

RESPONSE TO CITY OF ANN ARBOR RFI# 22-06  
CENTER OF THE CITY DESIGN PROCESS  
11 FEBRUARY 2022

City of Ann Arbor  
Attn: Colin Spencer, Purchasing Manager, RFI# 22-06  
301 East Huron Street  
Ann Arbor, MI 48107

Via email: [cspencer@a2gov.org](mailto:cspencer@a2gov.org)

Mr. Spencer:

This letter will serve as our Statement of Interest In response to above Request for Information. In crafting our response, we understand that the City of Ann Arbor is seeking professionals to propose an approach for a design process, provide team background information, and include a tiered cost estimate for the design process.

We are 6 person professional team, experienced in Ann Arbor, who are proposing a unique approach to this challenging, yet vitally important project for Ann Arbor's future well-being. The following pages describe a non-traditional three-step process, moving from Past into Present toward an imagined and preferred Future for our community. This process uses a logical progression of tasks designed to harvest and document the most important drivers that will create the highest potential for a successful design solution for the Center of the City.

We believe that is imperative that a cohesive, detailed and focused foundation be created first prior to explorations of committed final design solution. In this manner, we will achieve:

1. A well-built foundation on which to render inter-related decisions that are grounded in the realities of site, public intention, and critical financial factors.
2. The engagement of a maximum cross-section of the entire Ann Arbor Community to become involved and active participants in determining their collective futures.
3. A inspiring and enduring design solution that balances dreams with realities and creates a lasting legacy to inspire generations of future Ann Arbor residents and visitors.

Our first goal, outlined in Steps 1 and 2 is the creation of a detailed illustrative Project Program Document that gathers, sorts, quantifies and prioritizes relevant data from a host of key input sources. Once this foundation is in place, a recommendation is offered on how to proceed with Step 3, the actual implementation and realization of the work of Steps 1 and 2.

Respectfully submitted on behalf of our team,  
Robert Black / Architect / Facilitator



Team:

Matthew VanSweden - Integrator/Facilitator; Patrick Judd - Planning/Landscape Architect;  
Wayne Appleyard - Architect/Sustainable Integrator; Paul Dannels – Engineering Consultant;  
Stephan Trendov – Architect/Project Visionary

## OVERVIEW

### ***Intention:***

To guide the Council of the Commons through a series of coordinated, practical action steps to assemble and prioritize critical project information gathered in the tasks described below. These efforts will culminate in the creation of a *Project Program Document* that will describe in detail and focus the scope and scale of desired physical and qualitative elements of the *Ann Arbor Central Park and Civic Center Commons*. A specific and well-defined *Project Program Document* is imperative to set the stage for a variety of inspired design solutions - grounded in the practical constraints of the site and contained within manageable budget parameters.

### ***Approach:***

With a realistic foundation of the *Project Program Document* to build on, we suggest that there are basically two different approaches to bring the Center of the City Project to reality:

#### Alternative 1: Traditional Approach (Not recommended)

Issue a subsequent RFP for professional services to a single qualified entity to prepare a design or design options for the site that would be publicly reviewed and approved prior to the creation of construction documents within a specified budget and timeframe.

#### Alternative 2: Innovative Approach (Recommended)

Hold a Design Competition to seek the most innovative, inspiring and enduring concepts for the Center of the City Project. This open and inclusive approach would build on the successes of the Task Force and invite people at every level of the community to stay involved in the conversation about Ann Arbor's future. As in #1 above, an RFP would be issued to prepare construction documents within a specified budget and timeframe.

A major milestone of the proposed timeframe would be 2024, when Ann Arbor will celebrate its bicentennial year, the 200<sup>th</sup> anniversary of its founding on May 25, 1824.



## STEP 1: LEARN FROM THE PAST

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*Our team would assist with informal conversations with people who have direct experiences with these important topics to understand and collate this material into a useful format.*

### **Task 1A: Build on values and principles from Ann Arbor's Sesquicentennial Celebration, 1974.**

The Ann Arbor Sesquicentennial Journal from that year opens its announcement with,

*"In 1974 Ann Arbor will be 150 years old. During this span of time many forces and events have molded the community into what it is today. **It is therefore not only fitting but highly worthwhile to designate Ann Arbor's 150<sup>th</sup> anniversary as a year of awareness, a time to look back in retrospect that we may better understand and appreciate the Ann Arbor yet to come.**"*

*"The observance of the 150<sup>th</sup> birthday can provide **the opportunity for widespread citizen and group involvement** in the planning and achievement of the best possible future for the city, and at the same time bring its many elements closer together by **participating in a common effort.**"*

We submit there is much to gain for our efforts today in recalling the best of what Ann Arbor's citizens did in the early 1970's to bridge their political and personal differences. Some of the members of the Sesquicentennial Commission are with us today, including Frank Wilhelme, who serves on both the Council of the Commons and the Library Green Conservancy. His insights, along with others from that time should be used to inform and guide our efforts today.

### **Task 1B: Understand Ann Arbor's Indigenous Roots: *The Potawatomi***

Work with contacts in the Pokagon Band of the Potawatomi, to learn their history, and what their descendants might teach us today of their traditions and living in harmony with natural systems. Our findings will inform sections of the *Project Program Document* and may be used to suggest interpretive displays and exhibits that would become part of the Center of the City.

### **Task 1C: Sort and document the key findings of the 2020 Center of the City Task Force Report.**

*This is one of the most important documents to serve the Center of the City project going forward.* Hours of citizen inputs through many meetings, interactive design discussions, and the committed volunteers of the Task Force created a wealth of useful data as a foundation to build upon. The Report is a guide map that sets forth recommendations and actions to focus future efforts, while conserving financial resources. We propose to work with a subcommittee of the Council of the Commons, joined by other community representatives to study the Task Force Report, including its Appendix, in some detail. The subcommittee's findings would be discussed during a professionally facilitated working session of the Council of the Commons. A written summary will be included in a section the *Project Program Document*.

## STEP 2: UNDERSTAND THE PRESENT

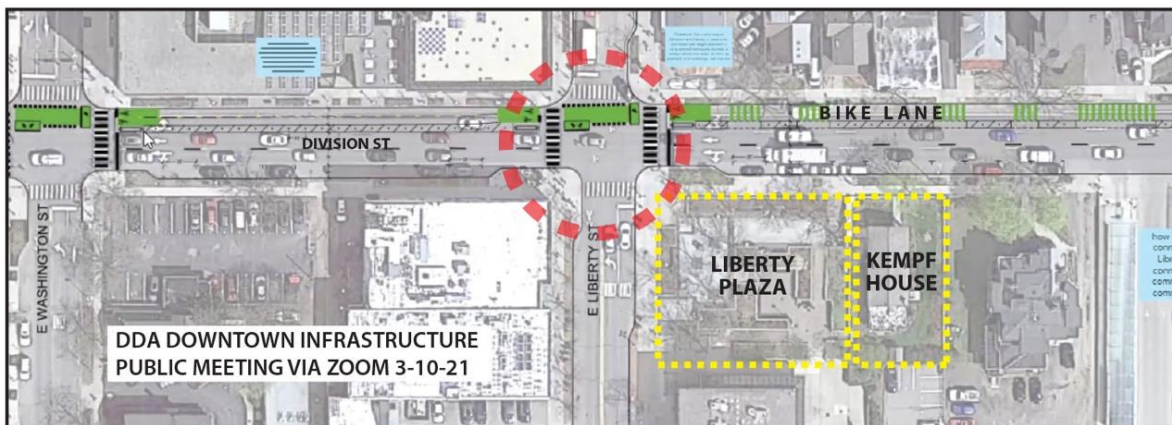
*This step can be done by assigning individuals or small subcommittees of the Council of the Commons to work in between regular meetings of the Council of the Commons to gather critical information in each task, similar to the recent process the employed to explore “comparable communities”. Council of the Commons meeting agendas would be shaped strategically to focus discussions and result in consistent actions on those findings that contribute the most to a thorough and effective Project Program Document.*

### **Task 2A: Analyze the Existing Center of the City Site Context.**

Our Team, including expert engineering inputs from *SDI Structures*, would work closely with the Ann Arbor Downtown Development Authority (DDA), City Building Department and contractor documents to analyze the existing structural opportunities and constraints and the existing mechanical, electrical, and plumbing systems’ capacities of the existing Parking Garage (surface lot and below ground levels), and Library Lane.

Other site context data will include:

Existing conditions assessment of Liberty Plaza and Kempf House, including their relationships to the planned DDA infrastructure improvements: bike paths, pedestrian nodes @ Division & Liberty Streets and Division and William Streets. (*see diagram*)



Existing operations & management criteria for the four Center of the City parcels: Library Lot Surface Parking, Library Lane, Liberty Plaza and Kempf House Museum.

Relevant Inputs from the City’s Master Plan (*Comprehensive Plan*), including key plan elements such as “Sustainable Framework”, “Ann Arbor Downtown Plan” and other. To be coordinated with the Ann Arbor Planning Commission and the City’s Planning & Development Services Department to promote their goals of diversity, investment and desired change as the relate to the Center of the City Project.

Work with the Ann Arbor Office of Sustainability & Innovations, including the A2Zero Program to define and document critical energy goals and performance criteria that apply to the Center of the City Project.



Inputs from other important groups affected by the Center of the City Project, including: Downtown Business Associations, First Martin Corp., AADL, A2 *Treeline* Project, etc.

A written summary describing the above existing conditions of the site context will be prepared by The Team and included in the *Project Program Document*.

### **Task 2B: Understand the Downtown Development Authority’s Role & Desires for the Project.**

Ask the DDA to set an agenda item for one of its regular meetings to discuss the Center of the City project. Review the existing site context and conditions in Task 2A above, and also seek DDA’s guidance on removing cars from the Library Lot Surface Parking and for Library Lane.

Explore the DDA’s values for the *People-Friendly Streets Program* and how these will shape the future vision for the Center of the City as a principal downtown destination. (see *DDA diagram*).

## **SHARED VALUES**

### **PEOPLE-FRIENDLY STREETS**

DDA BOARD APPROVAL JULY 2020



This material will be incorporated into one section of the *Project Program Document*.



## Task 2C: Engage the Center of the City Block Partners in on-going dialogue.

***Please Note:*** This important task is critical to the success of any efforts to create a meaningful Project Program Document that would effectively guide future progress. Given the potentially sensitive political and business issues inherent in this exercise, we propose to work with the Council of the Commons to design an effective strategy as to how best to approach certain key “block partners”. The intention is to invite their participation by building trust slowly over time to explore with them all the ways that their important roles and inputs matter to the ultimate success of the Center of the City Project. The best future scenario for Ann Arbor involves the creation of strong, collaborative public-private partnerships.

The wisdom of the Center of the City Task Force set this key task as *Recommendation No. 2*, the next highest priority action after their *Recommendation No. 1*, the formation of the *Council of the Commons*. Delays over the past year to “schedule regular meetings of a Center of the City Block partners group” as the recommendation clearly states have slowed progress to date.

In this approach proposed to accelerate progress, members of our professional team would assist the Council of the Commons in its efforts to reach out to the different entities adjacent to the Center of the City parcels. This would be done through *informal discussions* and *organized engagements* with City Block Partners that would be professionally facilitated to insure highest potential for success. Informal discussions and/or facilitated session could be focused on particular partner interests: Food, Business, Property Development, Public Library, etc.

Three key property owners on the block – ***First Martin Corporation, Ann Arbor Area District Library and University of Michigan Credit Union*** – will have a significant influence on how the block will be developed over time. Given the three properties’ strategic locations, *the positive engagement of their representatives is paramount to the Center of the City project’s success.* Ideally, open and collaborative planning linking these three parcels with on-going planning for the four City parcels will determine whether or not the Center of the City project reaches its highest potential to be a world-class project. (See *Timeline* for more detail)



## Task 2D: Initiate a Public Conversation to learn more about *Commons and Commoning*.

The objective of this exercise is to advance education about what these concepts mean and their value to the community. We would showcase examples of Commons efforts, successes and challenges throughout the world to better understand this growing movement and to sort out those aspects that could benefit Ann Arbor's future. This process could follow the Council of the Commons work to learn from other cities in its "comparable communities" explorations. For additional background on *Commons* and *Commoning*, copy/paste the links below:

<https://commontransition.org/changing-societies-through-urban-commons-transitions/>  
<https://www.freefairandalive.org/commoning-is-a-vigorous-force-for-renewal-and-hope/>  
[https://www.youtube.com/watch?v=WK6C\\_Ka9lj8](https://www.youtube.com/watch?v=WK6C_Ka9lj8) (3+ minute video w/David Bollier)

Our team will facilitate a discussion within the Council of the Commons and assist with outreach to the broader Ann Arbor community to create a better understanding of the relevance and importance of the Center of the City Commons to Ann Arbor's sustainable future, with an emphasis on diversity, equity and inclusion.

## Task 2E: Include and document the work of the *Initiating Committee* in activating the site.

Recognized by Ann Arbor City Council in 2020, the Community Commons Initiating Committee has lived up to its name by "activating" the Center of the City Project. Seven events in 2021 drew participants to the site and began to build public awareness and involvement. Wide-ranging activities for people of all ages with speakers, music, food, art and much more gathered important feedback from participants that is being used to shape the nature and character of the project. A particularly important effort was the formation of the all-volunteer Green Team that organized and built a beautiful community garden on the Commons throughout the year. The cooperative strategies employed by the *Green Team* are model examples that will serve to make the Center of the City Project truly inclusive through effective and inspiring "grass roots" actions involving a diverse group of people. Lessons learned from the *Initiating Committee's* activities will be incorporated into the *Project Program Document* to guide future successes.

**A2C2 F.A.N.**  
Ann Arbor Community Commons  
**FUN, ART AND NUTRITIOUS**  
Promoting A Sustainable Community

**SUNDAY, OCT. 3RD**  
2-6PM

Library Lane and 5th Ave  
Ann Arbor, Michigan

**FREE PUBLIC EVENT**

Come On Over With Friends  
and Family to the Library  
Lane Parking Lot Area next  
to the Downtown Library.

Event Coordinated by  
Ann Arbor Community Commons  
Initiating Committee

We're Celebrating with Fun, Art, Nutritious Food (FAN) On  
Our New Ann Arbor City Center Commons.

- Our Own Nationally Famous Kip Barry's Magic Show, Comedy and Music.
- Art Stuff For Kids & Adults with Local Artists- Including Our Own TreeTown Murals.
- Well Known Local Soul Songstress Stacey Murray.
- Personal Astrology Readings with Spiritual Guide Bonnie Pearce.
- Vendors of Food, Art and Jewelry.
- A tour of the site's Garden on the Commons flower beds with an expert Gardener and discussions about our city center future and sustainability with non profits.
- Food preparation demos by a well know local Chef.
- Games and opportunities to interact with people in a safe and fun setting. COVID Protocols in place.

**STACEY MURRAY**  
Singer, Songwriter, Pianist, Vocalist

**KIP BARRY**  
MAGIC

### STEP 3: SHAPE THE FUTURE

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Assessing the two alternative approaches described at the top of this letter, each has pros and cons that should be discussed prior to proceeding with a final design solution and with the extensive cost involved to produce construction documents for the Center of the City Project. We also recommend that the project solicitation ideally would include requirements based on the 7 performance areas detailed in the progressive vision of ***The Living Community Challenge***: 1) Place, 2) Water, 3) Energy, 4) Health & Happiness, 5) Materials, 6) Equity, and 7) Beauty.

***“Imagine communities that function like a forest ecosystem.”***

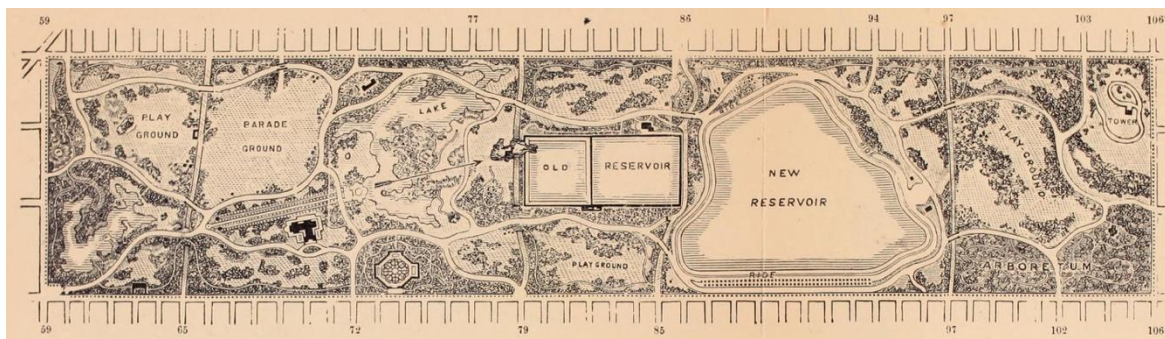
For more information: <https://living-future.org/lcc/>

#### **Future Alternative 1:** *(Not recommended)*

Issue a formal Request for Proposal (RFP) to qualified professionals with requirements for diversity, equity and inclusion. A single professional entity would be selected according to prescribed decision criteria to develop design solution(s) that would be publicly presented to solicit community feedback. A final preferred design solution would be chosen by the City Government (with participation by a private group such as the *Library Green Conservancy* were they to provide substantial funding from non-City sources.) A final contract would be issued for construction documents and the bidding and construction phases. This traditional approach does not offer, in our opinion, the highest potential for the best long-term outcomes of this important project that will shape Ann Arbor’s future for years to come.

#### **Future Alternative 2:** *(Recommended)*

Hold a *Design Competition* administered by a *Competition Committee* composed of members of the Community Commons Initiating Committee, Council of the Commons, DDA, Library Green Conservancy (potential funder) and other community representatives as appropriate. All entries would be publicly displayed and discussed, *with potential winners and prize incentives to be determined*. This is the same process used in 1858 for Central Park in New York City – a compelling design that has shaped the nature of that City’s urban environs for over 150 years. 33 imaginative submissions stimulated the public’s thinking and changed the City’s future!



*NYC Central Park Competition “Greensward” Plan – 1858 – Olmsted & Vaux’ winning design*



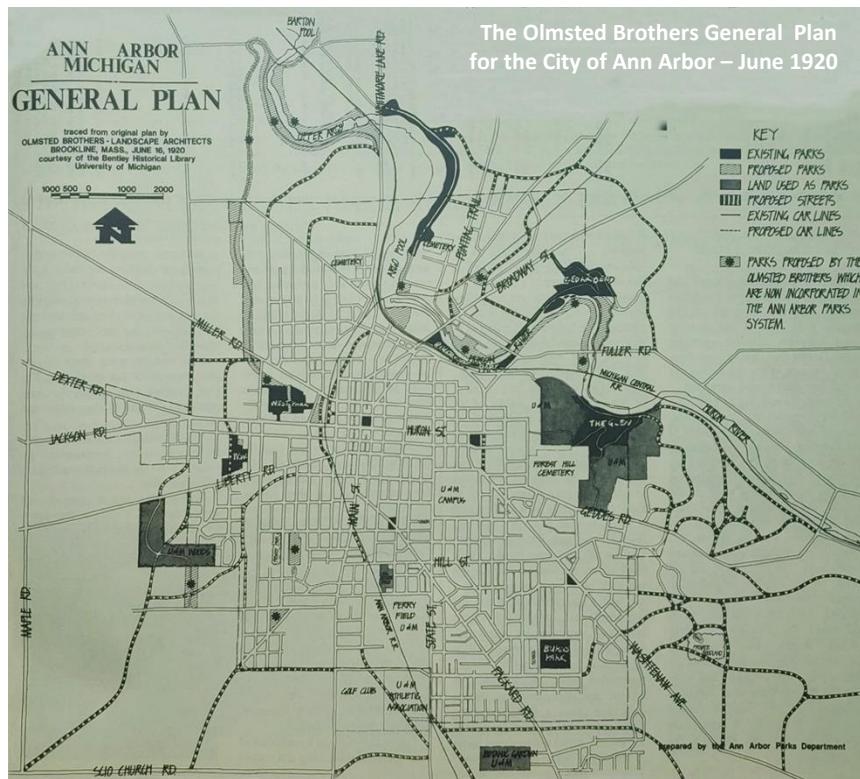
## NEW YORK CENTRAL PARK COMPETITION'S 1857 DESIGN REQUIREMENTS

(Source: The Central Park Conservancy)

*"Months before the design competition began, details about official plans for "the Central Park" were published in The New York Times. In January of 1857, Engineer-in-Chief Egbert Viele outlined specific intentions for land drainage and park features, including "a cricket ground, for the encouragement of and an indulgence in athletic and manly sports." Viele's article would come to inform the rest of the Park design process.*

*The Park commissioners required all design entries to have some common elements: a parade ground, a drive, three ballfields, an area for a winter skating ground, a grand fountain, an observatory, a flower garden, a music hall, four roads traversing the park, and a budget of no more than \$1.5 million."*

Re-imagining Ann Arbor's Town Square has the potential - for its 200<sup>th</sup> birthday - to create such a dynamic future – at its own urban scale – with a similar *heartspace* to it's Downtown.



**NOTE: Ann Arbor's parks system was guided for decades by a plan prepared in 1920 by the Olmsted Brothers (John and Charles) the two sons of Frederick Law Olmsted, landscape designer of New York's Central Park!**

Ann Arbor's Central Park and Civic Center Commons, as it was referred to on p.6 of the Task Force Report, would have its own "common elements" to be included in a Design Competition: A "Green", gardens, children's play area, performance & dance area, sitting/quiet spaces, public art, winter ice skating, demonstration technologies, educational indoor elements, food care, special events space, visitor center, management office, rest rooms, and more to be defined.

### **RECOMMENDATION:**

**We believe that Alternative 2 holds great promise to result in the most compelling, inspired design concept that would gain substantial community support – due to the participatory nature of the process. This would draw community interest and willingness to get involved.**

**To gain even greater involvement, a first competition involving Ann Arbor school children from across the City would draw together a wider community audience to get maximum public buy-in. Specific involvement by children would be built into the Main Competition.**

**The exciting nature of a Design Competition could also serve to attract significant private sector donors – moved by involvement of students and a broad spectrum of the community – Such generosity would dramatically reduce the impacts to public budgets and funding.**

### **SUMMARY:**

The members of Ann Arbor's *Council of the Commons, Community Commons Initiating Committee and Library Green Conservancy* have been doing admirable work to navigate the present political climate and varying public opinions about the Center of the City Project – to carry out the wishes of a majority of Ann Arbor voters in 2018 for Ann Arbor's future. That majority of the Ann Arbor public continues to grow into an expanding circle of supporters. The proposed Alternative 2, *Design Competition*, would focus the whole community toward higher principles and align us in common purpose. More multi-media outreach inviting educational engagement at every level of the community is needed now to help us envision together an "Ann Arbor of the Future" that we all want to see come to fruition. A future with the kind of enduring legacy that New York's Central Park has been for in its resilient city.

The mission of New York's *Central Park Conservancy* is "to preserve and celebrate Central Park as a sanctuary from the pace and pressures of city life, enhancing the enjoyment and wellbeing of all." Ann Arbor's *Library Green Conservancy* has already shown the same kind of inspiration in its support for the Center of the City Project. The Library Green Conservancy's initial fundraising efforts will be further enhanced as a compelling vision of the Center of the City is developed, displayed and discussed throughout the community.

We believe that such wholehearted generosity in the support of a community-inspired *Design Competition*, will become a catalyst to generate major private-sector funding: large and small donations from a wide range of givers - not just from major donors, but from every stratum of Ann Arbor's economy. When a community gathers together its citizens in such unified purpose, whether they are the shopkeepers, lawyers, garbage collectors, laborers, teachers, young or older, they begin to form a force to affect positive and lasting change for the entire community.

## INSPIRATION:



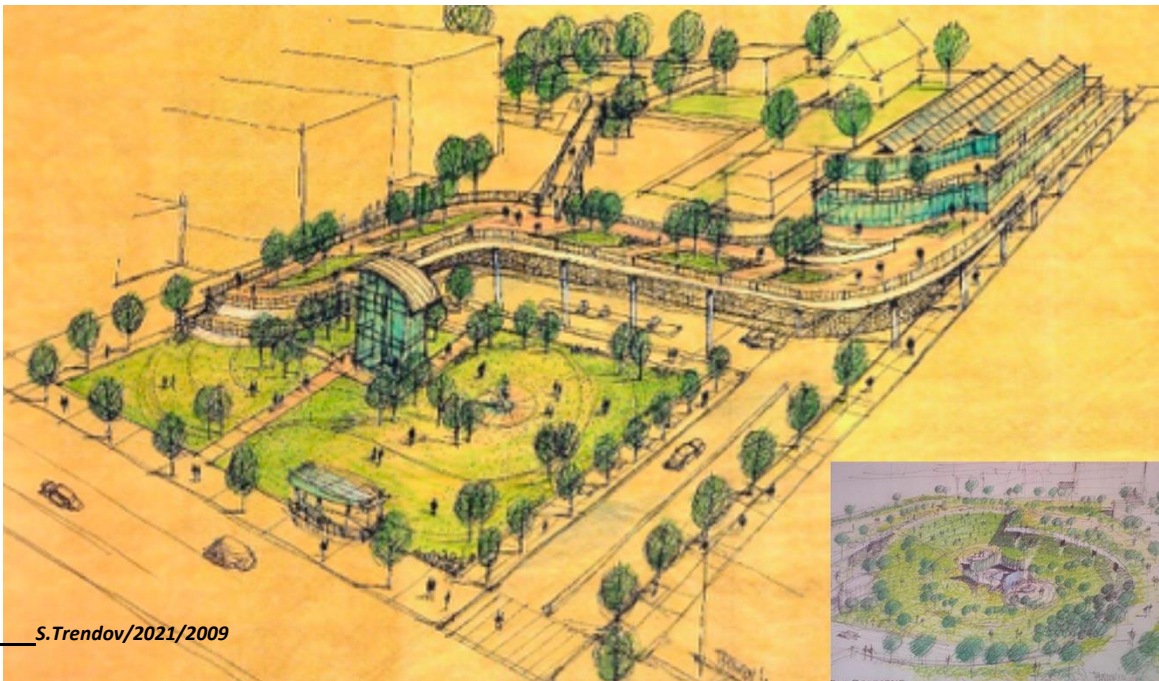
The Kaiser Center Roof Garden is an inspiring example of how to transform an impervious surface (the top of a parking structure) into a delightful public space accessible to all.



Envision the possibility of “greening” the heart of Downtown Ann Arbor to become a true “town square” where people of all ages could gather and interact in a calm, welcoming setting. At left is an aerial view of Ann Arbor’s “Library Lot” before it is transformed into a natural *Community Commons*.

< *Imagine this same photo taken years into the future with a plan like the Kaiser Center.*

## Idea of Visionary Sketches to articulate potential design concepts in the Project Program Document:



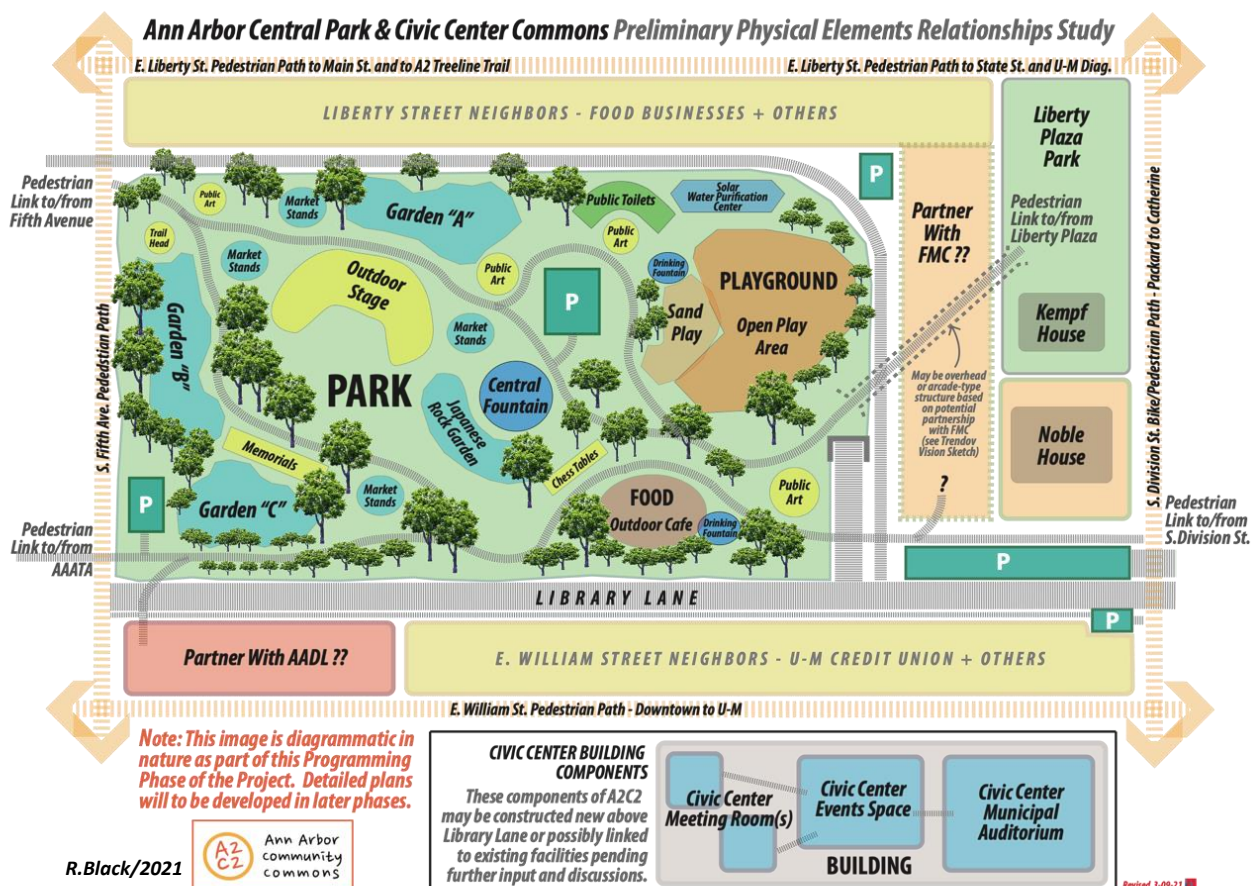


## PROJECT PROGRAM DOCUMENT W/ILLUSTRATIVE APPENDIX

The principal focus of this proposal is to ground the Center of the City Project in a focused and practical set of requirements that will guide the process going forward. To this purpose, the creation of a well-organized and illustrated Project Program Document is imperative. This critical groundwork is currently lacking and without it, there is a high potential for the Center of the City Project to expend unnecessary time and costs. Investing the strategic efforts described in this letter will set a realistic trajectory for the project with that will have the highest probability for great success.

Given the current pressing issues of climate change, social injustice and cultural division that face the City of Ann Arbor and the rest of the world, there is a certain urgency to take effective actions now and create a guiding exemplary project to educate, inspire and invite everyone in the community to join together to find lasting remedies to these issues. This is where the concept we propose of a *Design Competition* shows great promise in bringing together the largest number of community members to work toward common goals together. The milestone of 2024 with the Bicentennial of Ann Arbor's founding creates the incentive to undertake an ambitious set of tasks as we have outlined herein that will culminate in a community-wide celebration during that year and create a new future for us all.

### Idea for a Schematic Diagram to show potential relationships in the Project Program Document:



### **PROPOSED TEAM:**

Our team is a consortium of experienced professionals who would collaborate to carry out the various tasks noted in Step 1 and Step 2 above. They would also form the basis of a dynamic team, together with a world-class architect/engineer (*to be identified in a future proposal*) that will respond with a uniquely inspired design solution as part of either of the two alternatives described in Step 3 above. The final team organization would be articulated and negotiated based on the Step 3 alternative to be recommended by the Council of the Commons and approved by the City. A final team make-up and more details of the professional qualifications of team members will be made available as formal requests for services are issued by the City.

#### ❖ Professional Facilitation / Project Integration

##### **Robert Black** / Robert Black Associates-Facilitation

Learning from world-class facilitators, like Carol Anderson, Daron Powers, Albert Blixt and others, Mr. Black has brought together a diverse array of groups through a synchronistic process of guided dialogue to find common purpose. His professional facilitation experiences have included church and school groups, corporate and residential organizations and non-profit Boards of museums and arts organizations.

#### ❖ Professional Facilitation / Project Integration

##### **Matthew Van Sweden** / Foresight Management

Mathew VanSweden - Director of Integrative Design Services. Matt focuses on the intersections between climate justice, racial justice, and the built environment. Utilizing the Integrative Design Process, he works to empower the team and all participants with the right tools at the right time - optimizing the design process with chaos, order, and a bit of humor.

#### ❖ Planning / Landscape Architecture / Biophilic Design Principles

##### **Patrick Judd** / Environmental Consulting & Engineering, Inc.

As Senior Manager of ECT's Landscape Architecture | Green Infrastructure Studio, Mr. Judd's work experience includes site master planning, design and construction administration of corporate and commercial sites, public recreation land, non-motorized trail planning and development, Native American lands, natural areas restoration including streams and wetlands, and whole systems farm planning. Patrick is well versed with Midwest native plant communities which allows ecosystem services integration for his nature-base design projects. Patrick brings a pragmatic eye to the design and planning process. His combination of knowledge about Great Lakes native habitats, site programming and social interfaces leads to translating that knowledge into design criteria for the preparation of site master plans through to construction documents and implementation -- critical for a project that must respond to the needs of both the environment and people. A 32-year Ann Arbor resident.



❖ Architecture / Sustainability Integration / Renewable Energy

**Wayne Appleyard** / Sunstructures Architects

As a founding principal in 1974 of Sunstructures Architects, Mr. Appleyard collaborated with fellow principals to successfully deliver world-class designs for a variety of projects, many of which have won energy and sustainability awards. He has served as project manager, project architect, and systems engineer for projects utilizing energy-intelligent design, green building, and sustainable approaches to site and building. Mr. Appleyard's community service has also included being a member of the Ann Arbor Energy Commission for over 25 years, guiding it as Chair for 10 years.

❖ Architecture / Community Building

**Robert Black** / Robert Black Associates-Architecture

As a former principal of Sunstructures Architects, Mr. Black collaborated with Mr. Appleyard to successfully deliver sustainable and earth-friendly projects. He also has worked as an architect on a variety of projects including: schools, churches, medical facilities, high-tech research facilities, corporate offices and housing.

❖ Engineering Consulting

**Paul Dannels**, in his role at SDI Structures, conceives innovative structural solutions for buildings on behalf of both aspiring and accomplished architects. His many clients value his ability to quickly grasp complex architectural intentions and effectively render them in structural form. Paul has extensive experience in Ann Arbor, and throughout the state, helping to bring visionary architectural ideas to satisfying realization.

❖ Project Visionary / Architect / Link to World Firm

**Stephan Trendov** / Stephan Trendov Associates

With his decades of broad experience with well-known architects and world-class projects Mr. Trendov adds a valuable and necessary component to the team. He began working with Alan Haber over ten years ago in his commitment to create an inspiring vision for a Central Park and Civic Center Commons. His professional drawings, inspired by a variety of inputs from those early conversations and subsequent community inputs, offer tremendous inspiration in their scope and spirit to stimulate deeper conversations to help us explore the City's highest and best alternatives.



## PROPOSED DELIVERABLES

Task hours estimated from Low to High range, pending further details and discussions.

TASK	TASK DESCRIPTION	LOW	HIGH
1A	Document Ann Arbor Sesquicentennial Lessons Learned	8	10
1B	Document Ann Arbor Cultural Roots	6	8
1C	Summary Document of Key Center of the City Task Force Findings	32	60
2A	Document of Existing Systems & Operations Opportunities and Constraints	60	80
2B	Document DDA Role & Preferred Outcomes	20	30
2C	Written Reports of Meetings and Inputs from Block Partners	40	80
2D	Summary Report and Guidelines for <i>Commons &amp; Commoning</i>	10	20
2E	Document Inputs and Lessons from <i>Initiating Committee</i> Activating Events	10	20
3	Presentation of Results at Council of the Commons Working Session	12	20
4	Prepare Final <i>Project Program Document</i> w/Illustrative Appendix for review and approval by the Council of the Commons, the Initiating Committee and Library Green Conservancy.	80	100
5	(Optional) Presentation of <i>Project Program Document</i> to City Council for approval.	--	--
<b>ESTIMATED TOTAL</b>		<b>278</b>	<b>428</b>

Note: Professional fees are assumed to not be required for the alternatives described in Step 3:

- 1) The City would create a Request for Proposal to professional services ...OR
- 2) A designated Competition Committee would work with the City to prepare and solicit participation in a Design Competition (Part I – Ann Arbor Student Competition; Part II – Invited Professional Competition).

## ESTIMATED FEE RANGE

The estimated cost for professional services and deliverables noted above are as follows:

ESTIMATED COST	LOW (\$)	HIGH (\$)
Base Fee	34,750	53,500
Expenses	2,000	3,000
Total Fee	36,750	56,500

**PROPOSED TIMELINE:**

<b>2022</b>	
FEB	<i>Receive and evaluation RFI's, Decision on how best to proceed</i>
MAR	<i>Prepare RFP for Steps 1 &amp; 2, Obtain City Council Approval to Issue RFP</i>
APR	<i>Receive RFP, Award and negotiate contract w/approval to proceed</i>
MAY	<i>Establish Workplan &amp; Schedule for Steps 1 &amp; 2 (Tasks 1A, 1B, 1C and Tasks 2A, 2B, 2C, 2D, 2E)</i>
JUN	
JUL	
AUG	
SEP	
OCT	<i>Finalize content of Project Program Document w/Illustrative Appendix</i>
NOV	<i>Review Project Program Document w/Council of the Commons</i>
DEC	<i>Approve process for Design Competition (Notify Schools of Competition)</i>
<b>2023</b>	
JAN	<i>Student Design Competition</i>
FEB	<i>Exhibit of Student Designs and Public Comment Period</i>
MAR	<i>Issue Main Design Competition to Professionals to Prepare Submissions</i>
APR	
MAY	
JUN	<i>Public Display of Competition Entries and Public Comment Period</i>
JUL	
AUG	<i>Select and Announce Design Competition Winner</i>
SEP	<i>Negotiate Contract for Design Development &amp; Construction Documents</i>
OCT	<i>Prepare Construction Documents</i>
NOV	
DEC	
<b>2024</b>	
JAN	<i>Begin Bicentennial Year / Display Public Model of Developed Design</i>
FEB	<i>Fundraising &amp; Bidding Phase</i>
MAR	
APR	
MAY	<i>Groundbreaking Ceremony @ Bicentennial Anniversary Date (from May 1824)</i>
JUN	<i>Construction Phase</i>
JUL	
AUG	
SEP	
OCT	
NOV	
DEC	<i>Project Completion &amp; Bicentennial Year End Community Celebration</i>

END