

Kahn update

Issue 1, 2011

A. ALFRED TAUBMAN
CENTER FOR DESIGN EDUCATION

PROJECT PROFILE:

COLLEGE FOR CREATIVE STUDIES A. Alfred Taubman Center for Design Education

Detroit-based College for Creative Studies (CCS) is a national leader in art and design education. In 2006, the institution began exploring opportunities that would address its immediate and future growth needs.

Located one mile from the college's main campus in the city's Cultural Center, the vacant 11-story, 760,000 sq. ft. Argonaut Building was a dream come true. Originally designed by Albert Kahn as General Motors' engineering and design center, it was the place where automotive design was invented and the world's first concept car was created. Today it is home to the A. Alfred Taubman Center for Design Education, a mixed-use educational complex

housing offices for non-profit organizations, a business accelerator, shared public spaces, and academic space and student housing for CCS' undergraduate and graduate design schools. It also serves as a new 800-pupil charter school for the Henry Ford Academy, a 6-12 grade establishment focused on educating students in the arenas of art and design.

The team's approach for renovating and restoring this historic icon was to preserve the building's most notable features while creating a distinct yet complementary design solution. Decorative brick and limestone bands rimming the parapet and much of the building's lower level were preserved, as

was the ornate semi-circle of masonry which outlines the grand arches of the upper levels. Salvaged masonry was used to repair the parapets and façade, which also underwent tuck-pointing, re-caulking and repainting of the iron clad plates and ornamentation near the arches.

Inside, layers of flooring, lay-in ceilings, and old mechanical and electrical systems that had accumulated over almost 80 years of renovations were stripped away. Safety and infrastructure upgrades of stairways and elevators, replacement of 1,900 windows, and installation of comprehensive, energy efficient mechanical, electrical and

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COLLEGE FOR CREATIVE STUDIES A. Alfred Taubman Center

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plumbing systems were included in the overhaul. All improvements were addressed following guidelines for historic structures defined by the National Park Service.

The result is a modern interpretation of a historic building boasting a stunning contrast of elements, color palettes and materials.

A \$145 million economic development project, funding for this building set a record for the total amount of tax credits and monies received

nationally, totaling over \$65 million. With the help of an aggressive fundraising campaign and a \$15 million donation from local businessman A. Alfred Taubman, a building that was dark for 10 years now nurtures the dreams and futures of young creative people.

Completed in 2009, the Center has already garnered a host of accolades. "The project has exceeded our expectations," said Rick Rogers, CCS president. "We are basically thrilled with the building."



Ambulatory Care Center

Client: Hospital Israelita Albert Einstein
Location: Alphaville, Brazil
Area: 86,000 sq. ft.
Overall Project Budget: Confidential
Target Completion: Winter 2012

When its existing outpatient facility reached operating capacity, the client called upon Kahn to provide comprehensive architectural services for its eight-story ambulatory care center. Supporting the client's commitment to the local community by providing easy access to those living in close proximity to the site and beyond, the facility offers urgent care, radiology and endoscopy, and diagnostic services. Also included is a women's center, cardiology center, an ambulatory surgery area and 50 medical offices. Located on a hilltop, patients are afforded a spectacular view of the river and surrounding woodlands while offering a comfortable interior atmosphere infused with daylight and natural elements.

Innovation and Progress. **The Perfect Ratio.**

*A closer look
at a few select projects*

IT, SECURITY & AV UPGRADES

Client: Detroit Public Schools
Location: Detroit, MI
Area: Exceeds 10 million sq. ft.
Overall Project Budget: Confidential
Target Completion: August 2012

With security and information technology connectivity being a top priority in the DPS school system, DPS turned to Kahn to design its new IT, security, and audio-video systems for 18 bond schools, a new Security Command Center (SCC), and security upgrades to existing schools system wide. Kahn's IT specialists got right to work designing a unique system for the district. For example, the SCC's Main Control Room will feature a video wall where operators can call up and display live camera feeds and recorded video from any school in the district, display alarms from the intrusion detection system at any school, and monitor local, national and world news and events. Talk about technology for the 21st century!

POLICE SERVICES RELOCATION

Client: U.S. Department of Veteran Affairs
Location: Detroit, MI
Area: 5,100 sq. ft.
Overall Project Budget: \$1.2 million
Target Completion: February 2012

Tasked with relocating two departments of the Detroit Police Services within the John D. Dingell VA Medical Center, Kahn is creating a new space that will have flexibility in shared resources while retaining separate functionality for daily operations. To minimize departmental disruptions, Kahn has carefully coordinated the relocation of various critical functions, such as dispatch, security and associated IT equipment. Furthering our relationship with the VA, Kahn has also been retained to renovate and modernize the existing 11,000 sq. ft. hemodialysis unit within the John Dingell VA Medical Center.

OUR PEOPLE AND THEIR ACCOMPLISHMENTS

news from the **Albert Kahn** Family of Companies

Award Winning Recognition

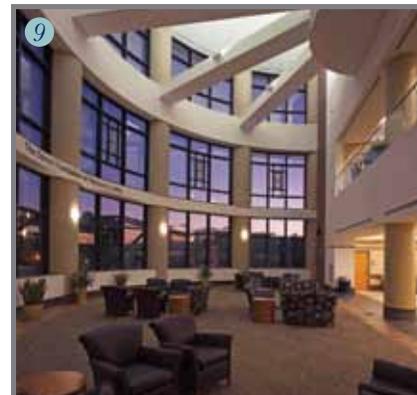
Recognition. Kudos. Accolades. Call 'em what you'd like, awards are acknowledgements of a job well done. We take pride in our people and in every project in which we are engaged. Recently our people and projects have been celebrated for their creativity and excellence. We're pretty excited to spread the word about our accomplishments.



1 Michael Durand, Oscar Cobb & Michael Nowicki: CSE 40 Under 40; **2 Aurora Health Care Summit Medical Center:** AIA National Citation Award for BIM Excellence; **3 College for Creative Studies A. Alfred Taubman Center for Design Education:** AIA Detroit Honor Award, CREW Detroit Impact Award, ESD Construction & Design Award, Michigan Governor's Award for Historic Preservation, Michigan Historic Preservation Network Tax Credit Award; **4 Henry Ford Health System West Bloomfield Hospital:** ACEC Michigan Engineering Excellence Award, ESD Construction & Design Honorable Mention Award; **5 Karmanos-Crittenton Cancer Center:** CREW Detroit Impact Award; **6 National Alabama Corporation Railcar Manufacturing Facility:** AIA Michigan Steel Award, ESD Construction & Design Award; **7 NextEnergy Alternative Fuels Platform:** ESD



Alpha Award Honorable Mention; **8 Nissan North America Technical Center & Styling Studio:** AIA Michigan Honor Award; **9 UAB Health System Women & Infants Center:** DBIA National Design-Build Project Award



Investing in Your Future

Bottom line is always important when it comes to building projects. During times of economic downturn, companies looking to finance new construction or capital improvement projects may find themselves investigating opportunities to secure funding from new sources previously unconsidered. Tax credits for brownfield redevelopment, renewable energy and historic preservation efforts could significantly reduce out-of-pocket expenditures for organizations.

Reusing existing building infrastructures is the highest form of sustainability. The programs offered by the federal and state governments encourage businesses to take advantage of various tax credits available for repurposing historic structures. The private sector investment in the rehabilitation of vacant or underutilized iconic buildings can achieve significant return on investment and substantial life cycle cost savings. More importantly, the adaptive reuse and preservation movement also helps to revitalize cities and generate jobs within the local community.

At the A. Alfred Taubman Center for Design Education, Kahn revitalized GM's former Argonaut Building in Detroit's New Center area to meet the growing needs of the College for Creative Studies (CCS). In doing so, CCS received over \$65 million generated from a combination of state brownfield, federal new market, and federal and state historic tax credits. Not only did this redevelopment generate 200 permanent jobs in Detroit, it also brings approximately 2,000 people to the region per day and provides a 24/7 ambience to the New Center, giving the area a renewed vitality.



To learn more about tax incentives in your area, check out your state government's website. If you are interested in more information regarding Kahn's efforts to help clients obtain various tax incentives, please contact Alan Cobb, FAIA, LEED AP, Director of Design, Architecture & Sustainability. Email: alan.cobb@akahn.com
Phone: 313.202.7836

just COMPLETED **AURORA SUMMIT MEDICAL CENTER**

As a premier provider of primary care physician services in Wisconsin, Aurora Health Care and developer partner, the Hammes Company, once again turned to Kahn to design a four-story medical center in Summit, Wisconsin.

Boasting timeless architecture of grace and simplicity, the 802,000 sq. ft., 117-bed facility offers comprehensive, patient-centered care under one roof. Completed in the spring of 2010, the facility houses a medical office building offering access to a broad range of primary and specialty care physicians, a Vince Lombardi Cancer Clinic and an inpatient hospital. The layout provides patients with seamless care delivery that optimizes comfort and maximizes operational efficiencies.



2011 marks nearly 20 years of collaboration between Aurora and Kahn. "Kahn's insight, creativity, and hard work have contributed greatly to Aurora's growth in southeastern Wisconsin," says Michael Scholl, Hammes' vice president. "From the outset they've treated our problems and concerns as their own. They have been crucial not only to Aurora's continued expansion but also to their growing reputation as caring health care professionals who provide the highest standards of care."

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PROJECT PROFILE:

HOSPITAL ISRAELITA

ALBERT EINSTEIN

Vicky & Joseph Safra Pavilion
Sao Paulo, Brazil

JUST COMPLETED:

KARMANOS-CRITTENTON

Cancer Center
Rochester Hills, Michigan



Detroit, Michigan
Birmingham, Alabama
Sao Paulo, Brasil

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