

HNS

Hannah-Neumann/Smith

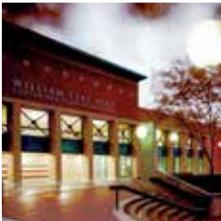


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Firm Profile



Hannah-Neumann/Smith

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Our strategic partnership commits a comprehensive, Detroit-based design team to serve the downtown community

HANNAH-NEUMANN/SMITH

Hannah-Neumann/Smith (HNS) is a strategic partnership of Hannah & Associates, Inc. (Hannah) and Neumann/Smith Architecture (Neumann/Smith). The limited liability company (LLC) formalizes the long-standing business association between our two firms and key partners to create a *Detroit-based, woman-owned, Minority Business Enterprise* offering comprehensive architecture and interior design services. With new offices in the historic Wright-Kay Building, Hannah-Neumann/Smith can better serve current and future clients in the community and play a prominent role in the City's revitalization.

Hannah & Associates has been working with Neumann/Smith for over 15 years and it is only natural and fitting that our two firms have formally come together during Detroit's comeback. We're excited to be part of the downtown 'buzz' and know it will spark the imagination of our design professionals and the clients who participate in the process with us.

We are jointly and independently committed to providing exceptional design services in the community and look forward to doing great things together in the years to come. Establishing a collaborative studio space in an historic downtown building was important to show we're here for the long run and are making a financial as well as personal investment in the future of Detroit.

Hannah-Neumann/Smith was recently nominated by our client, Blue Cross Blue Shield of Michigan, as an "inaugural cohort" in the D2D Business Connect initiative of the Detroit Economic Growth Corporation. We look forward to extending our design expertise to support corporations of the DEGC's Buyer Council over the coming years.

Hannah-Neumann/Smith offers the creativity, expertise and experience to help clients develop distinctive new buildings or help them repurpose, restore and modernize existing facilities. Our thorough understanding of historical structures, urban sites and neighborhood context will assure design solutions that make a positive contribution to Detroit's architecturally rich history.



Hannah- Neumann/Smith

HANNAH & ASSOCIATES, INC.

Hannah & Associates, Inc. (HAI) was founded in 1993 by Beverly Hannah Jones, AIA, and has had a continuous presence in Detroit for the past 20 years. The woman-owned, Minority Business Enterprise is one of only twelve firms owned and operated by a licensed African American female architect in the United States.

The firm provides architectural, interior design, and construction related services for a wide range of commercial, entertainment, educational, governmental, healthcare, corporate, ecclesiastical, community, hospitality and recreational projects. These services have been enhanced by the recent addition of cutting edge 3D laser scanning technology for the generation of building information modeling (BIM) documents.

Hannah & Associates' recent clients include Blue Cross Blue Shield of Michigan, Bedrock Real Estate Services, The Fruit Belt CDC, Legendary GCE Group, SB Media/Baker's II, and Turner Construction.

Hannah & Associates has provided 3D Scan Measurement to BIM services for the Federal Reserve Bank Building, Broderick Towers, 1500 Woodward, Lowe Campbell Ewald Headquarters at Ford Field, Delta Sigma Theta Detroit Chapter Headquarters, and the historic Detroit Cornish & Slate Building.

Staff

Hannah currently has a staff of 5 including 1 registered architect, 1 BIM and CADD designer, 2 technical support and 1 administrative professional.

NEUMANN/SMITH ARCHITECTURE

Neumann/Smith Architecture (Neumann/Smith) is one of Michigan's most distinguished design firms, honored by over 185 awards including the prestigious AIA Michigan Architecture Firm Award and numerous features in the international architectural press. Founded in 1968, Neumann/Smith is currently ranked among the largest architectural firms in Michigan.

The firm specializes in architecture, planning and interior design for corporate and municipal offices, mixed-use developments, multi-unit housing, parking structures, commercial and retail centers, healthcare facilities, recreation centers, museums, and a variety of higher education facilities. The firm also has a growing historic preservation practice.

Neumann/Smith's extensive work in the City of Detroit includes a wide variety of projects for such notable clients as Blue Cross Blue Shield of Michigan, DTE Energy, Wayne State University, The Michigan Science Center, Meridian Health Plan, Campbell Ewald, Urban Science, the Detroit Chamber of Commerce, and Quicken Loans. The firm recently designed the widely acclaimed M@dison Building for Bedrock Real Estate Services and is working on renovations in the Chrysler House, One Woodward Avenue, and the First National Building.

Staff

Neumann/Smith's staff of 48 is comprised of 36 architects (20 registered architects including 2 certified historical architects and 1 spec writer), 4 Interior designers, 1 architectural illustrator, and 7 administrative staff.



Leadership

BEVERLY HANNAH JONES, AIA MANAGING PARTNER

Beverly is a native Detroiter with over twenty-eight years of experience in the architectural and construction industry. She built a successful practice based upon design excellence and sound business practices.

Beverly is a graduate of Leadership Detroit XIX, and an active member of Delta Sigma Theta Sorority. She was appointed by Governor Granholm to the State Fire Safety Board where she served from 2004-2007. She was also a member of the Executive Leadership Team for the Southern Automotive Women's Forum, and a former board member of A3BC (African American Association of Businesses & Contractors).

Beverly earned Bachelor of Science in Architecture, and Bachelor of Architecture and Master of Architecture degrees from Lawrence Technological University. She is also the proud recipient of the Lawrence Technological University 2009 Distinguished Alumni Achievement Award, as the first African American to receive this award in the history of LTU.

JOEL SMITH, AIA PARTNER

Joel has been instrumental in establishing Neumann/Smith as one of the leading architectural firms in Michigan. He joined the firm in 1980 and has been a Partner for over 25 years, building a diverse practice reflecting the balance of creative vision and practical performance that has become one of the hallmarks of the firm's work. Joel's aptitude for business and hands-on project involvement are reflected in the success of some of the largest and most challenging projects in the State.

Joel is a member of the American Institute of Architects and the Urban Land Institute. He currently serves on the Real Estate Committee for the Jewish Federation of Metropolitan Detroit, and was Past President, Board Member and Vice President of Jewish Senior Life. He also served on the Architectural Advisory Board for Ferris State University's Commission for the Future.

Joel earned a Bachelor of Science in Architecture and a Master of Architecture, with High Distinction, from the University of Michigan.



Mike Kirk, AIA - Beverly Hannah Jones, AIA - Gene Carroll, AIA - Joel Smith, AIA

Leadership

J. MICHAEL KIRK, AIA, LEED AP BD+C PARTNER

Mike is a Principal and leader of Neumann/Smith's preservation studio. He is a Certified Historical Architect with 37 years of experience in building conservation, adaptive reuse and facility management.

His accomplished career includes serving as Principal-In-Charge for the award-winning preservation of Detroit's Skillman Branch Library, and Interior Preservation Architect for the historic Wheeler Opera House interior reconstruction in Aspen, Colorado. His leadership and creative concepts for these and other preservation projects have inspired renewed interest in forgotten community assets.

He is passionate about sustainable design which is reflected in his civic work as the former Co-chair of the 2008 Michigan Historic Preservation Conference, Vice President of the Old Tiger Stadium Conservancy, and chairing the Energy subcommittee of the 2009 AIA Detroit Sustainable Design Assistance Team (SDAT) project, bringing a national group of design, engineering and economic development experts to create a sustainable community plan for Detroit.

He earned a Bachelor of Science in Architecture and a Master of Architecture, with High Distinction, from the University of Michigan.

GENE CARROLL, AIA, LEED AP BD+C PARTNER

A Partner at Neumann/Smith, Gene provides leadership to ensure exemplary project performance and client service. Under his direction, the firm has implemented new policies, procedures and "green" initiatives to meet changing client needs.

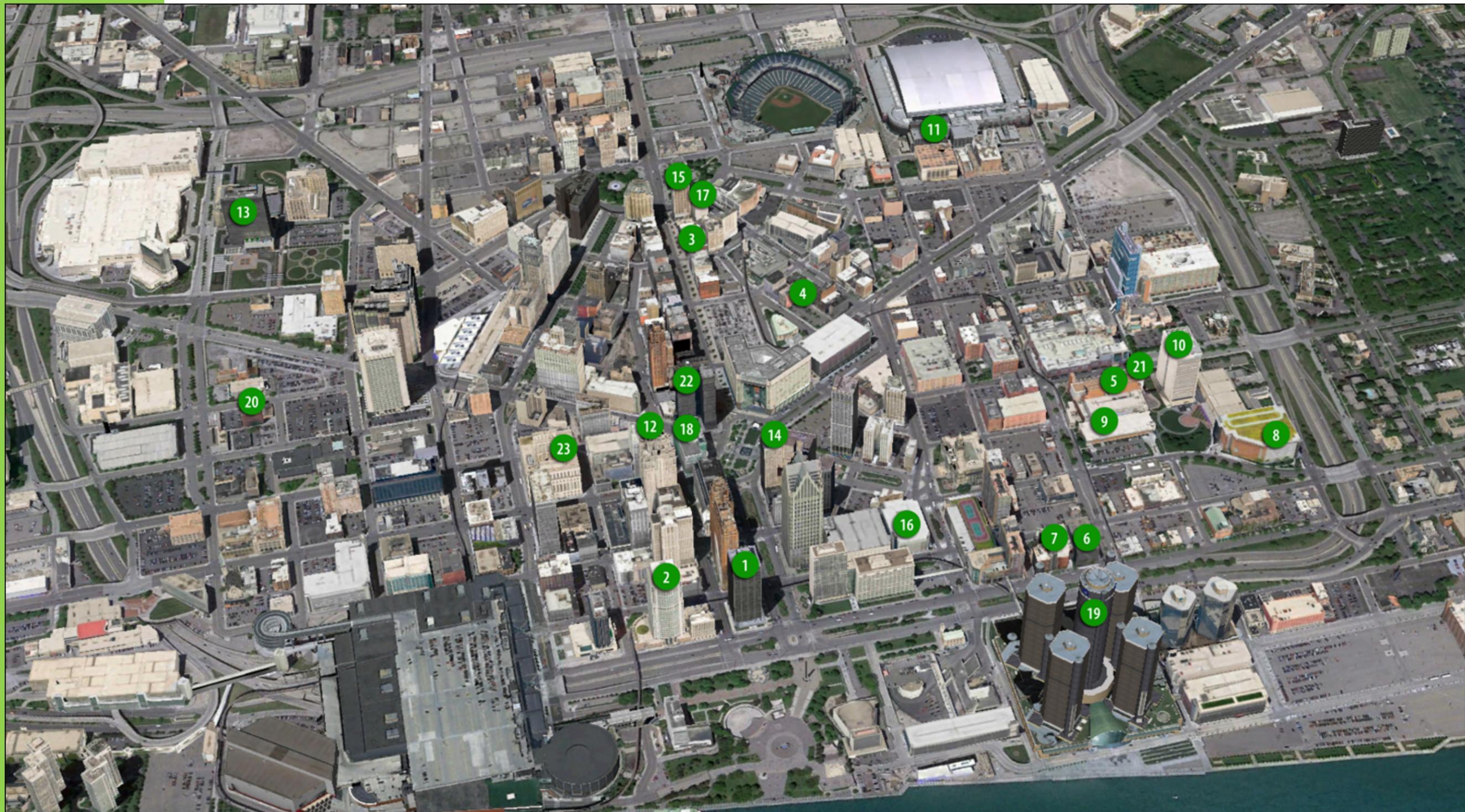
With Master's degrees in both Architecture and Engineering from the University of Michigan, he has a thorough understanding of the technical as well as conceptual issues that must be integrated for a successful project.

Through his experience with a variety of projects in the City of Detroit, including several on the campus of Wayne State University, as well as The Auto Club (AAA) West and Northeast Branch Office Renovations, Motor City Electric Headquarters Renovation, Skillman Foundation Renaissance Center Offices, and the Henry Ford Center for Athletic Medicine, he has developed excellent working relationships with the City's governing agencies and has become adept at expediting projects through the approval process.

Representative Experience

2





Downtown Detroit Experience

- | | | | | | |
|--|--|---|--|---|--|
| <p>1. One Woodward Avenue</p> <ul style="list-style-type: none"> ▪ Detroit Regional Chamber of Commerce Offices ▪ Great Lakes Gas Transmission Offices ▪ Jaffe, Raitt, Heuer & Weiss Law Offices ▪ Quicken Loans Suite <p>2. 150 West Jefferson</p> <ul style="list-style-type: none"> ▪ Butzel Long Law Offices ▪ Epstein, Becker & Green Law Offices <p>3. Wright-Kay Building (HNS Office) <i>Scan-to-BIM</i></p> | <p>4. Bedrock, "Z" Deck Mixed-Use Development</p> <p>5. BCBSM Customer Service Center & Parking Structure</p> <p>6. BCBSM RendezBlue Collaboration Center</p> <p>7. BCBSM Jefferson Avenue Parking Structure</p> <p>8. BCBSM "Green" Parking Deck & Campus Improvements</p> <p>9. BCBSM Tower Deck Renovation with Solar Array</p> | <p>10. BCBSM Tower Renovations</p> <p>11. Lowe Campbell Ewald Headquarters (Ford Field), <i>Scan-to-BIM</i></p> <p>12. Chrysler House (Dime Building)</p> <ul style="list-style-type: none"> ▪ Quicken Loans Suite ▪ The Professional Group <p>13. DTE Energy Campus Enhancements</p> | <p>14. First National Building</p> <ul style="list-style-type: none"> ▪ Honigman Law Offices ▪ Jaffe, Snider, Raitt & Heuer Law Offices <p>15. Grand Circus (Broderick Tower), <i>Scan-to-BIM</i></p> <p>16. Hines Parking Structure (Comerica Tower)</p> <p>17. Madison Building Renovation</p> <p>18. One Kennedy Square Office Building (777 Woodward)</p> <ul style="list-style-type: none"> ▪ Meridian Health Plan | <p>19. Renaissance Center</p> <ul style="list-style-type: none"> ▪ BCBSM Relocation / Renovation (Tower 500 & 600) ▪ Comerica Branch Bank ▪ Deloitte Offices ▪ Dykema Law Offices ▪ Urban Science Headquarters | <p>20. Corporate Headquarters</p> <p>21. BCBSM Cornice & Slate Building, <i>Scan-to-BIM</i></p> <p>22. 1001 Woodward</p> <ul style="list-style-type: none"> ▪ Meridian Health Plan <p>23. Bedrock Management, Federal Reserve Bank Building, <i>3D Laser Scanning</i></p> |
|--|--|---|--|---|--|

Experience

The diversity of our experience inspires innovative solutions for new and complex challenges

NEW CONSTRUCTION

Hannah-Neumann/Smith's portfolio of work includes corporate and municipal offices, mixed-use developments, multi-unit housing, parking structures, commercial and retail centers, healthcare facilities, recreation centers, museums, and a variety of higher education facilities. Regardless of the building type, we specialize in finding cost-effective ways to create extraordinary facilities. Representative projects include:

Wayne State University Physician Group, Medical Office Building (129,400 sf) and **Parking Structure** (615 cars), Detroit, MI (N/S)

Redico Management, One Kennedy Square Office Building (new 256,000 sf Class A office building), Detroit, MI (N/S)

Blue Cross Blue Shield of Michigan Customer Service Center (170,000 sf), Detroit, MI (N/S)

Midland Stadium Development (230,000 sf mixed-use complex including office and retail space and a parking structure), Midland, MI (N/S)

Bedrock Real Estate Services, Z-Deck (1,280 cars, 11 levels, 33,000 sf retail), Detroit, MI (N/S)

Blue Cross Blue Shield of Michigan, Parking Deck and Campus Enhancements (1,808 cars), LEED Certified, Detroit, MI

Denali Development, Metro Lofts (125,036 sf, 75 Units, 90 Parking Spaces), Royal Oak, MI (N/S)

Livonia Community Recreation Center (135,000 sf), Livonia, MI (N/S)

Fitness Works/William Clay Ford Center for Athletic Medicine (70,000 sf), Detroit, MI (N/S)

Wayne State University (N/S)

- South Village Parking Structure
- College of Pharmacy and Health Sciences
- Campus Fitness Center
- North and South Residence Halls
- Faculty/Administration Building

Wayne State University, Tech Town High Tech Incubator, Detroit, MI (HAI)

Detroit Public Schools, New Sculze Elementary, New Taft Elementary School, New Law Elementary School, and multiple renovation projects, Detroit, MI (HAI)



Experience

EXPANSION AND RENOVATION

Hannah-Neumann/Smith has designed more office space in the Detroit area than any other architect, creating dynamic work environments that enhance each company's image and productivity. Our work includes everything from the design of individual suites to the adaptive reuse of vintage buildings and large interior renovations, including numerous office consolidations. We've helped a wide variety of clients, including many of Detroit's largest employers like Quicken Loans, Blue Cross Blue Shield of Michigan, Urban Science, Meridian Health Plan and DTE Energy, rebrand, revitalize and modernize existing facilities to enhance their competitive edge.

Our extensive experience with expansion and renovation projects assures the expertise to handle code issues, to keep existing programs operational

throughout construction, to perform all phases of the work on schedule and within budget, and to create a cohesive whole that maximizes available space and provides logical adjacencies and wayfinding.

Representative projects include:

Blue Cross Blue Shield of Michigan Renovation (16,000 sf in Tower 600 of the Renaissance Center), Detroit, MI (HNS)

Blue Cross Blue Shield of Michigan, Cornice and Slate Building Restoration and Renovations, Detroit, MI (HNS)

Bedrock Real Estate Services, Dalton and Tomich, Chrysler House, Detroit, MI (HNS)

Baker's II Renovation (new downtown location for the historic Baker's jazz club in celebration of its 80th year anniversary), Detroit, MI (HNS)

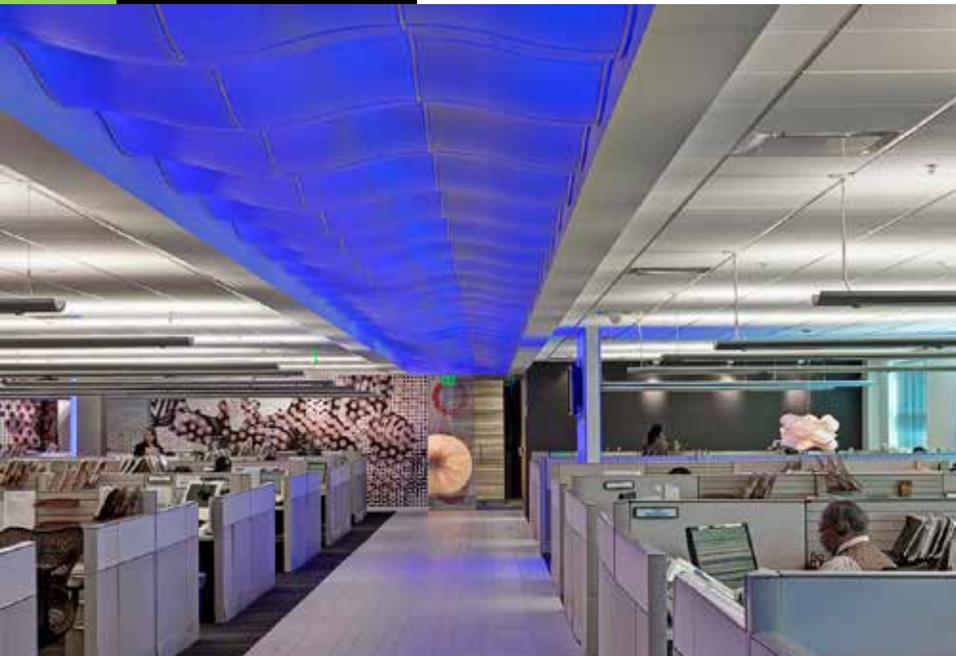
Michigan First Credit Union New Branch Office (3,500 sf), Wayne State University, Maccabees Building, Detroit, MI (HNS)

Michigan First Credit Union New Branch Office (2,100 sf), New Center, Detroit, MI (HNS)

Michigan First Credit Union New Branch Office (4,600 sf), Eastpointe, MI (HNS)

Bedrock Real Estate Services, Wright-Kay Building Renovation (renovation of historic 1500 Woodward building and various suites including offices for Hannah-Neumann/Smith), Detroit, MI (N/S)

Low Campbell Ewald Headquarters (121,112 sf design of advertising agency offices in former J.L. Hudson Co. warehouse attached to Ford Field), Detroit, MI (N/S)



Experience

Grand Circus Tech Academy at the Broderick Tower (14,500 sf renovation of three floors of the historic Broderick Tower), Detroit, MI (N/S)

Bedrock Real Estate Services, Quicken Loans Suite (173,500 sf renovation of 11 Floors of the Dime Building for 1,350 employees), Detroit, MI (N/S)

Bedrock Real Estate Services, M@dison Building Renovation, (50,000 sf transformation of historic building into a digital entrepreneurial hub), Detroit, MI (N/S)

Bedrock Real Estate Services, One Woodward Interior Renovation (107,000 sf), Detroit, MI

Meridian Health Plan Corporate Offices (104,000 sf at 777 and 1001 Woodward), Detroit, MI (N/S)

Urban Science Headquarters, (60,000 sf relocation to 4 floors of 400 Renaissance Center), Detroit, MI (N/S)

Blue Cross Blue Shield of Michigan, Renaissance Center Offices (relocation of approximately 2,800 employees from Southfield to Towers 500 and 600), Detroit, MI (N/S)

Blue Cross Blue Shield of Michigan Headquarters (Reorganization of 305,000 sf of existing space, 1,600 employees), Detroit, MI (N/S)

Blue Cross Blue Shield of Michigan, Computer Support Building (Reorganization of programs in 13,500 sf, 60 employees), Detroit, MI (N/S)

Blue Cross Blue Shield of Michigan, RendezBlue Collaboration Center (6,500 sf in the Jefferson Building), Detroit, MI (N/S)

Motor City Electric Headquarters, (47,000 sf), Consolidation of Staff from 2 Locations and Adaptive Reuse of Vacant Building Detroit, MI (N/S)

The Auto Club Group (AAA), Northeast Branch Office Renovation, Detroit, MI (N/S)

DTE Energy Campus Enhancements (215,000 sf new, 31,500 sf renovation including new pedestrian bridge, lobby, Town Square food service and conference center, interior renovations, and unique outdoor spaces), Detroit, MI (N/S)

Detroit Science Center Expansion and Renovation (67,600 sf New, 51,000 sf Renovation), Detroit, MI (N/S)

Detroit Medical Center, Harper/Hutzel Unified Lobby Expansion and Renovation (7,000 sf), Detroit, MI (N/S)

Wayne State University (N/S)

- Student Center Renovation
- Medical School Vestibule Renovation
- Purdy Library Entry/Lobby Design Study

Delta Service Through Detroit Foundation, Phase I Design and Renovation, Detroit, MI (HAI)
Seldom Blues Supper Club, GM Headquarters, Detroit, MI (HAI)

Detroit Breakfast House & Grill, Merchants Row, Detroit, MI (HAI)

Grand City Grill, historic Fisher Building, Detroit, MI (HAI)

Don "B" Steakhouse, Majestic Star Casino, Pittsburgh, PA (HAI)

Suzie's Espresso Café, Nashville, TN (HAI)

SJFBCDC Market Café and Women's Wellness Center, Detroit, MI (HAI)

General Service Administration (HAI)

- Port Huron Federal Courthouse
- IRS, 21st Floor Realignment
- DHS-CBT, 4th Floor Renovation
- HUD, 16th and 17th Floor
- Port Huron Facade Repairs
- USDC Jury Assembly and US Attorney ISA
- US Marshall Service, ISA Project for Federal Port Huron Federal Building

Experience



SCAN-TO-BIM

Hannah-Neumann/Smith's technical team can accurately field measure existing facilities utilizing state-of-the-art laser technology and translate the data utilizing computer aided design software and systems. Our process is proven to accelerate project initiation by efficiently gathering large amounts of data and streamlining the delivery of existing as-built documents for the design team. Cost reductions are realized throughout the project as accurate material is available for the owner's team, as well as for the architectural, engineering, and construction teams, from the very beginning of the project through construction. We can capture unique building features, complex geometry and historic elements with exacting detail. Undocumented engineering systems which are vertical and directly overhead, within line-of-sight, can be accurately captured with millimeter accuracy where otherwise difficult to reach and unsafe to access. Representative projects include:

Lowe Campbell Ewald Headquarters (Scan-to-BIM of five floors as base drawing of the former J.L. Hudson Co. warehouse attached to Ford Field), Detroit, MI (HAI)

Grand Circus at the Broderick Tower (Scan-to-BIM for 14,500 sf renovations in the historic Broderick Tower), Detroit, MI (HAI)

Bedrock Real Estate Services, Wright-Kay Building Renovation (Scan-to-BIM for third floor suite offices of Hannah-Neumann/Smith in historic 1500 Woodward building), Detroit, MI (HAI)

Bedrock Management, Federal Reserve Bank Building (3D laser scanning of 10 floors to produce accurate existing conditions documents), Detroit, MI (HAI)

Blue Cross Blue Shield of Michigan, Cornice and Slate Building and Adjacent Site (Scan-to-BIM), Detroit, MI (HAI)

Experience

PRESERVATION

Hannah-Neumann/Smith offers the services of two Certified Historical Architects who have a wealth of experience in preservation planning, master plans, feasibility studies, forensic materials analysis, stabilization, preservation, restoration and adaptive re-use design technologies. Our desire is to celebrate the significant design details of historic buildings while integrating contemporary mechanical and electrical systems to provide modern-day functionality and comfort within the newly preserved historic setting. Our design approach to each project is tempered by our client's goals and ranges from the creation of energetic office environments in raw, unfinished structures, to detailed restoration of plaster details and exterior masonry flourishes on historically significant structures. Representative projects include:

Marine City Town Hall (master plan for 10,500 sf Richardsonian Romanesque Town Hall restoration and Phase I implementation including masonry restoration, replacement of historic windows and doors, and reconstruction of historic east porch and main entrances), Marine City, MI (*N/S*)

Detroit Public Library, Rose & Robert Skillman Downtown Branch (36,000 sf with internet café and installation of National Automotive History collection with archival storage, AIA Detroit & AIA Michigan Honor Awards, Michigan Historic Preservation Network Building Award), Detroit, MI (*Mike Kirk and Dan Schneider*)

Historic Fort Wayne Master Plan (\$68 Million Master plan for historic fort property including 38 structures and grounds), Detroit, MI (*Mike Kirk*)

Downtown Detroit Preservation Plan (Lead Preservation Architect), Detroit, MI (*Mike Kirk*)

M@dison Building (50,000 sf adaptive re-use loft offices, conferencing, rooftop entertainment venue-NPS Part 1 decertification for 10% tax credit), Detroit, MI (*N/S*)

First National Building (800,000 sf adaptive re-use concepts for exterior storefronts, lobby- Fed/State Combined Part 1 & 2 tax credit submittals), Detroit, MI (*N/S*)

Chase Building (500,000 sf review of adaptive re-use concepts for multi-level retail complex and upper floor renovations for Fed/State Combined Part 1 & 2 tax credit submittals), Detroit, MI (*N/S*)

Michigan Historic Preservation Network Headquarters (Thelma Louise Osteen Comfort Station adaptive re-use of two-story former railroad passenger facility for offices and retail space), Lansing, MI (*Mike Kirk*)

Kresge Foundation Headquarters (Brooks Farmstead adaptive re-use of Italianate stone farmhouse, relocated Dairy Barn converted to apartment, four outbuildings, two windmills and 12,000 sf contemporary office addition), Troy, MI (*Mike Kirk*)

Historical Tax Credit Architect (As a Historical Architect with the Michigan SHPO, over a four year period reviewed and oversaw approximately 140 Federal Rehabilitation Tax Credit applications and worked directly with the National Park Service. Reviews included the Detroit Central Station, The First National Building, The Book Tower and Building, The Detroit Free Press Building, the G.A.R. Building, and the David Whitney Building), Lansing, MI (*Dan Schneider*)

Bedrock Real Estate Services, Dime Building Tenant Renovation (15,200 sf renovation of the 21st floor for a commercial tenant), Detroit, MI (*Dan Schneider*)

Bedrock Real Estate Services, Wright-Kay Building Renovation (third floor suite offices in historic 1500 Woodward building), Detroit, MI (*Dan Schneider*)

Grand Circus Tech Academy at the Broderick Tower (14,500 sf renovation of three floors of the historic Broderick Tower), Detroit, MI (*Dan Schneider*)

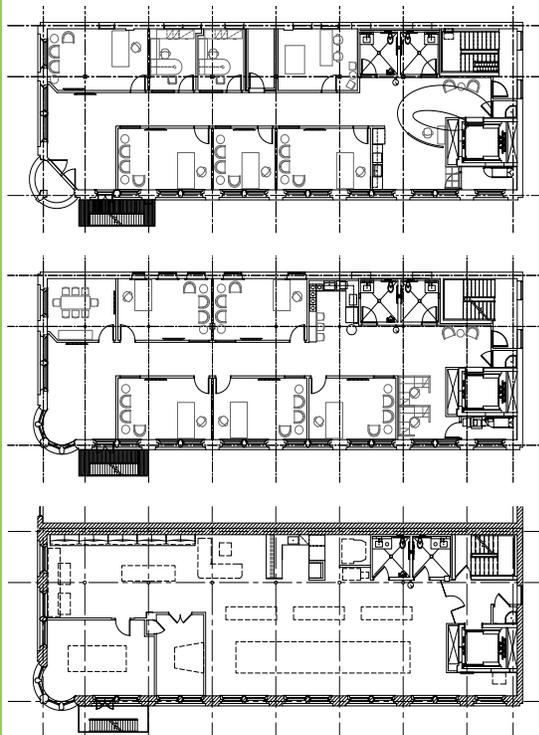
Bedrock Real Estate Services Wright-Kay Building Renovation

LOCATION
Detroit, Michigan

SIZE
19,500 sf
6 Floors

COST
Confidential

COMPLETION
August 2013



The scope of work included complete restoration of the Wright-Kay Building, originally the Schwankovsky Temple of Music, one of the oldest buildings in downtown Detroit, which will house Neumann/Smith's preservation studio and offices of our minority partnership practice, Hannah-Neumann/Smith.

The project called for all new mechanical, electrical, bathrooms and plumbing, new elevators and windows. The project started out as a full historic preservation project, but mid-way through construction a more relaxed approach to the restrictions on demolition and restoration of gutted floors allowed a more M@dison-like "embrace the raw" approach to be made to the tenants. Neumann/Smith chose to stay with the historic preservation approach on their suite. We developed the construction documentation for the Neumann/Smith suite and developed space plans for floors 2, 5 and 6 for potential future tenants.

Bedrock Real Estate Services Wright-Kay Building Renovation

Hannah & Associates later scanned the third floor and Neumann/Smith used those scans to develop the detailed preservation scope on their build-out.

Strategic Energy Solutions provided all new base mechanical and electrical systems and suite build-out engineering and documentation. Bathrooms were designed to "Bedrock" standards as was the lobby. Facade restoration was also part of the scope. Retail is a "white box" waiting for a tenant.



Lowe Campbell Ewald Headquarters

LOCATION
Detroit, Michigan

SIZE
121,112 sf
5 Floors

COST
\$10,000,000

COMPLETION
January 2014



The advertising agency had looked at several other options for the relocation of its headquarters before falling in love with the "bones" of the former J.L. Hudson warehouse attached to Ford Field. The warehouse combines multiple structural systems with clay tile and board-formed concrete and steel deck ceilings, all called out to be exposed.

The scope of work includes five full floors with a five story atrium cut out of the upper four floors, all new mechanical and electrical, and a new computer room with dedicated UPS, HVAC and backup generator. Neumann/Smith achieved a Chapter 34 analysis variance from the City of Detroit to remove an otherwise required smoke evacuation system.

Hannah & Associates scanned the warehouse for background documentation as none of the floor openings were square or plumb and the design has connecting stairs inside the atrium.

Lowe Campbell Ewald Headquarters



Inspired by the M@dison, the offices feature benching furniture configurations and minimal fixed rooms. The design also "embraces the ugly" by making creative use of recycled materials including pallets, 2,500 doors sliced up into slatted partition pods, and conduits used as room dividers. A four-story LED screen with the ability to add messaging provides visual impact. LED lighting, new bathrooms, kitchenettes and some highly designed "pitch rooms" round out the program. Over 600 employees will move in by the beginning of 2014.

Detroit Venture Partners Grand Circus Tech Academy at the Broderick Tower

LOCATION
Detroit, Michigan

SIZE
14,500 sf

COST
\$46.69 /sf

COMPLETION
September 2013



Located in the center of Downtown Detroit at Grand Circus Park and Woodward, the 34-story Broderick Tower skyscraper is a significant historic structure providing luxury residences with privileged panoramic views in the heart of Detroit's burgeoning commercial and entertainment district.

A 2012 building renovation was nearly complete with three floors reserved for office use when Neumann/Smith was hired to design a "M@dison-like" suite for a working and learning environment including a floor of desk-for-a-month type space for entrepreneurial start-ups to interact with their peers. Two floors feature flexible learning environments that can expand and contract as needed. The scope of work also includes the rework of lobbies and restrooms on all three floors.

The spaces feature the exposed conditions left behind by the demolition and existing context.

Detroit Venture Partners Grand Circus Tech Academy at the Broderick Tower



Scan-to-BIM Images

The federal rehabilitation tax credit requirements called for restoration and the covering up of the existing conditions. Under the direction of Neumann/Smith's Project Manager, a Certified Historical Architect, the team worked with the building's historic consultants and prepared an amendment to the application which included adding new windows to the third floor.

Hannah & Associates 3D laser scanned the suite and provided a base document depicting existing beams, ductwork, sprinkler piping, electrical, and even plumbing from the residential floors above. This scan proved invaluable when a moveable partition had to be located and specific portions of the work were called out to be restored without losing the character desired by Grand Circus for the exposed look.

Neumann/Smith provided interior design, space planning, and furniture selection services in concert with the owner's design consultants.

Bedrock Real Estate Services M@dison Building

LOCATION
Detroit, Michigan

SIZE
50,000 sf

COST
\$12,000,000

COMPLETION
October 2011

AWARDS

Named "One of the World's
Coolest Offices" by Inc. Magazine

Honor Award, AIA Detroit

Outstanding Construction Project
of the Year, CAM Magazine, 2012



Bedrock Real Estate Services saw the potential to transform the 1917 Madison Building into a hub for high-tech entrepreneurial activity and special events that would be instrumental in the rejuvenation of the City of Detroit.

The design combines the existing rawness of clay tile ceilings, exposed brick, steel columns and beams, and concrete floors with instances of playful graphics, urban light sculptures, and modern furniture. Open office space with benching style workstations fosters collaboration. Several break-out spaces are provided throughout the floors, separated by low meandering walls with writable surfaces for brainstorming. Bold, abstract graphics and vintage maps and photos of Detroit create unique environments. Etched lettering on glass panels at the stairway adds interest to the monumental staircase. The fifth floor offers state-of-the-art meeting and gathering spaces, including a two-story auditorium. The roof deck provides a unique event space featuring dramatic views of the City.

Close collaboration between the owner, architect and contractor and a design/build strategy utilizing a series of "real time" working sessions were instrumental in completing the renovation within six months.



Blue Cross Blue Shield of Michigan BLUnite Consolidation

LOCATION
500/600 Renaissance Center
Detroit, Michigan

SIZE
500,000 sf

COST
\$10,000,000

COMPLETION
April 2012



Neumann/Smith was called upon by long-standing client Blue Cross Blue Shield of Michigan (BCBSM) to assist in planning the reorganization of their southeast Michigan staff (about 6,000) located in Southfield and Detroit and the relocation of the entire Southfield campus to Towers 500 and 600 at the Renaissance Center (about 3,000 staff).

Neumann/Smith was also retained to reorganize the existing Tower Headquarters (about 1,600 staff), various programs in their Computer Support Building, the RendezBlue Collaboration Center in their Jefferson Building, and an off-site conference and training center in South Lyon.

The 6,500 sf **RendezBlue Collaboration Center** was created as a destination meeting place for downtown staff residing in a campus that now stretches from the Tower Headquarters on Lafayette Street, to Towers 500 & 600 of the Renaissance Center. RendezBlue features areas where BCBSM staff can review current technology choices with in-house IT help desk staff, browse BCBSM branded merchandise, experience wellness-related activities like laptop treadmills and exercise software, as well as access healthy food & beverage options.

Bedrock Real Estate Services Quicken Loans Corporate Office

LOCATION

Chrysler House (Dime Building)
Detroit, Michigan

SIZE

165,000 sf on 11 floors
110-120 people per floor

COST

Confidential

COMPLETION

September 2012



Neumann/Smith helped Quicken Loans transform 11 floors of the Chrysler House (formerly known as the historic Dime Building, one of Detroit's oldest skyscrapers) into vibrant corporate office space.

The project, seen as an opportunity for Quicken to recruit young, talented people, included the fit-out of conference rooms, offices, two training centers (approximately 5,000 sf), and collaboration spaces with open concepts throughout. The space also houses the organization's design team which conducts focus groups to help the organization determine the most efficient office configurations and designs for their own employee success and workplace enjoyment.

Creative design concepts incorporated into the space include writable wall coverings and columns which inspire spur-of-the-moment employee brainstorming and collaboration, bright and inspiring colors, sliding marker boards that double as window treatments, and lounge and kitchen spaces that offer multiple configurations for a variety of gatherings.

Detroit Energy Campus Enhancements

LOCATION
Detroit, Michigan

SIZE
214,949 sf New
31,500 sf Renovation

COST
\$50,000,000

COMPLETION
October 2009

AWARDS
Honor Award, AIA Michigan
Building of America Award, Real
Estate & Construction Review



The redesign of parking lots and vehicular city streets that once bisected and separated the various buildings on DTE's downtown campus now provides nine acres of green space and pedestrian corridors that connect once separated buildings into an urban oasis which artfully integrates the architecture and site design.

Visitors are greeted by a dramatic new gateway where water flows from three arches that frame the main driveway into a 26,000 sf reflecting pond. The great sweep of shimmering water meets the translucency of glass at the new front door, a commanding lobby, sixty feet high and 165 feet wide, set under a cantilevered roof that shades the completely transparent, canted front wall. A second floor conference room partially cantilevers into the lobby, offering a great view of the ringed garden and reflecting pool. A new glass-enclosed Town Square connects three vintage buildings in the complex and is the heart of a vibrant food-service and conference center. The campus revitalization also included renovation of 31,500 sf of existing interior space, giving the entire facility a fresh and cohesive appearance.

Redico, LLC
One Kennedy Square

LOCATION
Detroit, Michigan

SIZE
240,000 sf
10 Stories

COST
\$28,885,000

COMPLETION
June 2006

AWARDS
TOBY Award (The Outstanding Building of the Year), Building Owners and Managers Association of Metro Detroit



Strikingly visible because of its green-glass façade, this new multi-tenant Class A office building in the center of Detroit's financial district features a boldly sloped roof line accentuated by a specially lighted 250 foot high white spire.

Built on a challenging triangular site above an existing three-level underground parking garage owned by the City of Detroit, our innovative design generated rectangular office spaces with very few free standing columns by cantilevering two sections of the building over the sidewalks. By hanging these portions of the building from above, rather than the more conventional approach of supporting them from below, we were able to create an undulating glass wall along Woodward Avenue that not only provides visual interest, but also provides more efficient floor plates with two more coveted corner offices than a triangular building.

The first floor of the building is sheathed completely in transparent glass to connect the "buzz" of the interiors to the downtown bustle outside. The interior white marble walls and white ceiling have been punctuated by a large glass recess that will make the entire glass area glow, itself an art piece within its white environment.

Seldom Blues Supper Club

LOCATION
Renaissance Center
Detroit, Michigan

SIZE
15,000 sf

COST
\$3,200,000

COMPLETION
10 months (design to move in)



Hannah & Associates, in association with Niagara Murano, created an unprecedented 15,000 sf space that is both fresh and unique. The direction was to create a restaurant that would stand out above and beyond what might be found in other cities. The scope of work included programming, planning, design, construction documents and construction administration.

The entertainment facility overlooks an impressive view of the Detroit River and Windsor skyline. The abstract imagery of icebergs, reefs and ship hulls are illuminate from within, slipping amongst rich bands of wood and lush mosaic color.

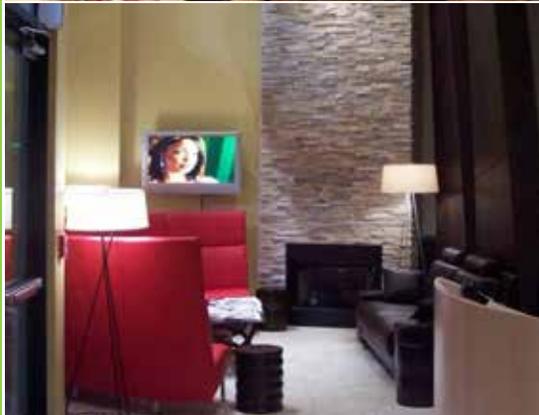
Southern Hospitality Group Breakfast House and Grill

LOCATION
Detroit, Michigan

SIZE
3,900 sf

COST
\$750,000

COMPLETION
16 months (design-move in)



The Breakfast House & Grill was the third in a series of restaurants designed by Hannah & Associates for Southern Hospitality Group. The restaurant featured foods produced in the Metropolitan area. From Vernor's Waffles to Michigan Apple Jam, the menu and the dining experience were unique to the Detroit Breakfast House and Grill.

The entry "living room" was designed to make people feel at home as they wait to be seated. They immediately passed through the abstract imagery of towering wood "tree trunks" to arrive at the sunrise mosaic wallpaper pattern, giving the feeling of passing into a calm summer garden on an early morning ... a perfect atmosphere for breakfast.

Michigan First Credit Union Branch Renovations

LOCATION

New Center, Detroit, MI
Eastpointe, MI
WSU Maccabees Building,
Detroit, MI

SIZE

2,100 sf New Center
4,600 sf Eastpointe
3,600 sf WSU Maccabees

COST

\$700,000 New Center
\$1,200,000 Eastpointe
\$800,000 WSU Maccabees

COMPLETION

Spring 2004 New Center
Spring 2004 Eastpointe
Summer 2004 WSU Maccabees



Michigan First Credit Union was formed more than 75 years ago as the Detroit Teachers Credit Union. In 2001 they changed their name and embarked on a campaign to remake their image to reflect a broader membership and expanded services.

Hannah & Associates and Neumann/Smith were selected to provide conceptual development, branch branding, and branch renovations in the historic Macaabees Building on the campus of Wayne State University, in the New Center Building, and in a fully renovated stand-alone building in Eastpointe.

The new image is conveyed through the use of standardized colors and finishes, a great deal of custom casework, and the distinctive use of gently curving shapes and flowing lines. The centerpiece of each is the Electronic Banking Center where self-serve high tech customer convenience is infused with modern warmth and elegance. Each facility achieved the Credit Union's desire to provide their members with spaces that impart a feeling of efficiency and stability.

Henry Ford Health System Harbortown Medical Center

LOCATION
Detroit, Michigan

SIZE
7,500 sf

COST
\$1,400,000

COMPLETION
February 2005



Henry Ford Health System (HFHS) turned a vacant ACO Hardware store into a first class medical center in Detroit's Harbortown center. The Center provides traditional medical services such as internal medicine, radiology and laboratory testing, along with alternative treatments such as acupuncture, yoga and chiropractic care.

The new facility features a large welcoming space defined by more intimate waiting and support areas to serve a variety of individual needs. A theater tv area, library, café area, check in area and adjacent community outreach conference room are all contained and accessed from the main entry area. The exam room corridors and exam rooms are uniquely designed with sloped ceilings and indirect lighting to provide a bright, uplifting the space. Warm materials and rich colors create a pleasing environment.

Blue Cross Blue Shield of Michigan Parking Structure

LOCATION
Detroit, Michigan

SIZE
1,808 Cars

COST
Confidential

COMPLETION
January 2007

LEED CERTIFIED

AWARDS

Best Parking Structure, Precast/
Prestressed Concrete Institute

Award of Excellence, International
Parking Institute

Special Issue Outstanding Project
of the Year, CAM Magazine



The new 9-story parking deck, which consolidates all of the company's off-site parking onto its downtown campus, is situated on the site of a previous 125-space surface parking lot. The deck footprint is virtually identical to the original surface lot, yet provides parking for 1,808 vehicles while also housing ground-level meeting rooms, maintenance offices, and employee locker and shower facilities.

The design showcases the innovative use of the structural roof double tee system simultaneously as a structural and decorative element. The double tees are dramatically cantilevered beyond the edges of the supporting roof beams (which are also cleverly cantilevered) and bearing walls where they are accentuated. The effect is that the parking deck wears a "crown". The embedded brick structural precast load bearing walls terminate at the ninth floor to create a tall clerestory above that defines and emphasizes the cantilevered roof above.

The structure is topped with a vegetated roof, the first in the City and the second largest contiguous "green" roof in Michigan, along with a 1/10 walking path. The BCBS Parking Deck and Campus Improvement project has received LEED Certification from the USGBC.



Detroit Science Center Museum Expansion and Renovation

LOCATION
Detroit, Michigan

SIZE
67,600 sf New
51,000 sf Renovation

COST
\$12,350,000

COMPLETION
July 2001

AWARDS
Honor Award, AIA Michigan
Honor Award, AIA Detroit
Outstanding Achievement Award,
ESD The Engineering Society



After years of neglect, Neumann/Smith was selected to renew and reinvent the Detroit Science Center as one of the finest exhibit spaces in the region. Funded through a capital campaign, the expansion and renovation had a very tight budget. Our design concept addressed damage as well as future maintenance issues while doubling the Center's size – all for roughly one-third the dollars per square foot used to build most contemporary museums.

Bold geometry, vibrant colors and industrial materials were utilized to create a unique yet cost-effective character within midtown Detroit's cultural center. A new 3-D planetarium located within a blue-glazed brick cylinder topped with a geodesic dome provides a strong visual identity. Much of the addition was placed below grade which reduced construction costs while maintaining the important visual elements of the original structure. Continuing the industrial imagery, the interiors are very direct, which also minimized costs. The popular IMAX Theater was renovated. A new glass enclosed elevator and monumental stair rises through the new exhibit spaces to connect with the IMAX entrance lobby and the existing elevated exhibit hall, creating a unified vertical transportation spine that ties all public spaces together.