

**BIRMINGHAM CITY COMMISSION
MUNICIPAL BUILDING, 151 MARTIN
MONDAY, AUGUST 11, 2025
6:00 P.M.
SPECIAL MEETING
(WORKSHOP)**

This will be considered a workshop session of the City Commission. No formal actions will be taken. The purpose of this workshop is to discuss the 400 East Lincoln property.

I. CALL TO ORDER

Therese Longe, Mayor

II. ROLL CALL

Alexandria Bingham, City Clerk

III. PRESENTATION & DISCUSSION

A. Potential Options

B. City Commission Discussion and Comment

IV. PUBLIC COMMENT

V. ADJOURN

Should you wish to participate in this meeting, you are invited to attend the meeting in person or virtually through ZOOM: <https://zoom.us/j/655079760> Meeting ID: 655 079 760

You may also present your written statement to the City Commission, City of Birmingham, 151 Martin Street, P.O. Box 3001, Birmingham, Michigan 48012-3001 prior to the hearing.

NOTICE: Individuals requiring accommodations, such as mobility, visual, hearing, interpreter or other assistance, for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice), or (248) 644-3405 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).



MEMORANDUM

City Manager's Office

DATE: August 6, 2025

TO: City Commission

FROM: Jana L. Ecker, City Manager

SUBJECT: Birmingham Community and Senior Center

INTRODUCTION:

At the May 5, 2025, City Commission meeting, the Commission was to hear two presentations about the City's proposed Community and Senior Center ([MINUTES](#)):

1. Presentation of the schematic design for a new building by Neumann Smith Architects
2. Bond proposal language for a new building at 400 E. Lincoln

Prior to either of those presentations, Mayor Longe and fellow City Commissioners agreed to table the two items under consideration on that date until a larger discussion could occur about the project by the City Commission and the public. The vote was 7-0. The following reasons were cited by the Commission for tabling the two presentations:

1. Loss of additional outside funding to support the project (federal government grant funding was anticipated to cover up to a third of the cost).
2. Recent federal level government actions, specifically tariffs, have increased construction costs (shifting economic conditions).
3. The anticipated uses of the facility have changed from the original plans when the building was purchased in 2023 for a new home for Next and no pool (project scope).
4. The cost of the project has continued to escalate and the current economic climate at this time warrants caution as it relates to other City needs and obligations (fiscal responsibility).
5. The Commission wants to make well-informed and independent evaluations related to the project (open and transparent communications).

Three options have been recently identified for consideration by the Commission and the public for the building at 400 E. Lincoln:

1. New building as proposed in the schematic design and costs estimates of May 5, 2025 by Neumann Smith Architects, Kramer Management Group and Clark Construction. This option would require a bond vote of the people to approve an amount of \$36,640,000.
2. Recent proposal by the YMCA for an alternative re-model of the existing facility with the addition of some new construction space. This would require a bond vote of the people to approve an amount of approximately \$27,500,000.
3. Adhere to the terms of the Memorandum of Understanding (MOU) between the City and Next and update the existing building to meet the minimum accessibility and ADA

standards. This option would be paid for out of the previously approved senior millage funds of approximately \$3,500,000.

BACKGROUND:

The Birmingham Community and Senior Center project comes back before the Commission and the public on August 11, 2025 in order to provide the City with enough time to place bond language on the ballot with Oakland County for the November 2025 election date if the Commission were to vote for Option 1 or Option 2 moving forward. Ballot language is due to Oakland County by Tuesday, August 12, 2025.

Brief Project Re-Cap:

1. City purchases the building at 400 E. Lincoln with Next to be the new home for Next (City paid \$1.5 million and Next paid \$500,000). MOU signed between the City and Next. YMCA to cease branch operations after three years. Summer camps would be allowed to continue. City will close pool (2023).
2. City proposes a new senior millage to pay for the costs to update the building at 400 E. Lincoln for accessibility and ADA requirements to allow Next to move in June of 2026. The millage passes 69% -yes and 31% -no (2023).
3. YMCA reverses position and wants to stay and be a part of the project (2023).
4. City forms Ad Hoc Senior Center Committee (SCC) to assist with project (2024).
5. NORR Architects hired to assess building. NORR determines that building should be razed and that the construction of a new building is a superior option. SCC and City Commission agree (2024).
6. City hires an owner's representative, Kramer Management Group (2024).
7. City, Next and the YMCA work on developing a joint program (2024).
8. Neumann Smith Architects hired to design a new building that encompasses Next, the YMCA and community uses (2025).
9. City hires Clark Construction as the City's construction manager (2025).
10. City Commission tables project temporarily (2025).

Brief Project Timeline:

1. Bond language due to Oakland County by August 12, 2025.
2. YMCA lease at 400 E. Lincoln with the City ends on June 26, 2026.
3. Next must be out of Midvale School (Birmingham Public Schools Early Childhood Development Center) by May 31, 2027.

Option 1: New Building

In Option 1, Neumann Smith Architects have completed a schematic design for a completely new building that both Next and the YMCA have agreed is feasible to operate their respective operations ([PACKET](#)):

1. 47,260 square feet in size (2,880 sq. ft. basement, 31,620 sq. ft. first level and 12,760 sq. ft. second level with expansion options).
2. Included in this building is a public walking track, park improvements, community use of multi-space rooms and allotted pool and gym time for the public.
3. New pool/new gymnasium.
4. Cost: \$36,100,000 (Clark Construction - City CM).
5. Financing: Bond vote of the people.
6. Timeline: Can be completed by May 31, 2027.

Needed:

1. Community open house (possibly 2) to allow for the public to weigh in on the design and function of the building.
2. Favorable public bond vote.
3. RFP for final design documents – Architects.
4. RFP for Construction Contractor – Construction Contractors.
5. Final lease agreements with both Next and the YMCA.
6. Contingency plans to accommodate any delays.

Option 2: YMCA Remodel/Additional New Construction Space

In Option 2, the YMCA used their in-house staff and their national architect, GRO, to formulate a substantial remodel of the existing building, with the addition of some new construction space at a reduced cost. YMCA has advised that this does not resolve all issues with the building (see attached cost estimates and building design layout). It does provide:

1. 47,293 square feet in size (24,092 sq. ft. in lower level, 23,201 sq. ft. on main level - NOTE: worksheet and building layout do not match on square footage. Building design layout shows 48,745 sq. ft.).
2. Community use of multi-space rooms and allotted pool and gym time for the public included.
3. Utilization of the existing pool with some updated mechanicals/existing gymnasium/ updated roof and HVAC. The existing pool is not and would not be ADA compliant. The renovation of the building would not include fire suppression of the building.
4. Cost: \$27,477,284 (YMCA estimate).
5. Financing: Bond vote of the people.
6. Timeline: Can be completed by May 31, 2027.

Needed:

1. Verification from outside expert (Kramer Management Group) on whether or not the construction costs contained in the YMCA option are credible, as they are substantially lower than the City's cost construction estimates.
2. Community open house (possibly 2) to allow for the public to weigh in on the design and function of the building.
3. Favorable public bond vote.
4. RFP for final design documents – Architects.
5. RFP for Construction Contractor – Construction Contractors.
6. Final lease agreements with both Next and the YMCA.
7. Contingency plans to accommodate any delays.

Option 3: Update Existing Building Pursuant to MOU

In Option 3, City staff has been working on a plan consistent with the MOU between the City and Next to renovate the existing building to meet ADA requirements and accessibility issues along with other cosmetic changes that would allow Next to move into the building and operate (attached layout from City staff and letter from Kramer Management Group in support of proposed costs):

1. The building would be for Next's use with community time available. With Next as the primary tenant of the building, there would be substantial time Monday- Friday in the evening hours for community use of the building and all day/evening on Saturdays and Sundays. However, the City would have to staff the building for community use.

2. 15,400 square feet in size. All space on the main level of the existing building would be utilized. All lower level space and second floor space would be closed and not utilized. The pool would be closed.
3. Renovations to ADA, accessibility, conversion of current rooms to multi-purpose rooms, update kitchen to support Meals on Wheels, update office areas and update lighting.
4. There could be community use of multi-purpose rooms and the gymnasium.
5. Utilize existing building and existing HVAC. Roof to be repaired/replaced. Deal with unknown factors as they arise (i.e. asbestos/plumbing/electrical/HVAC).
6. Cost: \$3,500,000
7. Financing: Done - Covered by current Senior Millage approved in 2023.
8. Timeline: Can be completed by May 31, 2027.

Needed:

1. Seek input on possible community uses of the building.
2. RFP for final design documents - Architects.
3. RFP for Construction Contractor - Construction Contractors.
4. Final lease agreement with Next.
5. Contingency plans to accommodate any delays.

LEGAL REVIEW:

The City Attorney has been a party to all discussions as it relates to this project and all legal documents will continue to be channeled through the City Attorney.

FISCAL IMPACT:

The fiscal impact of this project is directly related to the choice of the City Commission and the public. If either Option 1 (\$36.1 million) or Option 2 (\$27.5 million) are chosen, then the voters must approve a bond to finance the project. If Option 3 is selected, funds have already been approved by the voters to finance the necessary modifications to the existing building (2023 Senior Millage). However, as with any construction project, there could be unforeseen costs and expenses not currently known.

SUSTAINABILITY:

Similar to the fiscal impact above, the level of sustainability will vary greatly depending on the option chosen by the City Commission. Option 1 and Option 2 offer far more sustainability options than Option 3.

DESIGN CONSIDERATIONS:

Option 1 is a new building and can be designed exactly the way the City wishes. Option 2 is a remodel/new construction combination that allows for some design influences. Option 3 is a straight remodel with little or no design influence capabilities.

PUBLIC COMMUNICATIONS:

The City has been working on this project for over two years. All meetings, communications and progress have been available and open to the public at every step.

SUMMARY:

As with any public project, it is the desire of the City Commission that the project aligns with the goals of the City Commission, planning is conducted openly and transparently with the public, with public input and completed in the most fiscally responsible manner. The issue of the building at 400 E. Lincoln has been a matter of debate and discussion for two years. In 2023, when the City and Next purchased the building, the path forward appeared clear that the building would be the future permanent home for Next senior services with a modest senior millage to support renovations and then hopefully operations in the long term. That all changed when the YMCA changed course and wanted to continue to offer their services to the community as a fully operational branch. A great deal of time and money went into the process of how the City could accommodate both Next and the YMCA, including potentially providing service to the community by including a community use component to the project.

The end product was a new building that could achieve all three components, but at a cost of approximately \$36.1 million. Given the current financial climate, uncertain and rising building costs and a host of other City projects that also require large financial obligations (roads, water/sewer projects, Police Department upgrades, City Hall upgrades, DPS building upgrades) the City Commission tabled this project to let the dust settle and take inventory of the project's status and determine what the best path moving forward would be for the project.

Three options have been presented for the City Commission and the public to examine. Each option comes with its own advantages and disadvantages and with very different costs. The City Commission has prioritized finding a permanent home for Next senior services for some time. The purchase of the building in 2023 was to accomplish this very goal. Along the way, the project changed and morphed as has already been described in the body of this report. The time has come for the City Commission and the public to discuss and decide on a course of action for the City that accomplishes the goal of providing a home for Next senior services within the City while still being mindful of all the other City responsibilities and obligations and taking into consideration the current economic climate.

There is no question that Next and senior services are vital to the City. Most cities provide senior services for their residents. Our City has a forty-five year partnership history with Next to provide senior residents with a safe and comfortable place to gather, socialize, recreate and maintain their status as a meaningful part of our community. Providing senior services is exactly how local government protects the health, welfare and safety of this valuable segment of the community.

Option 1 and Option 3 are plans for 400 E. Lincoln that have been discussed and analyzed by the SCC, the City Commission, City staff and the public. Option 2 has not been vetted by the SCC, the City Commission, City staff or the public, but was offered to the City by the YMCA as an alternative. Options 1 and 2 are in fact, alternatives, to the MOU already in place between the City and Next. If Options 1 & 2 are not viable or prudent at this time, the City should continue moving forward in a manner consistent with the legal agreement (MOU) between the City and Next (Option 3 in this report).

ATTACHMENTS:

- Option 2: YMCA Cost Analysis Worksheet
- Option 2: YMCA Building Layout
- Option 3: Rough Building Layout of Renovation Only

- Option 3: Letter from Kramer Management Group – Renovation Costs

ITEM NO	ROOM TYPE	QUANTITY	CAPACITY	UNIT ASF	TOTAL ASF	GROSSING	TOTAL GSF	Employee	GENERAL NOTES
1.0 Administrative Area									
1.1	Reception Area	1	4	120	120	1.3	156		Review Size
1.2	NEXT Exec. Director Office	1	1	180	180	1.3	234	Cris Braun	
1.3	NEXT Finance / Markering Office	1	1	150	150	1.3	195	Sandra Catterall, Susan Gwizdz	Shared Office
1.4	NEXT Support Services	1	1	150	150	1.3	195	Pat Brooks, Sandi Cassar	Shared Office
1.5	NEXT Open Office / Workstations								
1.6	Staff Assistants	2	1	36	72	1.3	94	Sara Callendar, Bev Singer	workstation - Located in Reception Area
1.7	Program Planners	2	1	36	72	1.3	94	Jolee Hentgen, Pam Hall	workstation
1.8	Facility Operations	0	0	36	0	1.3	0	Kim Holmes	To Be Located in Mechanical Room T.B.D.
1.9	Office Supervisor	1	1	36	36	1.3	47	Kathleen Tilson	workstation - Located in Reception Area
1.10	Shared Hoteling Desks	2	1	20	40	1.3	52	FUTURE	Hoteling - Benching
									Note: Judy Murrell (M.O.W.) to be
1.11	YMCA Exec. Director Office	1	1	180	180	1.3	234	Kelly Stubbe	
1.12	YMCA Business Office	1	1	120	120	1.3	156	Erin Boone	
1.13	YMCA Open Office / Workstations								
1.14	Member Experience Director	1	1	36	36	1.3	47		workstation
1.15	Member Experience Manager	1	1	36	36	1.3	47		workstation
1.16	Welcome Center Supervisor	1	1	36	36	1.3	47		workstation
1.17	Youth & Family Director	1	1	36	36	1.3	47		workstation
1.18	Aquatics Director	1	1	36	36	1.3	47		workstation
1.19	Flex Hoteling Workstations	3	1	20	60	1.3	78		Hoteling - Benching. To be used for Day
1.20	Birmingham P&R Manager	1	1	120	120	1.3	156		
1.21	Birmingham P&R Staff	2	1	36	72	1.3	94		workstation
1.22	Rental Coordinator	1	1	36	36	1.3	47		workstation
1.23	Shared Small Conference / Huddle Room	2	4	120	240	1.3	312		
1.24	Shared Copy/Workroom/Mail	1	1	180	180	1.3	234		
1.25	Shared Kitchenette	1	1	120	120	1.3	156		
1.26	NEXT File Room	1	1	100	100	1.3	130		
1.27	NEXT Storage Room for Loan Items	1	1	200	200	1.3	260		
1.28	YMCA Storage	1	1	100	100	1.3	130		
1.29	Unisex Toilet Rooms	2	1	64	128	1.3	166		
	Sub-Total				2,656		3,453		
2.0 Lobby and Support Spaces									
2.1	NEXT Lobby (Living Room) Area +	1	1	1,400	1,400	1	1,400		
2.2	NEXT Café Area	1	1	400	400	1	400		Can this be shared? YMCA + Community Use?
2.3	NEXT - Small Wellness Room	1	4	150	150	1	150		
2.4	NEXT - Large Wellness Room	1	12	450	450	1	450		Size increased for Henry Ford programming
2.5	YMCA Lobby / Check in	1	1	1,250	1,250	1	1,250		
2.6	Men's Toilet Room	0	1	1	0	1	0		Use 400 sf - This will be accounted for in
2.7	Women's Toilet Room	0	1	1	0	1	0		Use 400 sf - This will be accounted for in
2.8	Accessible Adult / Family Toilet Room	0	1	1	0	1	0		Use 180 sf - This will be accounted for in

2.9	Vending	0	1	1	0	1	0	is area needed?
2.1	Cafe / Juice Bar	1	1	150	150	1	150	Can this be shared? YMCA + Community Use?
	<i>Sub-Total</i>				3,800		3,800	

3.0 Childwatch								
3.1	Check-In Corral	1	1	50	50	1	50	
3.2	Play Area	1	1	900	900	1	900	
3.3	Child Toilet	1	1	45	45	1	45	
3.4	Staff desk	1	1	20	20	1	20	
3.5	Storage	1	1	150	150	1	150	
	<i>Sub-Total</i>				1,165		1,165	

4.0 Locker Rooms + Universal Changing Rooms								
4.1	Men's Locker Room	1	1	1,200	1,200	1	1,200	Assuming this can include deck-located showers?
4.2	Women's Locker Room	1	1	1,200	1,200	1	1,200	Assuming this can include deck-located showers?
4.3	Universal Locker Room	1	1	1,100	1,100	1	1,100	
	Adult Assisted Changing Room	1	1	180	180	1	180	is this space needed?
	<i>Sub-Total</i>				3,680		3,680	

5.0 Gymnasium + Walking Track								
5.1	Gymnasium	1	1	7,200	7,200	1	7,200	7200 sf = (3) PickleBall Courts. 8360 sf = (4) PickleBall Courts
5.2	Storage	1	1	650	650	1	650	
	<i>Sub-Total</i>				7,850		7,850	

6.0 Fitness Spaces								
6.1	YMCA Wellness Center	1	1	5,500	5,500	1	5,500	Cardio, Free Weights, Strength
6.2	Fitness Experience Director							Provide space within Wellness Area
6.3	NEXT Senior Fitness Room	1	1	1,000	1,000	1	1,000	
	<i>Sub-Total</i>				6,500		6,500	

7.0 Natatorium Space								
7.2	Pool	1	1	5,300	5,300	1	5,300	Assuming 25 yard (75') 5 lane pool
7.2	Pool Equipment Room	1	1	1,325	1,325	1	1,325	Use 25% of Pool Size
7.3	Pool Storage Room	1	1	530	530	1	530	Use 10% of Pool Size
7.4	Aquatics Support					1		
7.5	Aquatics Manager Office/ Guard	1	1	100	100	1	100	Shared Office Space
	<i>Sub-Total</i>				7,255		7,255	

8.0 Multi-Purpose Rooms								
8.1	Multi-Purpose Activity Room 1 - Art,	1	1	1,100	1,100	1	1,100	Operable Partition to permit simultaneous usage for smaller programs
8.2	MPA Room 1 Storage	1	1	300	300	1	300	

8.3	Multi-Purpose Activity Room 2 - NEXT	1	1	500	500	1	500	Use for NEXT Speaker / Concert Series,
8.4	MPA Room 2 Storage	1	1	200	200	1	200	
8.5	Multi-Purpose Activity Room 3 - NEXT	1	1	1,100	1,100	1	1,100	Use for NEXT Speaker / Concert Series, Carpeted
8.6	MPA Room 3 Storage	1	1	200	200	1	200	
8.7	Large Multi-Purpose Activity Room 4 -	1	1	2,200	2,200	1	2,200	
8.8	MPA Room 4 Storage	1	1	200	200	1	200	
8.9	Multi-Purpose Activity Room 5 -	1	1	1,100	1,100	1	1,100	
8.10	MPA Room 5 Storage	1	1	200	200	1	200	
8.11	Multi-Purpose Activity Room 6	1	1	1,100	1,100	1	1,100	Operable Partition to permit simultaneous usage for smaller programs
8.12	MPA Room 6 Storage	1	1	200	200	1	200	
						1		
8.13	Conference Room?????	1	20	750	750	1	750	Can this occur in a Small Multipurpose Room?
	<i>Sub-Total</i>				9,150		9,150	

9.0 Catering / Culinary Kitchen / Meals on Wheels Support / Demonstration								
9.1	Kitchen	1	1	1,000	1,000	1	1,000	Judy Murrell (M.O.W.) to be located in
9.2	Storage	1	1	100	100	1	100	
	<i>Sub-Total</i>				1,100		1,100	
10.0 Building Support Spaces								
10.1	Custodial Rooms	2		0	0	1	0	This space is accounted for within the grossing factors
10.2	Toilets			0	0	1	0	This space is accounted for within the grossing factors
10.3	IT/Data Closets	2		0	0	1	0	This space is accounted for within the grossing factors
10.4	Water / Fire Suppression Room	1		0	0	1	0	This space is accounted for within the grossing factors
10.5	Building Mechanical Room	1		0	0	1	0	This space is accounted for within the grossing factors
10.6	Main Electrical Room	1		0	0	1	0	This space is accounted for within the grossing factors
10.7	Receiving / Maintenance / Loading	1		0	0	1	0	This space is accounted for within the grossing factors
10.8	Building Maintenance Room	1		0	0	1	0	This space is accounted for within the grossing factors
10.9	General Building Storage	1		0	0	1	0	This space is accounted for within the grossing factors

Total				43,156			43,953	
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		Total GSF	Floor Grossing
Total Gross Square Footage		43,953	57,139

Neumann Smith /Clark Construction		
1D.1		
Square Feet	46,585	
Direct Trade Costs	\$23,632,676	\$507.30
New Construction		
Renovation		
Design / Estimate Contingency - 7.5%	\$1,772,451	\$38
Escalation / Market Conditions - 4%	\$1,016,205	\$22
Owners Contingency - 10%	\$2,642,133	\$57
Tariff Impacts - 2%	\$528,427	\$11
CM Contingency - 3%	\$887,757	\$19
CM Costs - 7.65%	\$2,128,568	\$46
Subtotal	\$32,608,216	\$700
Owner/Soft Costs		
Owners Rep	\$625,000	
Architect - 6.7%	\$1,700,000	
Food Service	\$100,000	
Furnishing	\$500,000	
Security, Cable	\$655,464	\$77
	\$3,580,464	\$77
	\$36,188,680	\$777

von Staden / GRO & Clark		
47,293		
	\$17,595,575	\$372
	\$1,319,668	\$28
	\$756,610	\$16
	\$1,967,185	\$42
	\$393,437	\$8
	\$660,974	\$14
	\$1,736,049	\$37
	\$24,429,498	\$517
	\$625,000	
	\$1,267,321	
	\$100,000	
	\$400,000	
	\$655,464	\$64
	\$3,047,785	\$64
	\$27,477,284	\$581

- \$527,867 3% Gro Savings
\$26,949,416

\$9,239,264 Savings

Apple to Apple Square Footage Comparisons 46,585

Neumann Smith /Clark Construction		
1D.1		
Square Feet	46,585	
Direct Trade Costs	\$23,632,676	\$507.30
New Construction		
Renovation		
Design / Estimate Contingency - 7.5%	\$1,772,451	\$38
Escalation / Market Conditions - 4%	\$1,016,205	\$22
Owners Contingency - 10%	\$2,642,133	\$57
Tariff Impacts - 2%	\$528,427	\$11
CM Contingency - 3%	\$887,757	\$19
CM Costs - 7.65%	\$2,128,568	\$46
Subtotal	\$32,608,216	\$700
Owner/Soft Costs		
Owners Rep	\$625,000	
Architect - 6.7%	\$1,700,000	
Food Service	\$100,000	
Furnishing	\$500,000	
Security, Cable	\$655,464	\$77
	\$3,580,464	\$77
	\$36,188,680	\$777

von Staden / GRO & Clark		
46,585		
	\$17,333,375	\$367
	\$1,300,003	\$27
	\$745,335	\$16
	\$1,937,871	\$42
	\$387,574	\$8
	\$651,125	\$14
	\$1,710,179	\$36
	\$24,065,463	\$509
	\$625,000	
	\$1,248,436	
	\$100,000	
	\$400,000	
	\$655,464	\$65
	\$3,028,900	\$65
	\$27,094,363	\$582

- \$520,001 3% Gro Savings
\$26,574,362

\$9,614,318 Savings

Demo	18,000		Demo.	Sq.Ft.	Per Sq.Ft.	
Construction				18,000	\$30	\$540,000
New LL	8,000		New Construction			
Renovated LL	16,092	24,092		18,000	\$500	\$9,000,000
			Renovation			
New Main	10,000			29,293	\$275	\$8,055,575
Renovated M	13,201	23,201				
	47,293				\$372	\$17,595,575

Direct Trade Costs - GRO Preferred Vendors
\$527,867 3% Gro Savings
\$703,823 4% Gro Savings
\$879,779 5% Gro Savings

			Demo.	Sq.Ft.	Per Sq.Ft.	
				18,000	\$30	\$540,000
Construction			New Construction			
New LL	7,850			17,700	\$500	\$8,850,000
Renovated LL	15,888	23,738	Renovation			
				28,885	\$275	\$7,943,375
New Main	9,850					
Renovated M	12,997	22,847				
	46,585				\$372	\$17,333,375

Direct Trade Costs - GRO Preferred Vendors
\$520,001 3% Gro Savings
\$693,335 4% Gro Savings
\$866,669 5% Gro Savings

\$1,354,718

ITEM NO	ROOM TYPE	QUANTITY	CAPACITY	UNIT ASF	TOTAL ASF	GROSSING	TOTAL GSF	Employee	GENERAL NOTE
1.0 Administrative Area									
1.1	Reception Area	1	4	120	120	1.3	156		Review Size
1.2	NEXT Exec. Director Office	1	1	180	180	1.3	234	Cris Braun	
1.3	NEXT Finance / Markering Office	1	1	150	150	1.3	195	Sandra Catterall	Shared Office
1.4	NEXT Support Services	1	1	150	150	1.3	195	Pat Brooks, San	Shared Office
1.5	NEXT Open Office / Workstations								
1.6	Staff Assistants	2	1	36	72	1.3	94	Sara Callendar,	workstation - Located in Reception Area
1.7	Program Planners	2	1	36	72	1.3	94	Jolee Hentgen, F	workstation
1.8	Facility Operations	0	0	36	0	1.3	0	Kim Holmes	To Be Located in Mechanical Room T.B.D.
1.9	Office Supervisor	1	1	36	36	1.3	47	Kathleen Tilson	workstation - Located in Reception Area
1.10	Shared Hoteling Desks	2	1	20	40	1.3	52	FUTURE	Hoteling -
									Note: Judy
1.11	YMCA Exec. Director Office	1	1	180	180	1.3	234	Kelly Stubbe	
1.12	YMCA Business Office	1	1	120	120	1.3	156	Erin Boone	
1.13	YMCA Open Office / Workstations								
1.14	Member Experience Director	1	1	36	36	1.3	47		workstation
1.15	Member Experience Manager	1	1	36	36	1.3	47		workstation
1.16	Welcome Center Supervisor	1	1	36	36	1.3	47		workstation
1.17	Youth & Family Director	1	1	36	36	1.3	47		workstation
1.18	Aquatics Director	1	1	36	36	1.3	47		workstation
1.19	Flex Hoteling Workstations	3	1	20	60	1.3	78		Hoteling -
1.20	Birmingham P&R Manager	1	1	120	120	1.3	156		
1.21	Birmingham P&R Staff	2	1	36	72	1.3	94		workstation
1.22	Rental Coordinator	1	1	36	36	1.3	47		workstation
1.23	Shared Small Conference / Huddle Ro	2	4	120	240	1.3	312		
1.24	Shared Copy/Workroom/Mail	1	1	180	180	1.3	234		
1.25	Shared Kitchenette	1	1	120	120	1.3	156		
1.26	NEXT File Room	1	1	100	100	1.3	130		
1.27	NEXT Storage Room for Loan Items	1	1	200	200	1.3	260		
1.28	YMCA Storage	1	1	100	100	1.3	130		
1.29	Unisex Toilet Rooms	2	1	64	128	1.3	166		
	Sub-Total				2,656		3,453		
2.0 Lobby and Support Spaces									
2.1	NEXT Lobby (Living Room) Area +	1	1	1,400	1,400	1	1,400		
2.2	NEXT Café Area	1	1	400	400	1	400		Can this be shared? YMCA + Community Use?
2.3	NEXT - Small Wellness Room	1	4	150	150	1	150		
2.4	NEXT - Large Wellness Room	1	12	450	450	1	450		Size increased for Henry Ford programming
2.5	YMCA Lobby / Check in	1	1	1,250	1,250	1	1,250		

2.6	Men's Toilet Room	0	1	1	0	1	0	Use 400 sf -
2.7	Women's Toilet Room	0	1	1	0	1	0	Use 400 sf -
2.8	Accessible Adult / Family Toilet Room	0	1	1	0	1	0	Use 180 sf -
2.9	Vending	0	1	1	0	1	0	is area needed?
2.1	Cafe / Juice Bar	1	1	150	150	1	150	Can this be shared? YMCA + Community Use?
	<i>Sub-Total</i>				3,800		3,800	
3.0 Childwatch								
3.1	Check-In Corral	1	1	50	50	1	50	
3.2	Play Area	1	1	900	900	1	900	
3.3	Child Toilet	1	1	45	45	1	45	
3.4	Staff desk	1	1	20	20	1	20	
3.5	Storage	1	1	150	150	1	150	
	<i>Sub-Total</i>				1,165		1,165	
4.0 Locker Rooms + Universal Changing Rooms								
4.1	Men's Locker Room	1	1	1,200	1,200	1	1,200	Assuming this can include deck-located showers?
4.2	Women's Locker Room	1	1	1,200	1,200	1	1,200	Assuming this can include deck-located showers?
4.3	Universal Locker Room	1	1	1,100	1,100	1	1,100	
	Adult Assisted Changing Room	1	1	180	180	1	180	is this space needed?
	<i>Sub-Total</i>				3,680		3,680	
5.0 Gymnasium + Walking Track								
5.1	Gymnasium	1	1	7,200	7,200	1	7,200	7200 sf = (3) PickleBall Courts. 8360 sf = (4) PickleBall Courts
5.2	Storage	1	1	650	650	1	650	
	<i>Sub-Total</i>				7,850		7,850	
6.0 Fitness Spaces								
6.1	YMCA Wellness Center	1	1	5,500	5,500	1	5,500	Cardio, Free Weights, Strength
6.2	Fitness Experience Director							Provide space within Wellness Area
6.3	NEXT Senior Fitness Room	1	1	1,000	1,000	1	1,000	
	<i>Sub-Total</i>				6,500		6,500	
7.0 Natatorium Space								
7.2	Pool	1	1	5,300	5,300	1	5,300	Assuming 25 yard (75') 5 lane pool
7.2	Pool Equipment Room	1	1	1,325	1,325	1	1,325	Use 25% of Pool Size
7.3	Pool Storage Room	1	1	530	530	1	530	Use 10% of Pool Size
7.4	Aquatics Support					1		
7.5	Aquatics Manager Office/ Guard	1	1	100	100	1	100	Shared Office Space

	Sub-Total				7,255		7,255		
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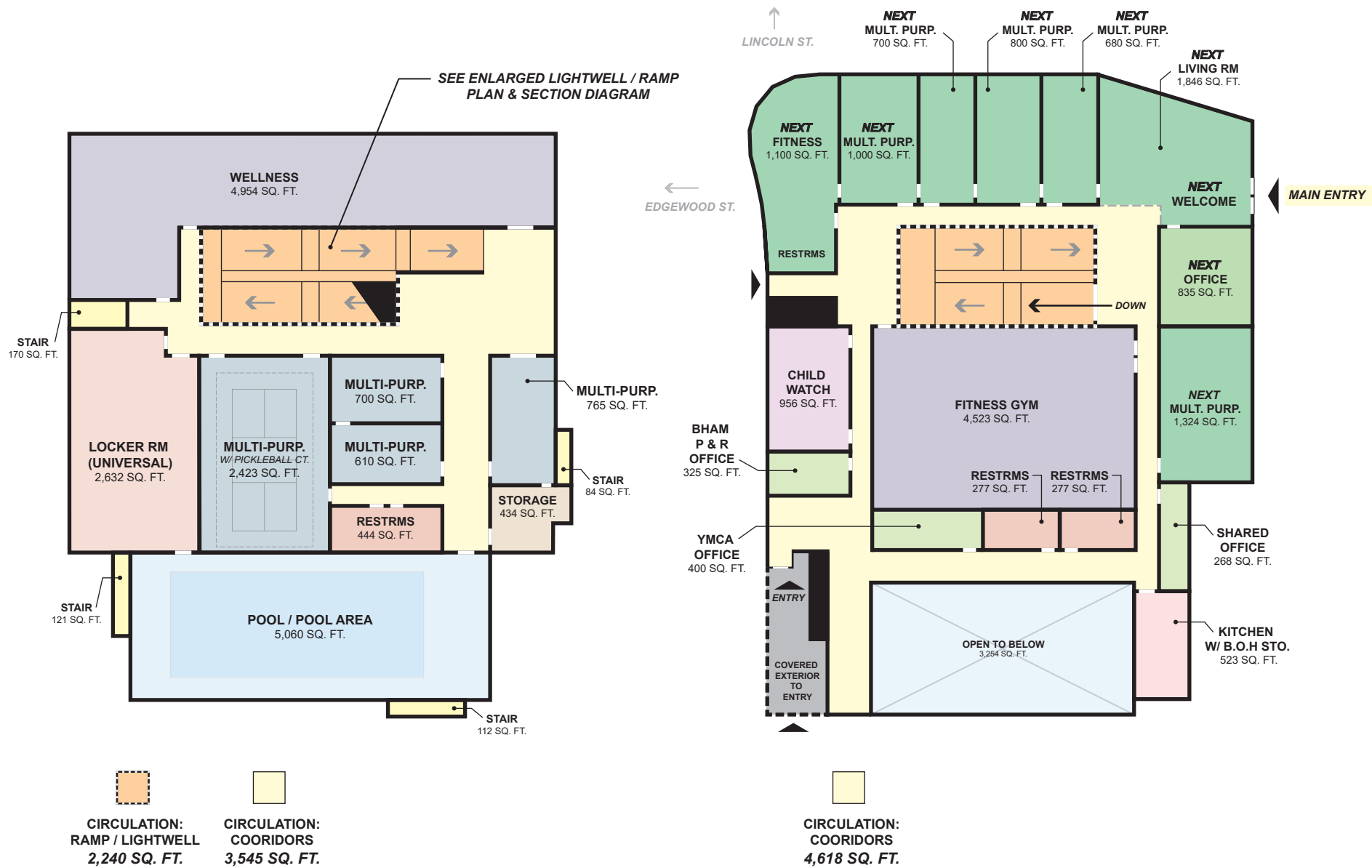
8.0 Multi-Purpose Rooms									
8.1	Multi-Purpose Activity Room 1 - Art,	1	1	1,100	1,100	1	1,100		Operable Partition to permit simultaneous usage for smaller programs
8.2	MPA Room 1 Storage	1	1	300	300	1	300		
8.3	Multi-Purpose Activity Room 2 - NEXT	1	1	500	500	1	500		Use for NEXT
8.4	MPA Room 2 Storage	1	1	200	200	1	200		
8.5	Multi-Purpose Activity Room 3 - NEXT	1	1	1,100	1,100	1	1,100		Use for NEXT Speaker / Concert Series, Carpeted
8.6	MPA Room 3 Storage	1	1	200	200	1	200		
8.7	Large Multi-Purpose Activity Room 4 -	1	1	2,200	2,200	1	2,200		
8.8	MPA Room 4 Storage	1	1	200	200	1	200		
8.9	Multi-Purpose Activity Room 5 -	1	1	1,100	1,100	1	1,100		
8.10	MPA Room 5 Storage	1	1	200	200	1	200		
8.11	Multi-Purpose Activity Room 6	1	1	1,100	1,100	1	1,100		Operable Partition to permit simultaneous usage for smaller programs
8.12	MPA Room 6 Storage	1	1	200	200	1	200		
						1			
8.13	Conference Room?????	1	20	750	750	1	750		Can this occur in a Small Multipurpose Room?
	Sub-Total				9,150		9,150		

9.0 Catering / Culinary Kitchen / Meals on Wheels Support / Demonstration									
9.1	Kitchen	1	1	1,000	1,000	1	1,000		Judy Murrell
9.2	Storage	1	1	100	100	1	100		
	Sub-Total				1,100		1,100		

10.0 Building Support Spaces									
10.1	Custodial Rooms	2		0	0	1	0		This space is accounted for within the grossing factors
10.2	Toilets			0	0	1	0		This space is accounted for within the grossing factors
10.3	IT/Data Closets	2		0	0	1	0		This space is accounted for within the grossing factors
10.4	Water / Fire Suppression Room	1		0	0	1	0		This space is accounted for within the grossing factors
10.5	Building Mechanical Room	1		0	0	1	0		This space is accounted for within the grossing factors
10.6	Main Electrical Room	1		0	0	1	0		This space is accounted for within the grossing factors
10.7	Receiving / Maintenance / Loading	1		0	0	1	0		This space is accounted for within the grossing factors
10.8	Building Maintenance Room	1		0	0	1	0		This space is accounted for within the grossing factors
10.9	General Building Storage	1		0	0	1	0		This space is accounted for within the grossing factors

Total				43,156			43,953		
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		Total GSF	Floor Grossing
Total Gross Square Footage		43,953	57,139



LOWER LEVEL FLR. PLAN

25,704 GSF (APPROX.)

NEW CONSTRUCTION: 7,946 SQ. FT. (APPROX.)

MAIN LEVEL FLR. PLAN

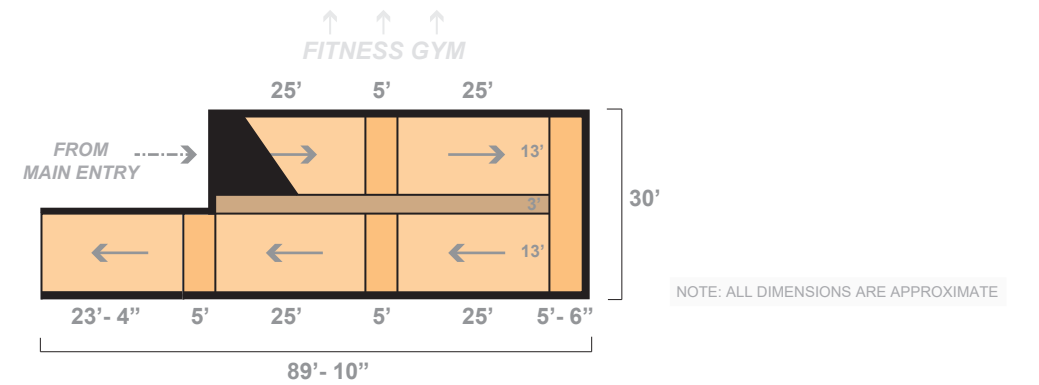
23,041 GSF (APPROX.)

NEW CONSTRUCTION: 4,977 SQ. FT. (APPROX.)

PROJECT ADDRESS: 400 E. LINCOLN ST.

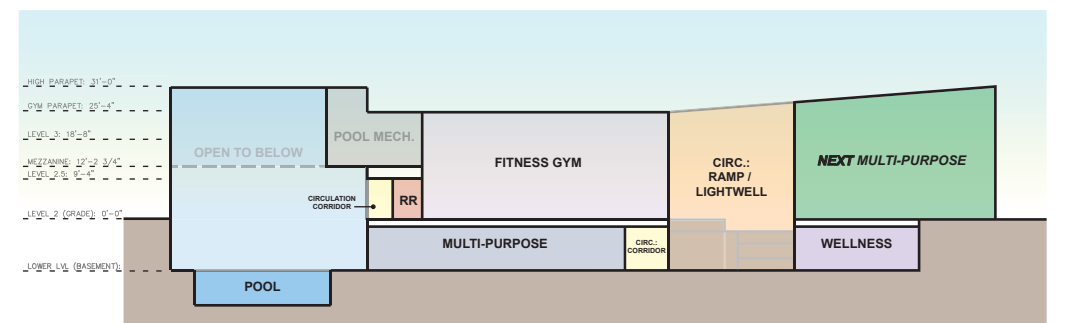
RENOVATION INVOLVES INTEGRATING A FULLY SPRINKLERED FIRE-SUPPRESSION SYSTEM, ALL NEW ELECTRICAL, ALL NEW MECH. SYSTEMS (ROOFTOP BLDG. MECH. & MEZZANINE POOL MECH.)

CENTRALLY-LOCATED LIGHTWELL FEEDS DAYLIGHT INTO LOBBY, GYM, AND FITNESS AREAS ON MAIN LEVEL, AND TO MULTI-PURPOSE SPACES ON LOWER LEVEL. RAMPING ELEMENT INVITES OCCUPANTS TO CIRCULATE THE DAYLIT SPACES, ALLOWS FOR UNIVERSAL ACCESSIBILITY AND FREES UP ADDITIONAL PROGRAMMABLE SPACE



LIGHTWELL / RAMP

PLAN (TOP) & SECTION



BUILDING SECTION

DIAGRAMMATIC

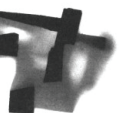


BIRMINGHAM COMMUNITY & SENIOR CENTER HOME OF *NEXT* & BIRMINGHAM YMCA

CONCEPT DIAGRAM

JULY 11, 2025

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P1 2025-04-14

PROGRAM DISCUSSIONS
 THIS IS AN INITIAL PASS ON A
 LAYOUT
 SAFETY AND ADA
 ISSUES/ ASSOCIATED COSTS,
 RESTRICTED TO THE GROUND
 FLOOR AND LOWER LEVEL
 RESTRICTED.
 ELEVATORS AND DOORS WILL HAVE TO
 BE NOTED OUT OF SCOPE

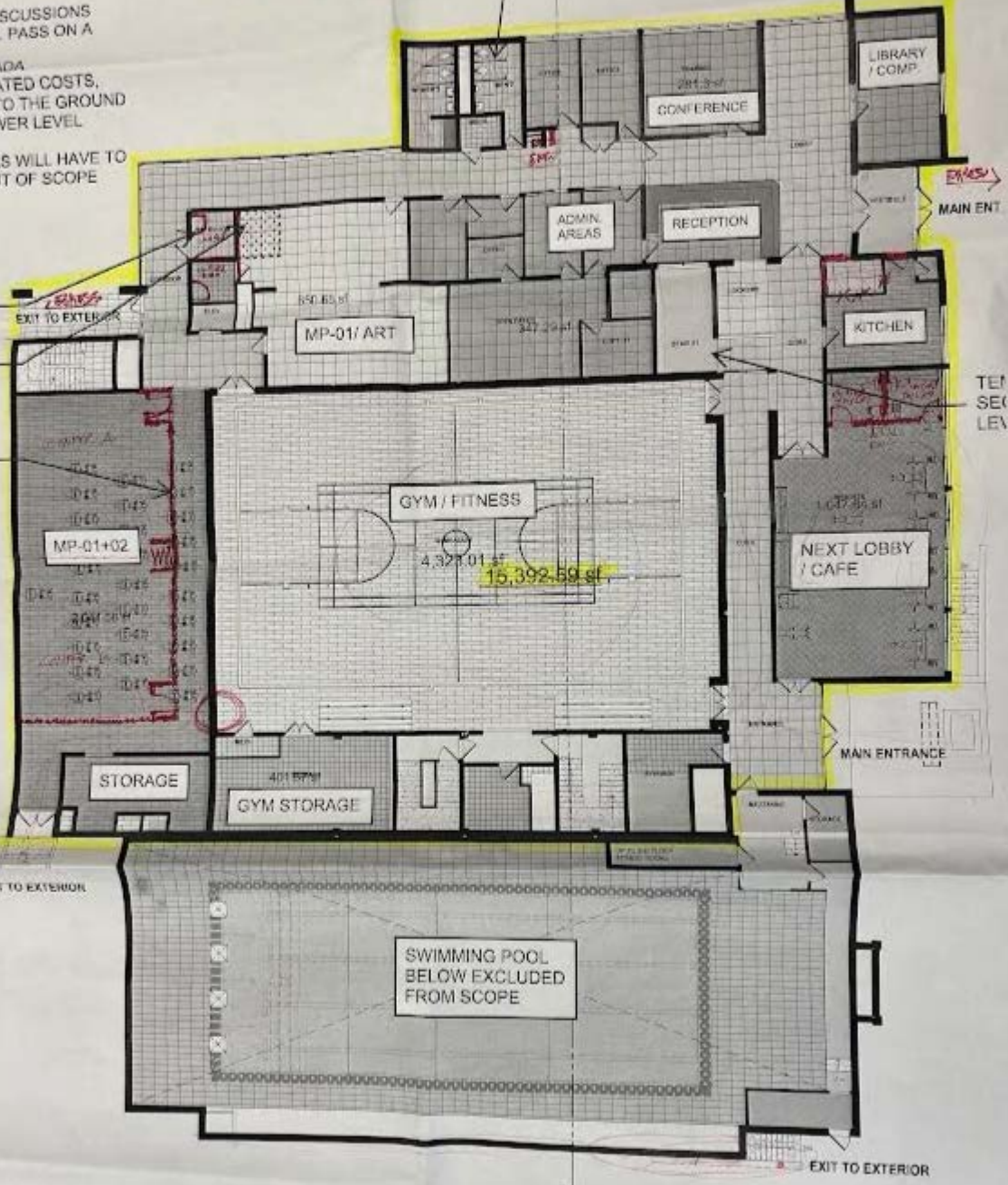
3,400 GSF

CLIENT

COMPLIANT

MOVABLE
 EQUIPMENT TO BE
 IN THE
 GYM

1,250 SPP
 + 7 CHAIRS
 180+



EXISTING GROUND LEVEL
 SCALE: 1/8" = 1'-0"

250
 NO
 CO
 P.C.
 SEC
 250



August 6, 2025

Jana L. Ecker
City Manager, City of Birmingham
151 Martin Street
Birmingham, MI 48009

RE: Birmingham Community and Senior Center Project
Reuse of Existing Building

At your request, we offer the following memo in consideration to reuse 400 E. Lincoln due to budget constraints of available funding. The basic premise is to use the ground floor (15,400 SF) of the existing facility, update finishes for Next use, provide code required modifications and address any current necessary building structural and mechanical system repairs. The work must be completed with a \$3.5 million project budget. We believe it is feasible to provide this narrow scope of remodel of the facility for \$225/SF with a few caveats:

1. Yearly mechanical, electrical and plumbing system maintenance will be higher given age of existing equipment
2. Upper floor and lower floor (including pool) must be secured to not allow any public access other than service access to building systems.
3. Basic layout and structure of building to remain as is (i.e. Gym, kitchen remain as laid out). Outside of code required modifications and building system repair, premise is to update finishes and create functional spaces for Next program
4. Furniture, fixtures, and equipment are to be provided by the tenant (Next)

To properly plan for this use we recommend preparing a schematic design package that creates floor plan to confirm life safety requirements are met and validate programming for Next.

Some of the immediate requirements that were identified in previously submitted facility assessment required for first floor use include:

1. All occupied spaces to meet ADA accessibility requirements
 - a. This may include adding restrooms that meet these requirements
2. All occupied spaces must meet life safety requirements
 - a. This includes egress requirements, fire alarm update and emergency lighting/signage
3. Structural repair of southeast corner of building
4. Repair HVAC equipment supplying proposed occupied areas
5. Verify electrical capacity for kitchen or other areas with higher power requirements

Our recommendation is to have schematic design package prepared including prescriptive code requirements. This package would then be used to prepare a design-build package for public bid by the



City. With current project knowledge Neumann Smith could prepare this document for a change in services cost more effectively than bringing in a new consultant. This is the best delivery method to deliver scope with budget available. We would also recommend the City hold back fifteen percent (15%) of the budget for any City costs and contingency. This would leave \$3M as a design-build construction budget.

This is clearly change from what we were envisioning for project, and we look forward to working with all stakeholders to find solution that works best for City and the building as an asset with these new constraints.

Best Regards

A handwritten signature in black ink, appearing to read 'P. T. O.', is positioned above the typed name.

Vice President
Kramer Management Group



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Proudly serving the 50+ population of Birmingham, Bingham Farms, Beverly Hills, Franklin, and surrounding areas.

July 15, 2025

The Next Board of Directors hereby resolves to restate its intent to enforce and abide by the terms and conditions of the May 17, 2023 Memorandum of Understanding between Next and the City of Birmingham ("MOU"), including that Next shall relocate to and utilize the space at 400 East Lincoln, Birmingham, MI pursuant to the MOU.

Marcia F. Wilkinson

Marcia Wilkinson, Next Board President,
on behalf of the Next Board of Directors

