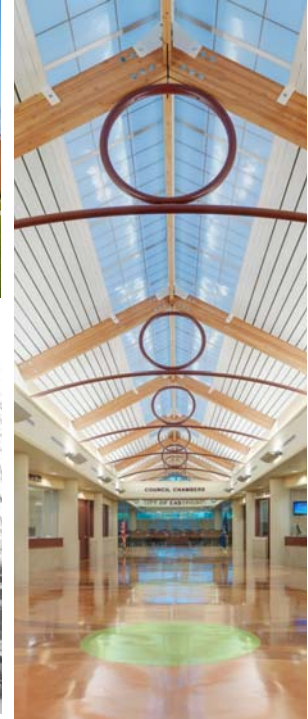


PARTNERS in Architecture, PLC

An Introduction



PARTNERS in Architecture

Architecture Planning Sustainable Design

65 Market Street, Mount Clemens, MI 48043

Michael A. Malone, AIA, Principal

Phone: (586) 469.3600

Email: mmalone@partnersinarch.com

Web: www.partnersinarch.com

July 8, 2016

A. FIRM BACKGROUND



PARTNERS in Architecture, PLC

65 Market Street p. 586.469.3600
Suite 200
Mount Clemens
Michigan 48043

Firm Contacts: David W. Gassen, AIA – Firm Principal
Michael A. Malone, AIA – Firm Principal

With a defined vision, innovative thought and a perfected process of engaged listening, **PARTNERS in Architecture** defines true needs and discovers the “right solution” for their clients’ facilities. This collaborative approach results in functional, sustainable, cost effective and relevant outcomes supported by research, fact and professional expertise. These inspirational environments empower users to excel at learning, playing, working and servicing others.

PARTNERS in Architecture is a full service Architecture and Design firm. Driven by a passionate pursuit of excellence, we work closely with our clients to achieve project goals and objectives within constrained parameters, providing responsive solutions set apart by aesthetic appeal, functionality and true value.

PARTNERS in Architecture, PLC is a Professional Limited Liability Company, registered in the state of Michigan. The two Principals of the Company, Michael A. Malone, AIA and David W. Gassen, AIA own the Macomb County based business which is located in downtown Mount Clemens. Both firm principals are registered Architects licensed to practice Architecture in the State of Michigan.

PARTNERS in Architecture's Offices -
Historic 1909 Mount Clemens Fire House

PARTNERS in Architecture, PLC was founded in 2005. The Firm has realized significant growth since its inception and has had many successful project outcomes. David and Michael's strong leadership and forward thinking have built an insightful and expert team of professionals driven by a passion for the profession with [8 of our 16](#) in-house staff being registered architects. Michael is also a graduate of the **Goldman Sachs 10,000 Small Businesses Program (Cohort #1 – Detroit)**.

PARTNERS in Architecture, PLC and their key personnel have provided full service architectural and engineering services to varying public, private and institutional facilities throughout Michigan. The firm's most recent projects include several building renovations as well as new buildings and additions to existing facilities ranging in cost from \$50,000 - \$20,000,000.

1. SERVICES OFFERED:

We pride ourselves on our unique service approach of becoming an extension of each of our Client's Staff. We provide insight, support, leadership, technical expertise and well intentioned advice from initial project concepts to well beyond final occupancy. Our Services are summarized below:

<u>Specialty</u>	<u>Architectural Design & Documentation</u>	<u>Engineering</u>
Facility Conditional Assessments	Facility Programming	Value Analysis
Site Planning	Schematic Design	Civil
Landscape Architecture	Design Development	Structural
Site Plan Approval Services	Presentation Drawings	Mechanical
Zoning & Variance Requests	Construction Documentation	Electrical
3D Computer Modeling & Walkthrus	Interior Architecture	System Analysis
Security / Safety Planning	Furniture/ Fixture / Equipment Design	Lighting Design
Technology Design	Move Management	Life Cycle Costing
Post Occupancy Evaluation	Construction Administration	Energy Studies

PARTNERS provides full engineering services through the use of engineering consultants, all of which are fully integrated into our documents and included as part of our A/E fees. We utilize this approach as it provides our firm with the greatest amount of flexibility in choosing the most qualified engineering firms to support our team. This allows us to engage them based on their relevant experiences and availability which provides a formula for successful project outcomes.

We pride ourselves in being very passionate at what we do and are proud to state that our approach is greatly appreciated by the clients we serve. Our approach of listening, understanding, evaluating and then implementing allows us to guarantee that all projects are managed and executed in a clear, consistent manner. Whether it is **PARTNERS'** in-house staff, **PARTNERS'** professional engineering consultants or Owner contracted consultants, we manage, lead and coordinate the total project, giving you the reassurance that **your best interests** are being served.

All of our clients enjoy the full-service capabilities of the firm, and may rely on the continuous, hands-on, participation of the Firm's Principals, from the beginning of the project until its end. With **PARTNERS**, you will experience truly responsive and personalized, professional services.

2. FIRM PRINCIPALS:

Our Principal's philosophy is to be there when you need us. We are always accessible and strive to be a service oriented organization. You can reach us at the office, on our cell phones or even at home.

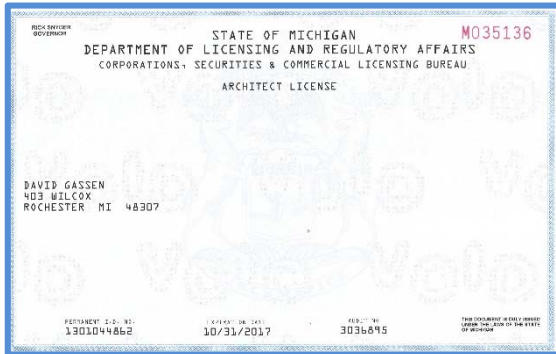
David W. Gassen, AIA
Principal

Office Phone: 586.469.3600

Cell Phone: 248.568.9887

dgassen@partnersinarch.com

Michigan Registration #44862



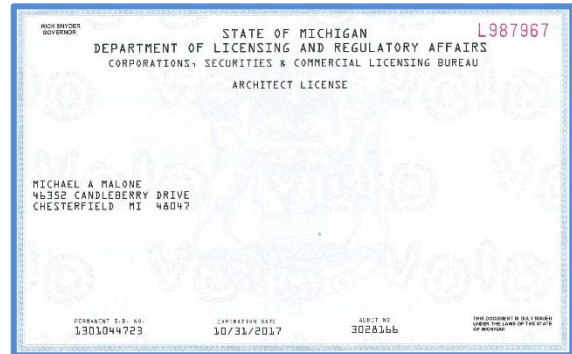
Michael A. Malone, AIA, NCARB
Principal

Office Phone: 586.469.3600

Cell Phone: 586.242.3312

mmalone@partnersinarch.com

Michigan Registration # 44723



Our Firm Principals are intricately involved in each of our projects and are always accessible at a moment's notice.

3. WHY PARTNERS?

We Listen. We Lead. We Implement.

Simple words to describe a complex process which requires **dedication, experience, expertise, and heart.**

PARTNERS pledges:

- principal leadership through all project phases,
- responsiveness,
- economical and function-driven solutions,
- and real accountability.

PARTNERS offers:

Full Service

PARTNERS is a full service Architecture, Planning and Sustainable design firm committed to delivering high level, professional architectural services. Our firm is built on ingenuity, integrity, technical precision and unparalleled service standards to all of our clients. We provide all necessary architectural and engineering services, helping our clients realize their vision.

Owner Representative Approach

The **PARTNERS** team becomes an integral part of the owner team throughout the project, offering insight, support, leadership, technical expertise and well intentioned advice from the initial development of each project to well beyond final occupancy. We ensure that our clients “get what was paid for”.

Building Code Knowledge and Understanding

Our staff is well versed in all Building Codes and Regulations which apply to buildings in Michigan. This clear understanding avoids costly decisions or omissions which could be detrimental to a building program and impact overall project budget and schedule.

Dedication to the Environment and Sustainable Design

From the inception of our business, **PARTNERS** has emphasized the need to be good stewards of the environments we design with our clients. We deliver responsive architecture that sustains shared values and demonstrates sustainable design practices and true environmental sensitivity. Our team strives to create inspiring designs that are suited to the needs of the community and are safe, functional and of enduring value.

Cost Control

The **PARTNER** Team is able to provide real time cost trends on the designs decision being made in the schematic phase and throughout the design and documentation process. We do this by working hand in hand collaboratively

with the Construction during the design documentation. Our extensive experience provides a tremendous advantage in estimating and managing costs. We will meet your design budget.

Passion

We are extremely proud to state that each and every one of our staff is very passionate at what we do. We enjoy forming a professional and personal connection through every endeavor and commit to "getting it right".

Our Team Member's Experience and Expertise

The **PARTNERS Team** is comprised of a diverse group of **professionals** specializing in the visioning, planning and place making of Public Architecture. Our specialists include: recognized municipal facility planners; dedicated, focused and involved firm principals; registered architects, project managers and designers; licensed professional engineers, construction strategists, landscape architects as well as LEED accredited professionals. All of our proposed team members are committed to delivering innovative, functional, safe and cost effective facility solutions.

Resumes for a few of our key staff members can be found on the following pages.



Michael A. Malone, AIA, CEFP
Principal



Education

Lawrence Technological University, Bachelor of Architecture with Distinction

Professional Affiliations

Registered Architect in the States of: Michigan, Indiana, Ohio, Minnesota, New Jersey, Pennsylvania, Texas and Virginia

American Institute of Architects / AIA Detroit

National Council of Architecture Registration Boards (NCARB)

Member of Council of Educational Facility Planners International (CEFPI)

Certified Educational Facility Planner (CEFP)



Dorothy M. Busch Library - Warren, MI

The New 6,600 SF Dorothy M. Busch Library will replace an existing 4,500 SF facility which will be torn down. The new building will offer an inviting, warm and open atmosphere and will provide much needed additional space to the community. Dedicated space for children, teens, adults as well as computers are provided and a flexible multi-purpose room will accommodate various programs and community functions. Project currently under construction. Principal in Charge.



Maybelle Burnette Library - Warren, MI

The New 10,000 SF Maybelle Burnette Branch Library will replace an existing 6,400 SF facility which is scheduled to be torn down. The new building will offer increased amenities for the neighborhood and will include additional space for a mini-police station and offices for city functions. This project is in the initial design phases and is planned for a 2017 construction start. Principal in Charge.



Westview Elementary School - Warren, MI

A new 98,500 SF Elementary School built to replace an aging, outdated facility. Life Cycle costing has been used in the selection of the mechanical, electrical and finish materials to reduce the overall operating costs of the facility for years to come. A geothermal heating and cooling system was implemented which utilizes a series of 350 ft. deep wells to heat and cool the facility. Principal in Charge responsible for design, project budgeting, schedule and team management.



Eastpointe City Hall – Eastpointe, MI

New 20,000 SF municipal facility designed to maximize efficiency and serve as both a landmark and a point of civic pride. Project was constructed on existing City Hall site which required existing City Hall functions to be temporarily re-located to another City owned property. Project completed summer of 2008. Served as Principal in Charge.

Lincoln High School Careers Building – Warren, MI

Construction of a new 28,000 SF facility to house several programs including Culinary Arts, Automotive Technology, Metals, Dental Assisting, and CAD / Drafting. This facility is designed with flexibility in mind. Principal in Charge.



Michael A. Malone, AIA, CFP
Principal



Lincoln Elementary School Library Addition / Building Renovation – Warren, MI
Project includes building wide renovations and (3) additions resulting in a revitalized school environment. The new Lincoln Elementary School was the first of three elementary projects for the District and has set a new standard for learning through sustainable, technological and collaborative teaching. Served as Principal in Charge.



Lincoln High School Library Addition / Building Renovations – Warren, MI
In order to provide the students of Van Dyke a first class education the District and PARTNERS have embarked on an endeavor to revitalize the Lincoln High School Campus. This revitalization includes: the relocation of the main building entrance, a completely redeveloped site with improved circulation and parking areas, updating the existing stadium and sports fields as well as the construction of a new state of the art Career Technology Building. With the changing need to prepare students for future positions within the community, the High School has undergone extensive interior renovations as well as numerous building additions to improve the overall educational environment. Served as Principal in Charge.



Eastpointe Memorial Library – Multi-Phase Renovation - Eastpointe, MI
Assessment of existing facility and development of a multi-year facility improvement plan to revitalize the existing Library as well as to make it more energy efficient. Improvements have been phased over multiple years as funds become available. Principal in Charge



Macomb County Emergency Operations Center - Mount Clemens, MI
Development of a new centrally located Emergency Operations Center (EOC) for the County of Macomb. New facility will be outfitted with the latest technology and necessary amenities to allow efficient response and deployment in the event of an emergency.



Macomb County 42-2 District Court - New Baltimore, MI
A new 40,000 SF district court facility containing (2) courtrooms, (1) magistrate court, probation department and support spaces. Project Manager responsible for site analysis, program development and refinement, space planning, project budgeting and overall project team coordination.

Fitzgerald High School Media Center / Band Room Addition – Warren, MI
Reconstruction & expansion of Fitzgerald High School's existing media center, band room and choir room. The media center was expanded to include flexible student areas, computer lab and collaboration spaces. An abundance of natural lighting was welcomed and embraced. The sleek, stunning and contemporary façade respects the historical character of the existing school, while introducing fresh elements and infusing new life. Served as Project Manager and Architect.



David W. Gassen, AIA
Principal



Education

University of Southwestern Louisiana - Bachelor of Architecture

Professional Affiliations

Registered Architect in the States of MI and NY
SE MI Building Officials and Inspectors Association
American Planning Association
CEFPI - The School Building Association
Michigan and American Institute of Architects
Secretary - Rochester Planning Commission
Michigan Society of Planners
Past Member - AIA Building Codes and Regulation Committee



Macomb County 42-2 District Court - New Baltimore, MI

A new 40,000 SF district court facility containing (2) courtrooms, (1) magistrate court, probation department and support spaces. As Principal-in-Charge, David lead the design and documentation process involving County and Court representatives and successfully guided the project through the municipal review process.

City of Flint City Hall and Court Master Plan – Flint, MI

The City was at the end of the lease of their existing court building and requested that their entire municipal campus including the existing repurposed court building be analyzed to determine how better to organize their existing facilities and accommodate a new court building.



Eastpointe City Hall - Eastpointe, MI

New 20,000 SF municipal facility designed to maximize efficiency and serve as both a landmark and a point of civic pride. Project was constructed on existing City Hall site which required existing City Hall functions to be temporarily re-located to another City owned property. Project completed summer of 2008.

Lincoln High School Additions and Renovations – Warren, MI

In order to provide the students of Van Dyke a first class education the District and PARTNERS have embarked on an endeavor to revitalize the Lincoln High School Campus. This revitalization includes: the relocation of the main building entrance, a completely redeveloped site with improved circulation and parking areas, updating the existing stadium and sports fields as well as the construction of a new state of the arts Career Technology Building. With the changing need to prepare students for future positions within the community, the High School has undergone extensive interior renovations as well as numerous building additions to improve the overall educational environment.





David W. Gassen, AIA
Principal



Macomb Operations Center - COMTEC – Mount Clemens, MI

Development of a new centrally located Emergency Operations Center for the County of Macomb. Facility is outfitted with the latest technology and necessary amenities to allow efficient response and deployment in the event of an emergency.

Michigan State Police Emergency Operations Center – Dimondale, MI

This project consolidates the operations of the State Emergency Operations Center (SEOC), Michigan Cyber Command Center (MCCC), Michigan Public Safety Communications System (MPSCS), Network Communications Center (NCC) and Michigan Intelligence Operations Center (MIOC) into a new "State Emergency Operation Center" (SEOC), constructed as a Hardened Addition to and Renovations of the General Office Building. This project is currently under construction with planned completion by December 2015.



City of Rochester Fire Station, Rochester, MI

PARTNERS worked with a team of Community Leaders and the City of Rochester's Fire Department to understand the needs for both groups that would be using the facility. The design of the new addition will provide spaces for community gatherings, Fire Fighter living areas and dormitories. The design was influenced by the historical nature of the Downtown area and provides an identity for the Fire Station that was a key component to the success of the project.



Springfield Township Civic Center and Library – Springfield Township, MI

The Springfield Civic Center is a facility that incorporates the Township offices, library, recreation department and community multipurpose areas. The library is a major component, including computer area, study room, children's story and craft areas – all with grand views to the natural setting surrounding the facility. Open high ceilings with natural pine timber trusses convey a contemporary lodge feeling to the library. Michigan fieldstone and brick were used in the building exterior in a style reminiscent of the historic legacy of the Township.



Wixom Public Library, Police & Municipal Facilities – Wixom, MI

Rapid growth necessitated the expansion of the municipal facilities. The facility expansion was accomplished by encapsulating and expanding the existing pillbox building with a beautifully crafted, new brick exterior and renovating and updating the interior space. New construction provided a structure to house a much needed community center and public library. Two buildings are situated across from one another and grouped around a central reflecting pool that also serves as a site retention pond. A landscaped court shields the necessary parking at the rear of the property. The structures are single-story and residential in scale and character to blend with the rural aspect of the community.



Rochester Hills Department of Public Services - Rochester Hills, MI

The program for this new facility required a site configuration plan, considerate of the adjacent residential, commercial and school properties and was developed to take full advantage of existing structures to facilitate phased construction while operations continued. The facility provides for the administrative and service needs of the departments of Roads, Water and Sewer, Traffic Operations and Fleet Maintenance.





Darren R. McKenna, RA
Project Manager



Education

Lawrence Technological University, Master of Architecture with Distinction

Professional Affiliations

Building Enclosure Council of Greater Detroit

Select Relevant Project Experience:

Michigan State Police Emergency Operations Center – Dimondale, MI

Darren has served as Project Manager for Hardened Addition to and Renovations of the General Office Building. The project is currently in the bidding phase and is planned to start construction in November of this year.



Macomb Operations Center - COMTEC – Mount Clemens, MI

As project architect and construction document lead PARTNERS explored several options for the new COMTEC facility. An existing Roads Dept. building was selected and completely transformed into a FEMA compliant emergency operations center for the entire county.



City of Flint City Hall and Court Master Plan – Flint, MI

The City was at the end of the lease of their existing court building and requested that their entire municipal campus including the existing repurposed court building be analyzed to determine how better to organize their existing facilities and accommodate a new court building.



Jefferson MS Renovation & Addition – Lakeview Public Schools – St. Clair Shores, MI

As the student population of the District grew the administration determined that additional cafeteria, classroom and administration space was needed. The project involved the relocation and consolidation of the school's administration into a new addition which allowed the incorporation of new classroom space in to the vacated areas. The cafeteria was expanded to accommodate additional students and storage.



Lakeview Public Schools – St. Clair Shores, MI

District wide upgrades and facility planning including, locker, flooring, lighting, clock system and ceiling replacements. Jefferson MS Site and facility planning including parent drop off, tennis courts varsity softball field, practice football field and new Main Entry.

Career and Technical Education Center – Van Dyke Public Schools – Warren, MI

Project Manager and Client contact for new District flagship, low energy and sustainable Careers Building to meet new career trends and upgrade existing vocational facilities. Facility to be designed to exceed minimum energy code requirements by 20% and act as learning tool for new sustainable teaching curriculum.



Lincoln Elementary School – Van Dyke Public Schools – Warren, MI

Lincoln Elementary School was the first of three elementary schools in the district to be revitalized and set a standard for learning through sustainable, technological and collaborative teaching.



Andrew C. Sowinski, RA



Education

Lawrence Technological University - Bachelor of Architecture

Professional Affiliations

Registered Architect in the State of Michigan

Center Line Public Schools – QZAB Bond Improvements – Center Line, MI

Multiple renovations including secure entries, main office renovations, roof replacements, mechanical improvements, lighting replacement and other energy upgrades. Renovations were performed at the following buildings:

- Center Line High School
- Wolfe Middle School
- Crothers Elementary School
- Peck Elementary School
- Roose Elementary School

McKinley Elementary School – Renovation & Addition – Warren, MI

Project include a building wide renovation of the existing structure as well as a 20,000 SF addition incorporating a new gymnasium, multiple classrooms, expanded media center, renovated cafeteria and a secure entrance vestibule and main office renovation.

Roseville Eastpointe Recreation Center – Roseville, MI

The recreation Authority of Roseville and Eastpointe contract PARTNERS to renovate and expand their current facility. An approximate 10,000 SF addition was added to the existing footprint and a large portion of the existing building was renovated. The \$3.2 million project is being completed in multiple phases to allow for continuous use of the facility. Served as Project Manager and Project Architect.

Wayne State University

5057 Woodward Roof Assessment & Replacement – Detroit, MI

A thorough analysis and assessment was performed on all roof areas of the 15 story high rise building. A total of 18 separate roof areas over approximately 20,000 SF were meticulously analyzed and scored as to their condition. A full roof replacement is currently underway. Served as Project Architect.

Harper Woods School District (2004 Bond Program \$45 Million)

Harper Woods, Michigan

- New High School – Middle School
- Tyrone Elementary School



Patrick D. Findlan, AIA, LEED AP BD+C
Project Architect

Education

University of Detroit, Major in Architecture

Professional Affiliations

Registered Architect in Michigan

Member of American Institute of Architects

Record Holder - National Council of Architectural Registration Boards (NCARB)

Member of Macomb Township, Building Board of Appeals

Select Relevant Project Experience:



Addison Township Hall Addition and Renovation – Leonard, MI

The Addison Township Hall project involved renovations and additions to an existing township hall for enhanced township offices, upgraded police station, and improved functionality. The Township was in desperate need for an improved work environment to adequately serve the needs of the community. The current Township Hall is tightly housed in an old elementary school building which lacks adequate reception, circulation and flexible space.



St. Clair Shores Senior Center – St. Clair Shores, MI

This project includes an approximately 3,200 SF addition and an 8,000 SF renovation of the existing building. The proposed improvements will provide space for an enlarged fitness center, café and gathering space, restrooms, two healing arts spaces, multi-purpose space, arts and crafts space, office and a multi-purpose room. Project is scheduled to start construction in the fall of 2016.

State of Michigan – Lewis Cass - Stair Pressurization & Renovation, Lansing, MI

This project involved the renovation of three egress stairs in a seven story State office building and included a new stairway pressurization system for each stairway. New mechanical systems were added for each stairway with ducted supply air introduced at various levels. Additional upgrades included new LED lighting, new exit and emergency lights, new safety stair treads and complete painting of the stair interior walls and railings. Exterior improvements included new intake louvers installed and coordinated with the existing historical architectural features, as well as new ADA compliant railings at exit ramps. As project architect, Patrick assisted the owner with options and recommendations, developed the construction documentation for the project, and assisted the owner with construction contract administration. Construction cost \$ 480,000

Turning Point Emergency Shelter – Mount Clemens, MI

A sustainable design was developed for an addition and renovations to an existing building to provide increased accommodations for residents. The resulting facility was completed with private and suite type resident rooms, dining room and full service kitchen, children's activity and media center, resident resource center, lounge areas, and staff offices with conference spaces. The exterior finishes are zero-maintenance materials and the site included a playground with play scape equipment, bike path and an underground water storage bed for landscape irrigation. Building systems included hi-efficiency Energy Star mechanical and electrical systems, and low maintenance materials throughout. Construction cost \$ 2.25 Million

Selfridge ANG Base, Building 1414, Harrison Twp., MI

Renovation and partial redesign of an existing 30,000 sq. ft. Robotics Repair Center. The project included a new floor plan layout to accommodate the new open office furniture system, as well as new mechanical, fire protection and electrical systems, new lighting, restroom, locker room and shower area renovations, new floor, wall and ceiling finishes, and a secure operations room. Construction cost \$ 1.85 Million



Fred Meinberg



Education

Lawrence Technological University, Bachelor of Science in Architecture

Professional Affiliations

American Institute of Architecture Students



Madison Elementary School, Madison Heights, MI

PARTNERS evaluated the utilization of the District's two separate Elementary Schools and determined a single facility would better serve the users. The District asked for a facility that would give them a new identity and provide learner focused environments. Fred lead the design and documentation process to create a facility that will provide progressive learning spaces, integrated technology and energy efficiency. The project is currently under construction and will open it's doors to students in early 2015.



Dorothy M. Busch Library - Warren, MI

The New 6,600 SF Dorothy M. Busch Library will replace an existing 4,500 SF facility which will be torn down. The new building will offer an inviting, warm and open atmosphere and will provide much needed additional space to the community. Dedicated space for children, teens, adults as well as computers are provided and a flexible multi-purpose room will accommodate various programs and community functions. Project currently under construction.



Maybelle Burnette Library - Warren, MI

The New 10,000 SF Maybelle Burnette Branch Library will replace an existing 6,400 SF facility which is scheduled to be torn down. The new building will offer increased amenities for the neighborhood and will include additional space for a mini-police station and offices for city functions. This project is in the initial design phases and is planned for a 2017 construction start.



City of Rochester Fire Station, Rochester, MI

PARTNERS worked with a team of Community Leaders and the City of Rochester's Fire Department to understand the needs for both groups that would be using the facility. Fred was deeply involved in the assessment of the existing facility and the design of the new addition that will provide spaces for community gatherings, Fire Fighter living areas and dormitories. The design was influenced by the historical nature of the Downtown area and provides an identity for the Fire Station that was a key component to the success of the project.



Recreation Authority of Roseville and Eastpointe, Roseville, MI

PARTNERS investigated a failing foundation under the existing facility and provided a solution to replace it along with adding an addition that provides a new Gymnasium, Community Room, Senior Gathering Spaces, Youth Activity Spaces and offices for the staff. Fred was involved in the design and documentation of the project.

B. RECENT EXPERIENCE:

A few of our recent projects are highlighted below:

City of Rochester – Fire Station Addition and Improvements

277 E. Second St.

Rochester, MI 48307

Contact: Chief Cieslik (248.651.4470)

Cost: \$400,000 Size: 13,171 SF

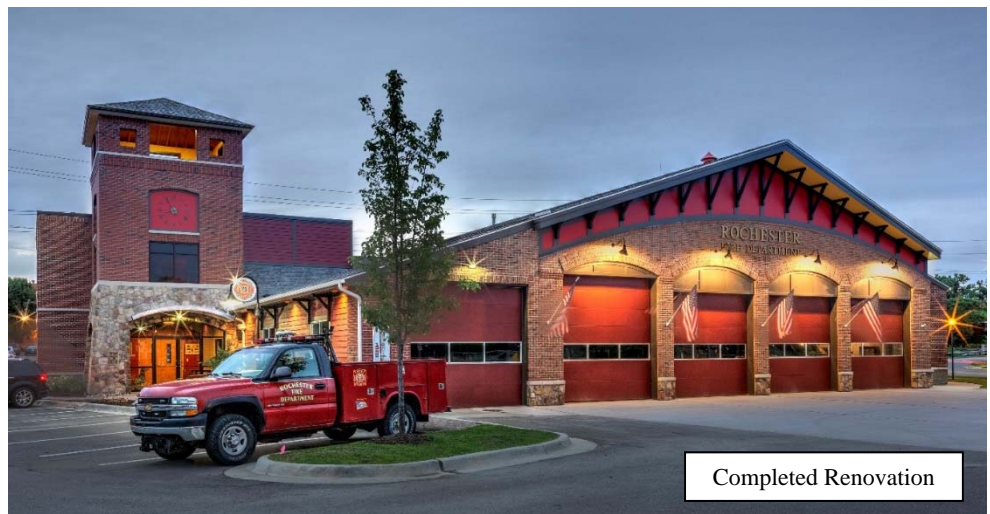
Renovation of the existing Fire Station is planned to improve the existing offices and provide additional dedicated dining and conference spaces. An addition to the building will provide spaces for Community functions and sleeping quarters for the Fire Station Staff.

The exterior façade of the existing building will be improved to create a cohesive appearance for the entire facility and tie into the historic character of the Downtown district and future developments in the area. This will be achieved through the use of historic brick detailing and stone materials that can be seen on different historic buildings in the Downtown area.

Site improvements and landscaping are also planned to enhance the appearance of the development as well as creating safe pathways for the public to travel the site. The continuation of a previously planned parking area will be completed and will provide additional parking for the facility.



Original Building



Completed Renovation

65 Market Street – Historic Preservation & Building Rehabilitation

PARTNERS in Architecture, PLC

65 Market Street

Mount Clemens, MI 48043

Contacts: **David Gassen, Principal** (586.469.3600)

Michael Malone, Principal (586.469.3600)



The Historic Preservation of the 1909 Mount Clemens Fire House, also known as 65 Market Street was one of the most exciting and rewarding projects that PARTNERS in Architecture, PLC has undertaken. This architecturally significant structure is now home to the new offices of PARTNERS. The two story, 8,300 SF brick building had been primarily vacant for over 12 years. The Mount Clemens Fire Department stopped using the building in the late 60's and it has been used as a community center as well as offices over the last 40 years. Unfortunately, during this time the building was neglected and its outstanding architectural character ignored.

The project entailed revitalizing the exterior with remediation of the existing wood window frames, installation of insulated units, masonry restoration, entrance door and carriage house door replacements to match the original doors from 1909 as well as surrounding site work. All of the previous interior improvements were not in character of the original building thus they were all removed. The interior has been revitalized exposing gems such as the beautiful original oak window surrounds, wood bead board and tin decorative ceilings as well as the brick walls. Many of the materials removed were recycled and reused in the new construction.



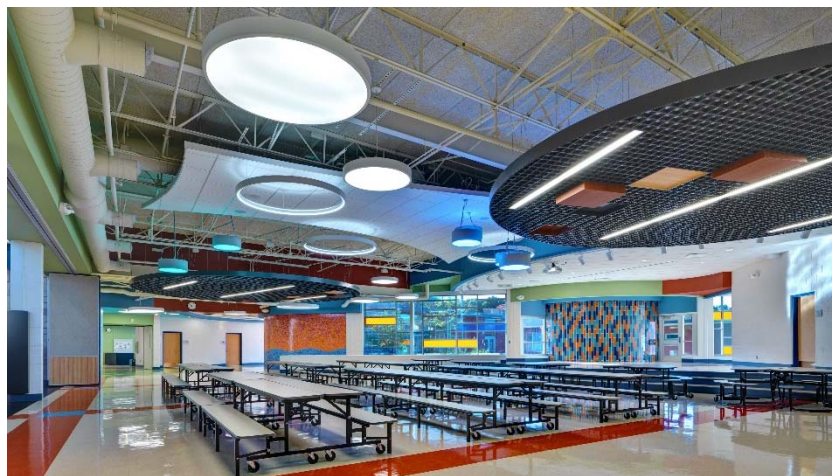
Madison Elementary School

Madison District Public Schools

Contact: **Randy Speck**, Superintendent
(248.399.7800)

Cost: \$11,000,000

Madison Elementary Rehabilitation and Addition – As part of the District's 2013 Bond, and as the first phase of the Master Plan Implementation, **PARTNERS in Architecture** has transformed an existing underutilized building which was primarily built in the early 1950's into a State of the Art, 21st Century Learning Environment. The building received a significant building addition, nearly doubling its size and has received a complete overhaul of many of its systems. A new aesthetic was developed, redefining its image and infusing a new energy into the District. **Madison Elementary School** is a great example of community collaboration and strong commitment from District Leaders.



Blissfield Village Hall & Police Station

Village of Blissfield
408 E. Adrian St.
Blissfield, MI 49228
Contact: **James Wonacott**, Village Administrator
(517.486.4347)

Cost: \$850,000 Size: 9,620 SF

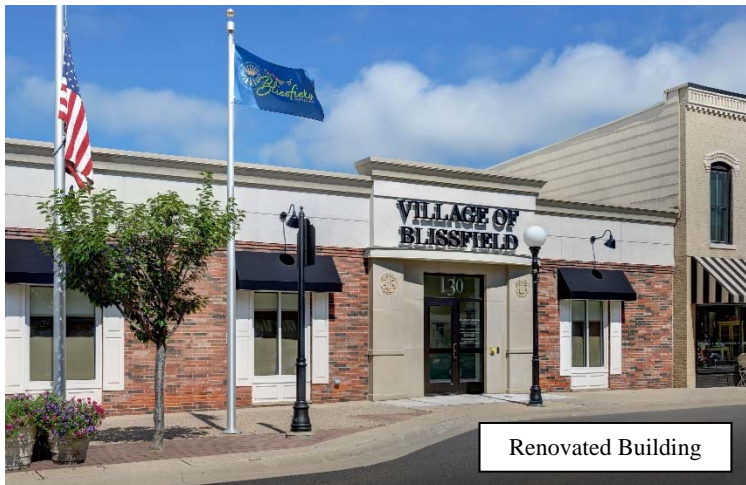
Renovation and addition for the New Village Hall and Police Building repurposed an existing bank building located on Main Street in the Village center. Renovation of the 5400 square foot main level and 3200 square foot lower level was accompanied by a 1020 square foot Police facility garage. This \$850,000 renovation reconfigured the existing bank main floor plan to include a Village Council Chamber accommodating 60, Village administrative and Police offices, service lobby, waiting areas, meeting rooms, interview room, and record storage rooms. Renovation of the lower level included police locker facilities, police secure evidence and weapons storage room, village storage and mechanical rooms.



The exterior facade of the existing building was updated with a new front entry with lime stone accent and upper cornice panel system to evoke the building's municipal presence on village streetscape. The integration of 3 flag poles was worked in to the existing brick paved area in front of the main entry elevation. The garage addition utilized complimenting decorative block construction above a matching brick lower band.



Mechanical and electrical systems were adapted and upgraded to support the buildings new use. An additional roof top HVAC unit was added to supplement the existing HVAC systems in the Council Chamber that provides supplemental conditioning for the increased occupancy during Village Council and Planning meetings. The existing mechanical systems maintain the interior building environment during normal occupancies providing an



economical operation for the building. A new gas fired emergency generator has been designed into the upgraded electrical service that is capable of maintaining normal village office and police office operations during electrical utility outages.

Macomb County Operations Center

117 South Groesbeck Hwy

Mount Clemens, MI 48043

Contacts: **Mark Deldin**, Deputy County Executive

(586) 469.0419

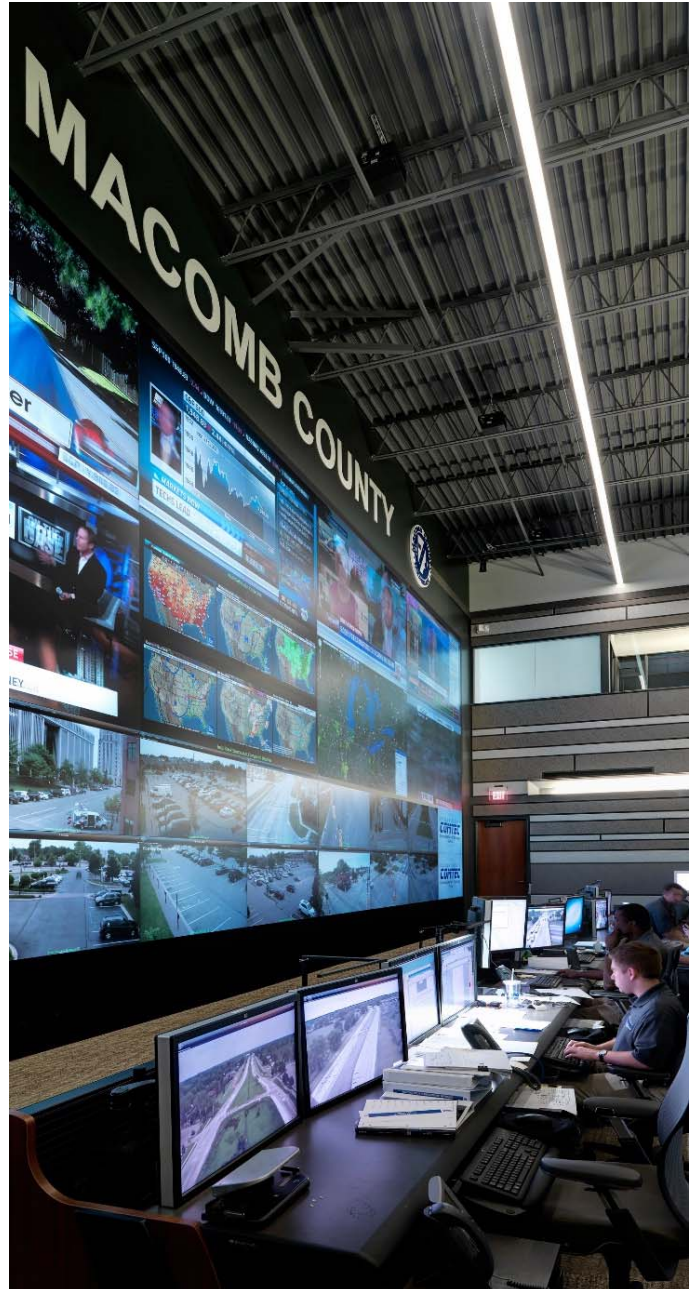
Vicki Wolber, Emergency Management Coordinator

(586) 469.6390

The project objective for the Macomb County Emergency Operations Center project was to provide a facility to house and consolidate County functions which includes the incorporation of the Sheriff's Central Dispatch Center, Emergency Management & Communications, the IT Department and the Department of Roads Traffic Operations into a single building to encourage face-to-face interaction to better serve the community.

The project began with a study of three existing buildings and the option to construct a new building. PARTNERS analyzed each of the options and developed multiple solutions for each of the four possibilities. The research and analysis provided a detailed comparison in terms of: site security and circulation, building functionality and efficiency, physical limiting factors, building hardening challenges, County infrastructure connectivity, utilities and a detailed budget analysis including the current life-cycle stages of each of the facilities and building systems. The results of these studies led to the selection of renovating an existing under-utilized building.

The Emergency Operations Center building comprises of a total 26,500 square feet, of which the Sheriff's Dispatch program occupies 7,250 square feet, the Emergency Management occupies 4,200 square feet, the IT Department occupies 7,250 square feet and the Department of Roads occupies 7,250 square feet of the total overall building. The overall layout of the project was developed around a 50-foot wide by 20-foot tall video wall which was funded by the Roads Department CMAQ grant. The provision of such technology allows for multiple departments to use and see this technology for traffic cameras, tornado siren status, live video feeds, television network feeds and many more sources in a now more dynamic method of face-to-face interaction.



The County was able to secure funding for this project through multiple sources of which PARTNERS helped to facilitate the allocations of these funds with the overall budget. Funding was provided through a Congestion Mitigation and



Air Quality Improvement (CMAQ) grant program, Emergency Operation Center grants, Community Oriented Policing Service (COPS) grants, Urban Area Security Initiative (UASI) Homeland Security Grants, Sheriff's Drug Forfeiture and through the County's Capital Improvement budget and individual department funding. The established project budget was \$13,500,000 of which PARTNERS help to facilitate the final project cost of \$12,046,530 including the project being completed on time to meet the Owner's schedule.



City of Eastpointe – New City Hall

23200 Gratiot Avenue

Eastpointe, MI 48021

Contact: **Randy Altimus**,
Assistant City Manager
(586.445.5018)

Cost: \$3,773,000 Size: 20,000 SF

The new 20,000 SF facility welcomes visitors into an open, bright and inspirational reception lobby providing them with an appropriate vantage point to navigate their stay. Each of the city departments are easy to find and access, supporting their communal goals of improving customer satisfaction and collaboration. The open office work areas are accessible and appropriately organized to allow staff to quickly address visitors while providing an energetic team working environment.



The overall design process was highly collaborative and challenging. Stakeholders including City Council, Building Authority, and City Administration members, as well as, public users imparted their needs and desires to the design team. The information was carefully recorded, analyzed and refined then coupled with facility programming results to impact design development. PARTNERS also worked closely with local veterans groups in the redevelopment of the war memorial within the new Civic Centre Plaza. The new Eastpointe City Hall successfully serves this community and will remain a source of pride for years to come.



County of Macomb – 42-2 District Court

County of Macomb

Mount Clemens, MI 48043

Lynn Arnott-Bryks,

Director of Facilities and Operations

(586.469.6069)

lynn.arnottbryks@macombcountymi.gov

Cost: \$7,027,000 Size: 40,000 SF



The new 40,000 SF District Court Facility contains two courtrooms as well as a magistrate court, probation department, holding areas, secure underground parking and sally port, support spaces and secure archival storage. The design has been undertaken with a commitment to green design principles. The design features a large open dome highlighting a classical theme and gracious, naturally lit public spaces. The building function is clear and apparent and anticipates the future growth of the area and caseload with the possibility of lower level expansion for court use.

The design approach includes innovation in security zone separation including public, semi-secure, and secure with complete separation of defendant areas from arrival through courtroom appearance without physical or visual contact to employees or the public. Design also included secure and supervised council and defendant visitation without breach of the secure zone approach stated above.



PROJECT PROFILE

Bachrach Retail Stores A Menswear Collection

Bachrach retail stores throughout the country are expressed by one single idea, SPIRIT. The Bachrach Spirit is one that has been rejuvenated of recent, through the creation of a new prototype within the mindset and the experience. Setting a new standard of excellence while keeping the same energetic service, friendliness and inovative styles that now are articulated through architecture and design, as such, the basis has been created. This new prototype will be desired by all, looking for such a high standard that Bachrach holds.

The design was set to be strong and confident with an urbane and sharp feeling. Rich dark woods accentuate the stone accents commonly found at each store. Accessible layouts promote a shopping experience that will provide lasting enjoyment and while their clothes emphasize the man who is wearing them, the store now emphasizes the clothes around them.



Project Locations:

- + Roosevelt Field Mall- Garden City, NY
- + The Somerset Collection North- Troy, MI
- + The Fashsion Mall at Keystone Crossing- Indianapolis, IN
- + The Fashsion Center at Pentagon- Arlington, TX
- + Barton Creek Square Mall- Austin, TX
- + Lakeline Mall- Cedar Park, TX
- + Newport Center Mall- Jersey City, NJ

PROJECT PROFILE

Daily Planet Building

Mount Clemens, Michigan

This adaptive re-use project focuses on revitalizing the historic but aging 1920's Macomb Daily Building, in downtown Mt. Clemens.

Updated to comply with current building codes and ADA requirements, the 29,000 square foot 7-story structure will harbor a mixed-use environment including restaurant/bar, office space, and urban residential lofts.

Currently in the design process, PARTNERS is working to create within the spirit of the recent resurgence of downtown Mt. Clemens.

