT-IN BENCH.
- 09-04 PATCH REPAIR PLASTER CEILING AS REQD. EXISTING TRIM TO REMAIN.
- 09-03 OVP. BD. SURROUND AT NEW COLUMN.
- 09-09 INFILL MASONRY OPENING WITH STUD WALL & SHEATHING.
- 09-11 SOFFIT AT 2'-0" TO MATCH EXISTING HEIGHT. 2" X 4" THICK TO MATCH EXISTING WALL THICKNESS.
- 09-14 RECESSED NICHE. B.O. NICHE AT COUNTER HEIGHT. HEAD HEIGHT T.B.D.
- 08-15 EXISTING PLASTER COLUMN FOR NEW APPLIED FINISH.
- 09-17 PATCH WALL TO ELIMINATE SOUND TRANSFER.



**THE STATE
THEATRE
PROJECT**

225 S. STATE ST.,
SUITE 2,
ANN ARBOR, MI,
48104

31601000

**MEZZANINE
PLAN**

SID PAC010E 4 RENOVATION
11/04/2016

NO REVISION DATE

1 - RP23 Revision 1 11/04/16

A-102A

**THE STATE
THEATRE
PROJECT**

225 S. STATE ST.,
SUITE 2,
ANN ARBOR, MI,
48104

3/8/2018

**THEATRE
PLAN**

BID PACKAGE 4 RENOVATION
1/18/2018

NO.	REVISION	DATE
1	RFQ Package 1	11/04/18

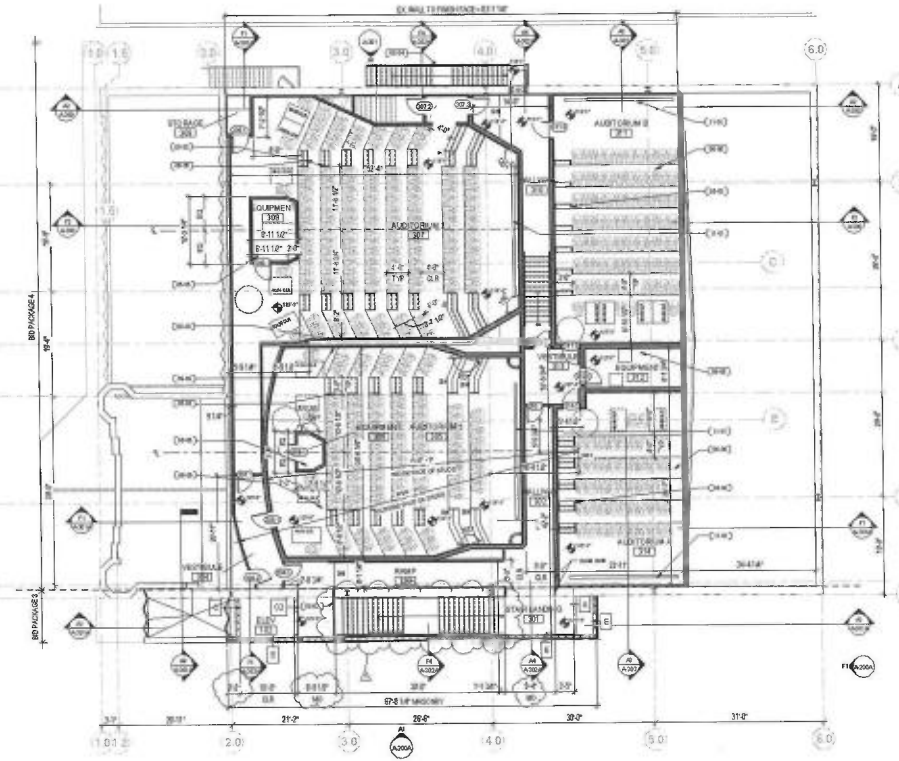
A-103A

GENERAL NOTES:

1. THIS PROJECT INVOLVES THE REHABILITATION OF AN HISTORIC BUILDING. TREAT THE BUILDING RESPECTFULLY. CAREFULLY RESPECT EXISTING CONSTRUCTION AND TREAT ALL EXISTING MATERIALS AS IRREPLACEABLE. DO NOT ALTER, REMOVE, OR DISRUPT ANY EXISTING MATERIALS, ELEMENTS OR FINISHES UNLESS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS, OR DIRECTED BY THE ARCHITECT.
2. PROTECT EXISTING CONSTRUCTION AND ADJACENT STRUCTURES TO REMAIN. DOCUMENT EXISTING CONDITIONS AT ADJACENT BUILDINGS BEFORE COMMENCEMENT OF WORK.
3. ALL DRAWINGS ARE BASED ON LIMITED FIELD INVESTIGATION. VARIATIONS AND DISCREPANCIES MAY EXIST. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCY BETWEEN EXISTING CONDITIONS & THE CONTRACT DOCUMENTS IN WRITING BEFORE THE WORK. PRIOR TO COMMENCING WORK IN A PARTICULAR AREA.
4. WHERE WORK IMPACTS EXISTING CONSTRUCTION TO REMAIN, CONTRACTOR SHALL PATCH, REPAIR, AND/OR REPLACE ALL SURFACES AND FINISHES AS REQUIRED TO MATCH ADJACENT CONSTRUCTION & TO ACHIEVE A UNIFORM APPEARANCE.
5. DO NOT SCALE DRAWINGS. DO NOT SEPARATE DRAWINGS.
6. ASSUME ALL WORK AS NEW UNLESS IDENTIFIED AS EXISTING.
7. ALL DIMENSIONS REFER TO STRUCTURES UNLESS TO AN EXISTING FINISHED WALL.
8. THIS BUILDING IS A CONDOMINIUM BUILDING. THE TENANT IN CONDOMINIUM 1 (RUBEN OUTFITTERS) WILL REMAIN IN THE BUILDING DURING CONSTRUCTION. PROTECT AREAS OF THE BUILDING THAT ARE OCCUPIED DURING CONSTRUCTION. UTILITIES & SERVICES ARE MAINTAINED FOR CONDOMINIUM 1 THROUGHOUT CONSTRUCTION. ANY WORK THAT NEEDS TO BE DONE WITHIN CONDOMINIUM 1 NEEDS TO BE DONE WITH LUTICOST CARE & WITH PRIOR APPROVAL.
9. PROVIDE ALL TEMPORARY SHOWING PROTECTION, SAFETY MEASURES REQUIRED TO PROTECT THE GENERAL PUBLIC EXISTING CONSTRUCTION TO REMAIN, & PERSONNEL DURING CONSTRUCTION.
10. EXISTING CONSTRUCTION MAY NOT BE PLUMB, SQUARE OR LEVEL THROUGHOUT ENTIRE EXISTING BUILDING. FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS PRIOR TO FABRICATION OF SHOP WORK & ORDERING OF MATERIALS, INCLUDING FLOOR TO FLOOR & FLOOR TO CEILING DIMENSIONS WITHIN AREAS OF WORK.
11. ALL ELEVATIONS NOTED ARE IN REFERENCE TO GROUND FLOOR TOP OF SLAB = 100'-0".

KEYNOTES

- 05-02 DECORATIVE METAL GUARD RAIL.
- 05-03 HANDRAIL, TYP.
- 05-04 NEW EXTERIOR METAL STAIR.
- 05-05 PLYWOOD TOPPED FRAMED RISERS AT THEATER INTERIOR, TYP.
- 05-06 COORDINATE EQUIPMENT PORTAL W/ OWNER, TYP.
- 05-03 NEW WALL LAYER TO BE ADDED ON EACH SIDE OF EXISTING WALL.
- 11-01 PROJECTION SCREEN.



THEATRE FLOOR PLAN
1/8" = 1'-0"

ATTACHMENT TO
CITY OF ANN ARBOR REDEVELOPMENT LIQUOR LICENSE

Michigan Theater Foundation, Inc.

Pre-Application Questionnaire- Question 6.

The Michigan Theater Foundation, Inc.'s ("Michigan Theater") renovation of the historic State Theater, will prevent deterioration in the DDA district, and will promote economic growth in the following ways:

- A. The renovation of the State Theater will feature additional screens, which will necessitate an increase in current staffing levels. The Michigan Theater expects to hire ten new full time employees upon the re-opening of the State Theater. Current research suggests that the current renovation will generate two million dollars (\$2,000,000) in annual economic impact to the DDA district.
- B. The Michigan Theater will pay sales tax on all construction supplies for the renovation of the State Theater.
- C. Preserving the historic elements of the downtown area, and the enhancement of businesses that drive traffic to the DDA district both support the City of Ann Arbor's master plan and zoning requirements.
- D. The State Theater is a vital member of the downtown entertainment and recreational landscape. Providing alcoholic beverages to cinema customers, who increasingly expect such amenities, will add significantly to the effectiveness of this marquee downtown business.

VERIFICATION OF ATTEMPT TO PURCHASE AVAILABLE LICENSE
(MCL 436.1521a(1)(b))

1. Applicant attempted to reach the owner of escrowed licenses by mail. Three of the letters were returned not deliverable. Please see the attached documentation indicating return of application's correspondence. Applicant did not receive any response from nine of the businesses that currently hold escrowed licenses. Letters requesting information regarding the purchase of the organization's escrowed Class C. Liquor license were sent to the last address of record, and to the registered agent.

2. Applicant received an e-mail response from Christine Krause, with Zingerman's Delicatessen Inc., indicating that the company's escrowed license was not for sale at that time. Please see the email from Ms. Krause attached.