



AD HOC SENIOR/RECREATION CENTER COMMITTEE AGENDA

APRIL 17, 2024

3:00 PM

CITY COMMISSION ROOM

151 MARTIN STREET, BIRMINGHAM

<https://bhamgov-org.zoom.us/j/81985761455>

A. Introductions

Elaine McLain, Vice-Chair	City Commissioner
Anthony Long	City Commissioner
Dan Share, Chair	Planning Board
Pam Graham	Parks & Rec Board
Cris Braun	Next Representative
Kelly Stubbe	YMCA Representative
Bert Koseck	Architect
Donald Rogers	Contractor
Jason Emerine	Engineer

B. Approval of minutes from April 3, 2024

C. Update from NORR

D. Review and discussion of Programming Study

E. Review of draft RFP for Owner's Representative

F. Miscellaneous Communications

G. Meeting Open to the Public for items not on the Agenda

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City of Birmingham
Regular Meeting of The Ad Hoc Senior/Recreation Center Committee
April 3, 2024

City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Ad Hoc Senior/Recreation Center Committee (SCC) held on April 3, 2024. The meeting was convened at 3:00 p.m.

A. Roll Call

Present: Cris Braun, Jason Emerine, Pam Graham, Elaine McLain, Dan Share, Kelly Stubbe

Absent: Bert Koseck, Donald Rogers

Staff: City Manager Ecker; Assistant City Manager Clemence, Assistant City Manager Fairbairn, City Attorney Kucharek

B. Update from NORR

Dan Schneider of NORR presented the update. Staff and Mr. Schneider answered informational questions from the SCC.

SCC members' comments were as follows:

- The Library, the Birmingham Bloomfield Arts Center, All Seasons, Baldwin House, and the Community House may be able to provide some additional insight into the community's senior programming and facility needs.

C. Project Timeline

CM Ecker provided an overview of the proposed timeline.

SCC members' comments were as follows:

- It would be appropriate to advance the owner's representative timetable.
- It might be appropriate to start with an RFQ for the final design and plan architect and a construction manager/contractor, and then to move into the RFP once the concept for the project is more defined.
- The owner's representative would help the SCC estimate the proposed facility's operating budget. The construction manager/contractor should be brought on at the same time at the architect.
- A guaranteed maximum price structure tends to result in a faster project and higher prices. A project that takes longer tends to have lower prices.

The SCC finalized their recommendations by consensus, and CM Ecker made the requisite changes.

The Chair volunteered to be present at the Commission meeting on April 8, 2024.

Public Comment

George Dilgard made comments about onboarding an owner's representative, whether the architectural design plans would include an option for a new building, and the need to understand the long-term costs of ownership.

Don Rogers and Bert Koseck made a number of comments regarding the process and the proposed timeline.

D. Use of Owner's Representative

CM Ecker provided an overview of the item.

E. Miscellaneous Communications

The SCC clarified that the objectives were listed in order of recommended priority.

F. Meeting Open to the Public for Matters Not on the Agenda

Gordon Rinschler supported clarifying the City's working relationship with Next.

Mr. Dilgard supported using consistent verbiage for different aspects of the project throughout the SCC documents.

G. Adjournment

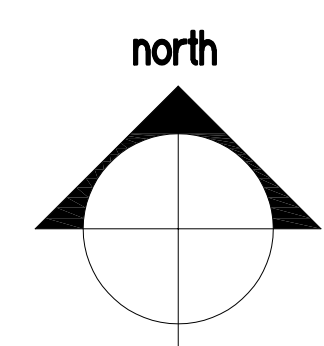
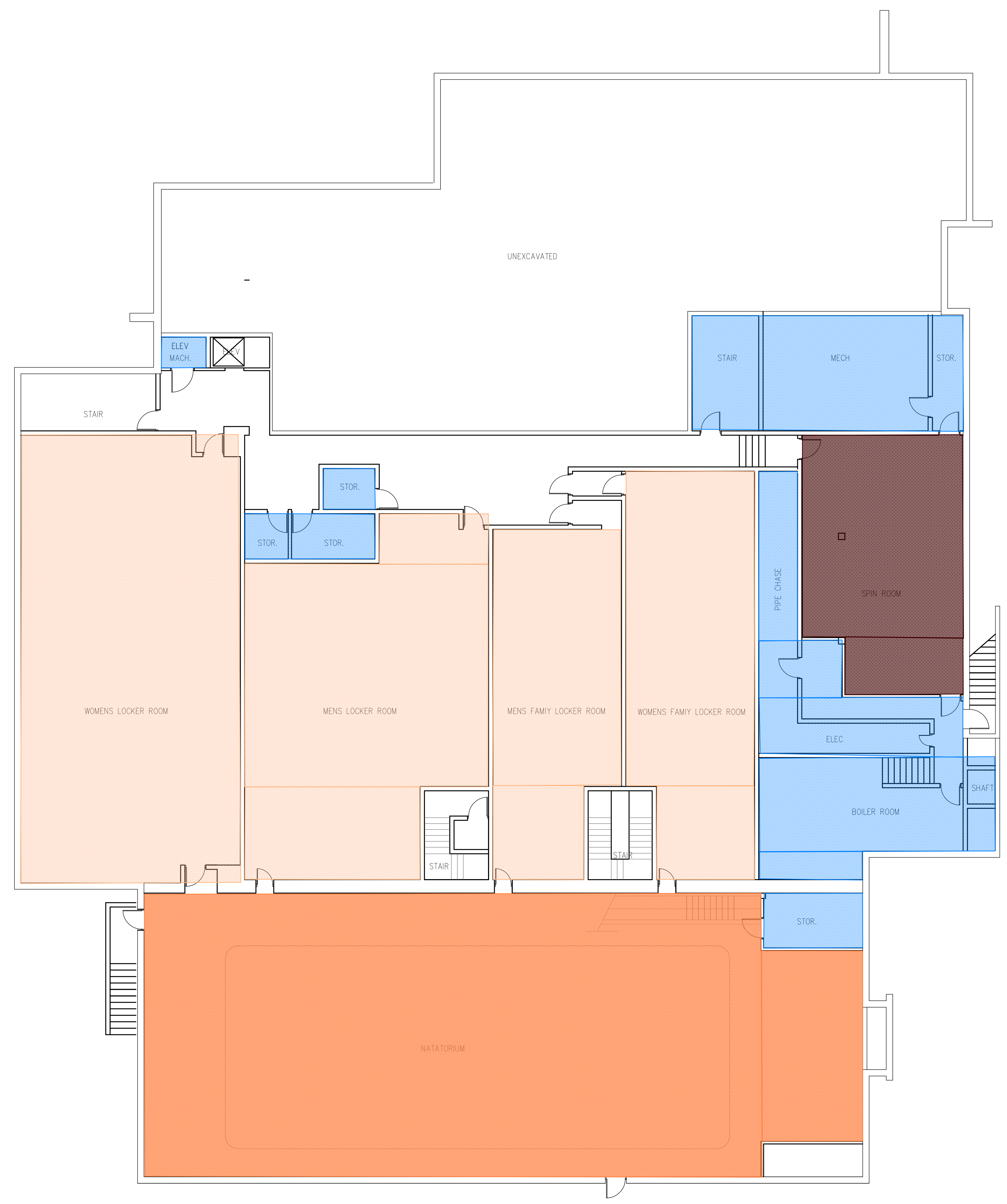
No further business being evident, the meeting was adjourned at 4:19 p.m.

Jana Ecker, City Manager



Laura Eichenhorn, City Transcriptionist

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- STORAGE/MECH/ELEC
- LOBBY / RECEPTION
- GYMNASIUM
- FITNESS AREA
- LIBRARY / PLAYROOM
- LOCKER ROOMS
- KITCHEN

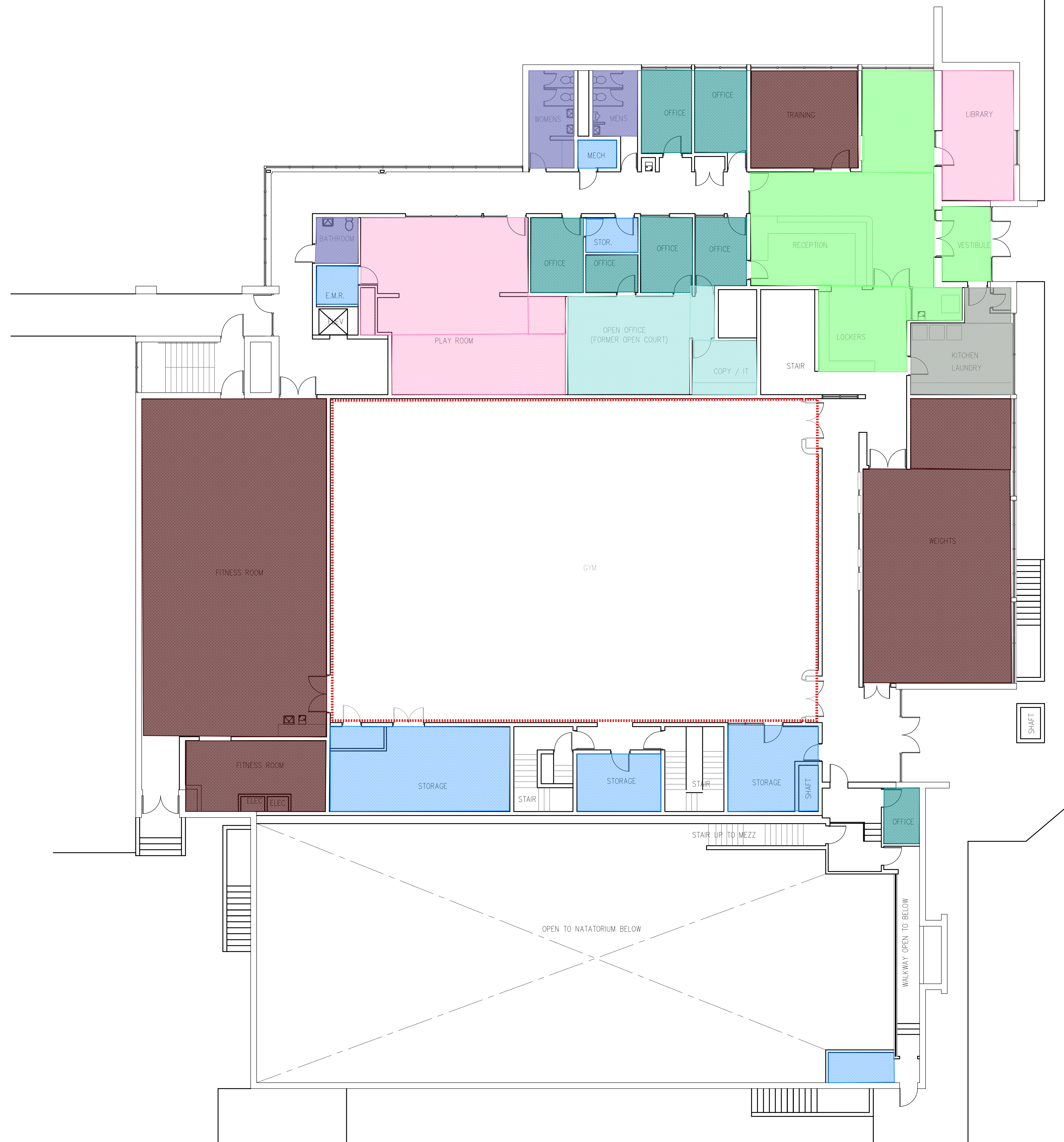


Basement Floor Plan

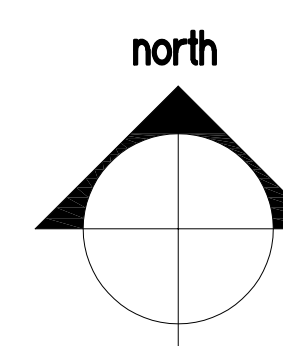
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City of Birmingham
Senior / Recreation Center
Existing YMCA Building
Programming Study
04.15.24 Program of Existing Spaces

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Detroit, MI 48226 U.S.A.
www.norr.com



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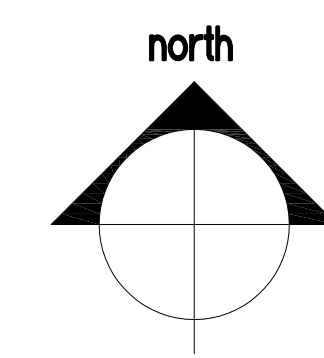
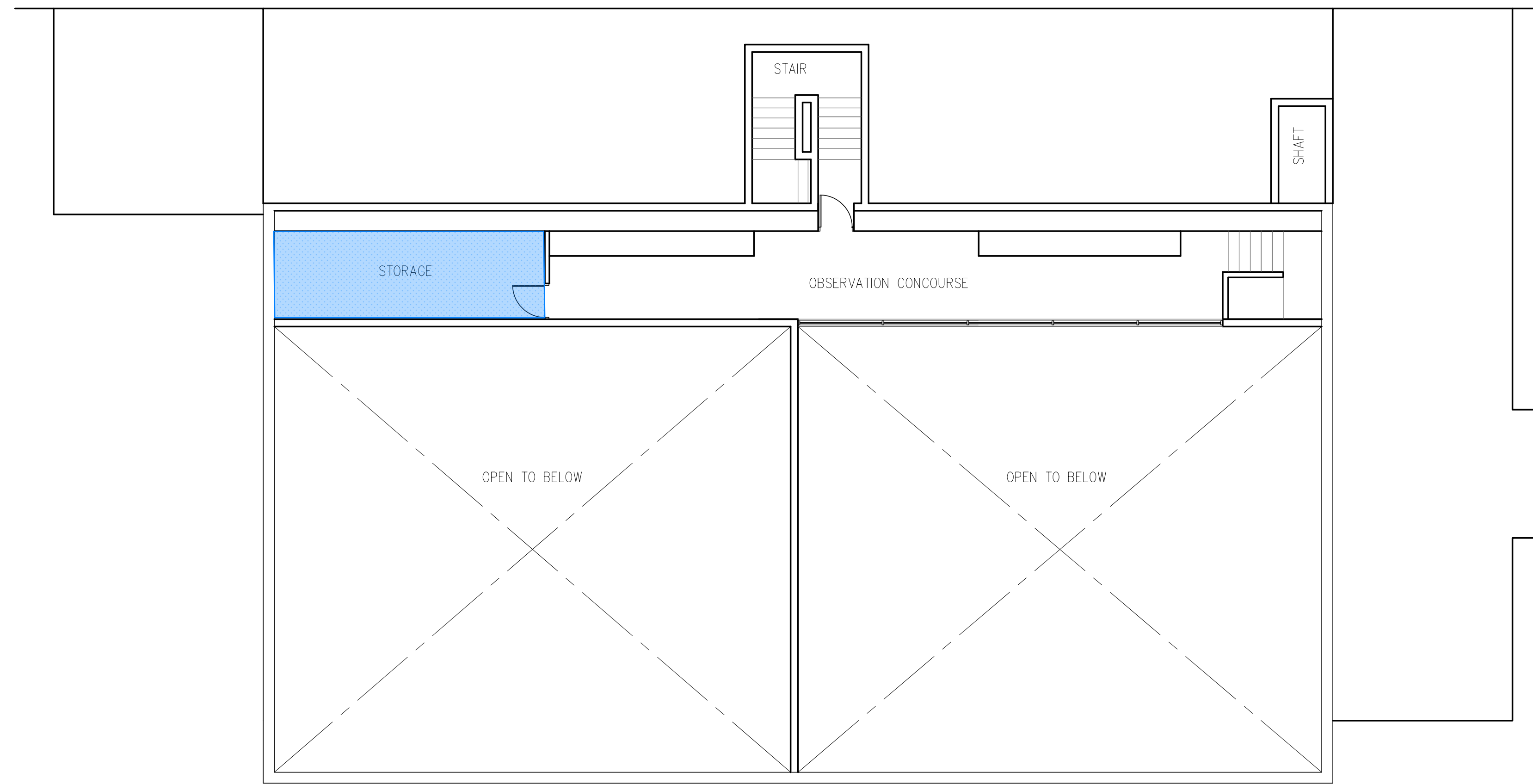
First Floor Plan

SCALE: 1/8" = 1'-0"

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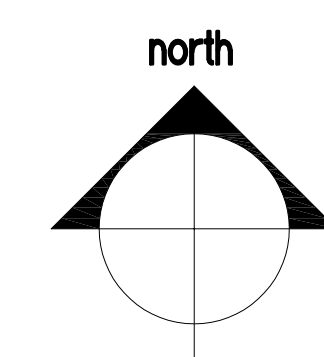
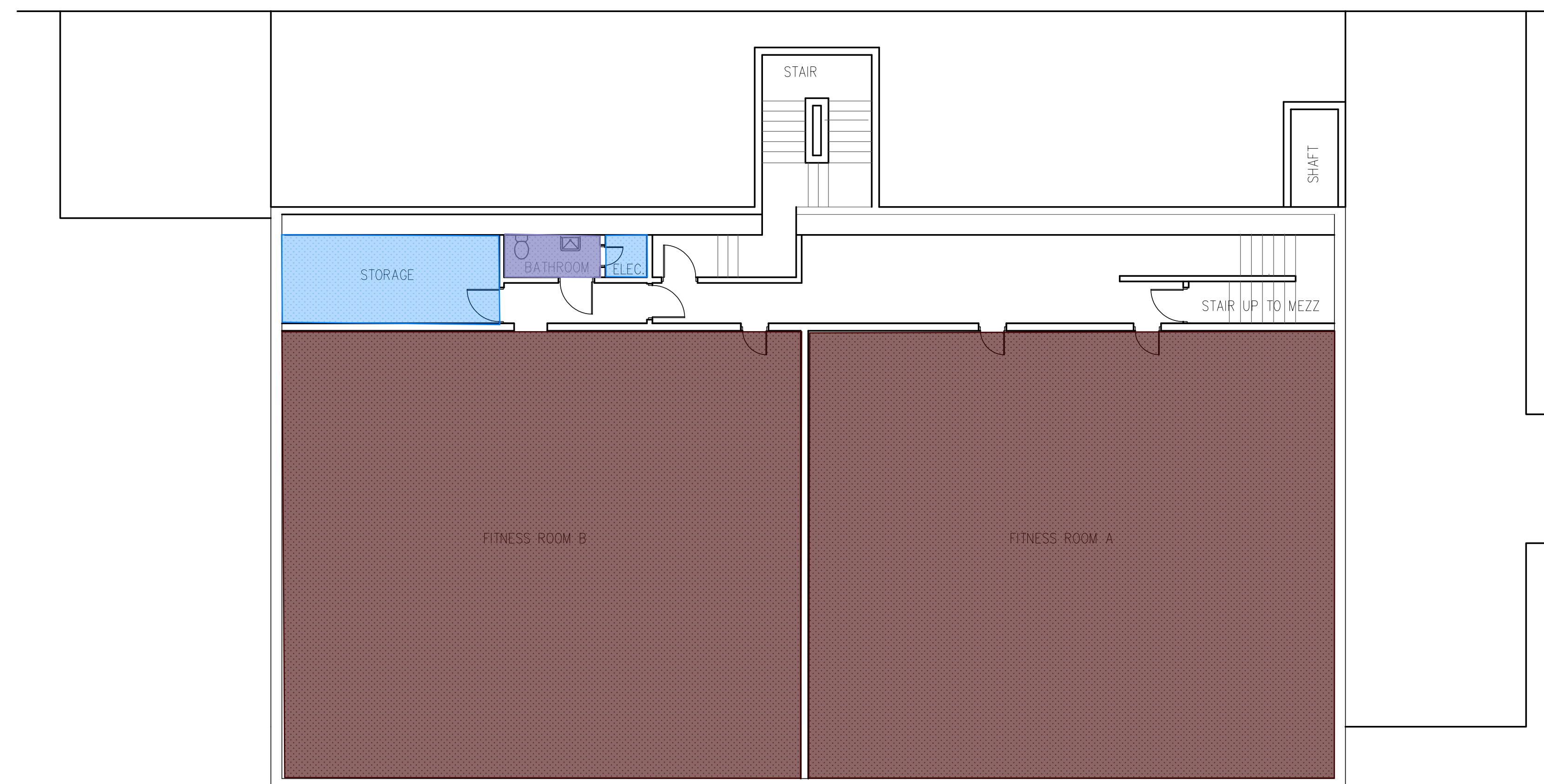
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Mezzanine Floor Plan

SCALE: 1/8" = 1'-0"



Second Floor Plan

SCALE: 1/8" = 1'-0"

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