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# RIVER RAISIN NATIONAL BATTLEFIELD PARK & COMMUNITY EDUCATION CENTER

## Space Analysis & Concept Diagrams

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*Made possible through funding and support provided by:*



River Raisin  
National Battlefield  
Park Foundation



# Goals:

- Conduct a space analysis of the Monroe Multi-Sports Complex for adaptive reuse as an Education Center for River Raisin National Battlefield Park.
- Conduct an analysis of an alternative site for the Education Center.

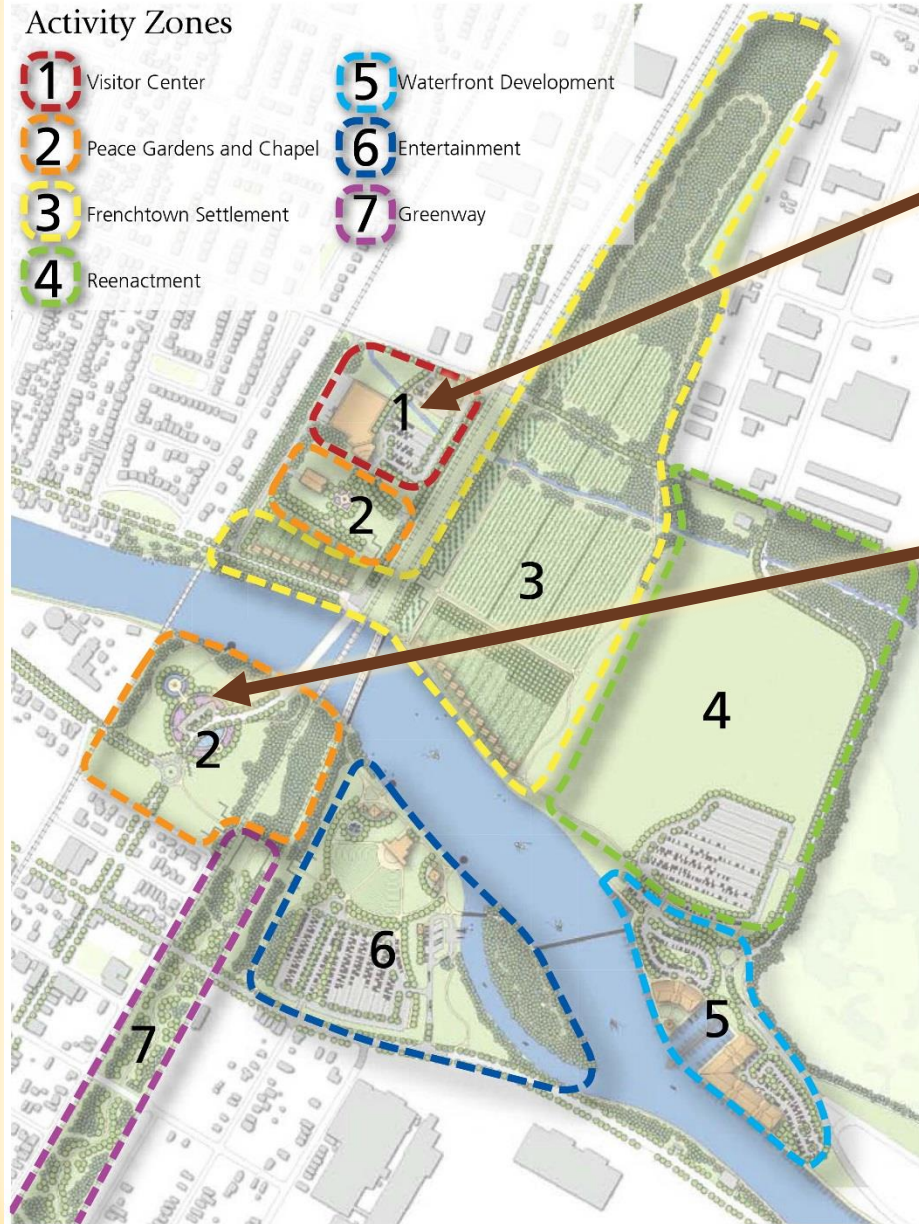


River Raisin  
National Battlefield  
Park Foundation



### Activity Zones

- 1** Visitor Center
- 2** Peace Gardens and Chapel
- 3** Frenchtown Settlement
- 4** Reenactment
- 5** Waterfront Development
- 6** Entertainment
- 7** Greenway

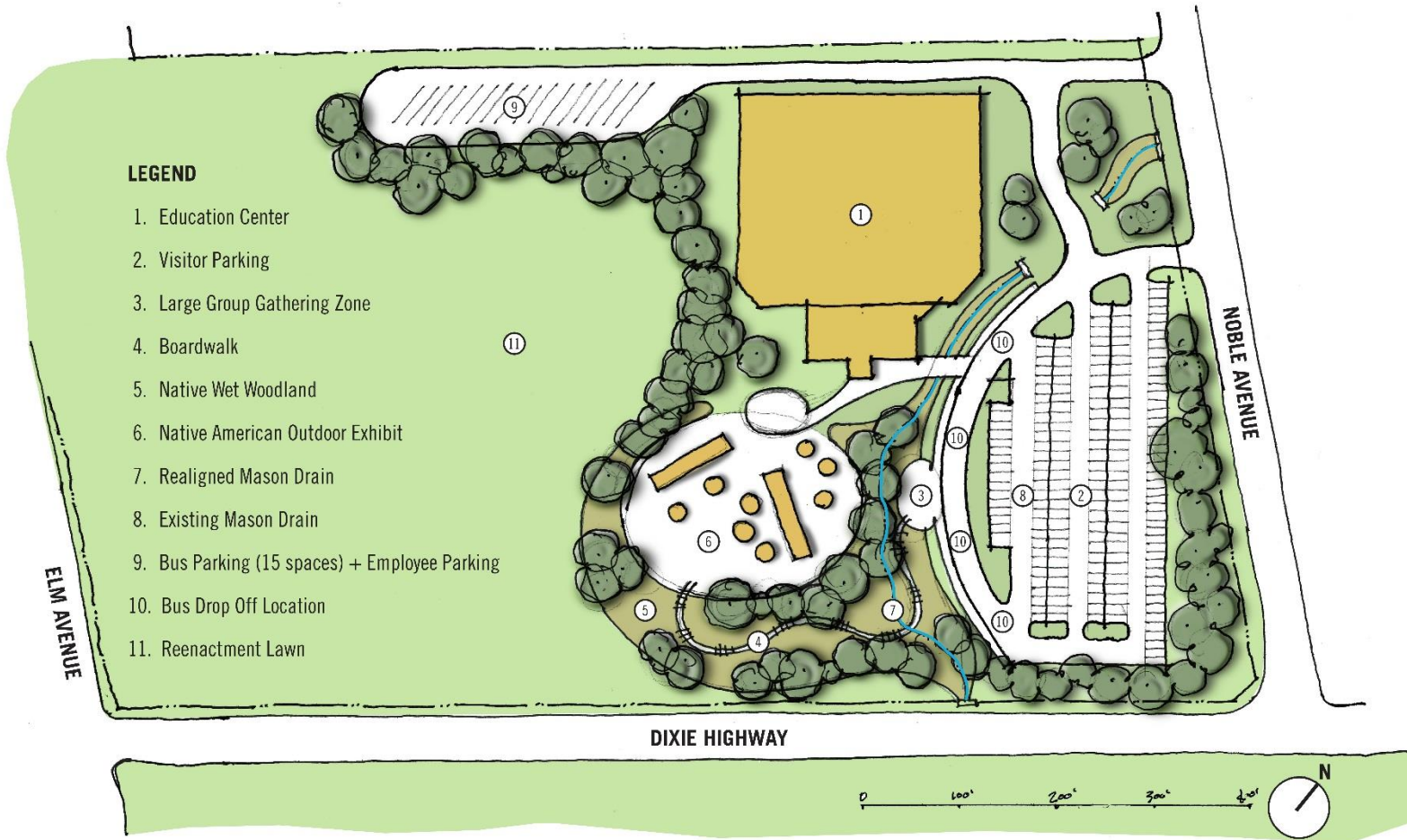


**Alternative 1: Adaptive Reuse of Multi-Sports Complex**

**Alternative 2: Monroe County Community Credit Union Site**



# Alternative 1: Adaptive Reuse of Multi-Sports Complex



# Alternative 1: Site Plan Costs

## Probable Project Costs (Conceptual)

- 1. Bus Circulation + Parking: \$365,625
- 2. New 200 Car Parking Lot: \$976,250
- 3. Native American Outdoor Exhibit Space \$637,500

*(Cost of Exhibits not included)*

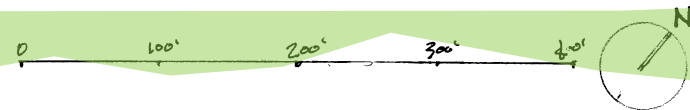
**Total Projected Cost:**

**\$1,979,375**

Elm Ave.

Noble Ave.

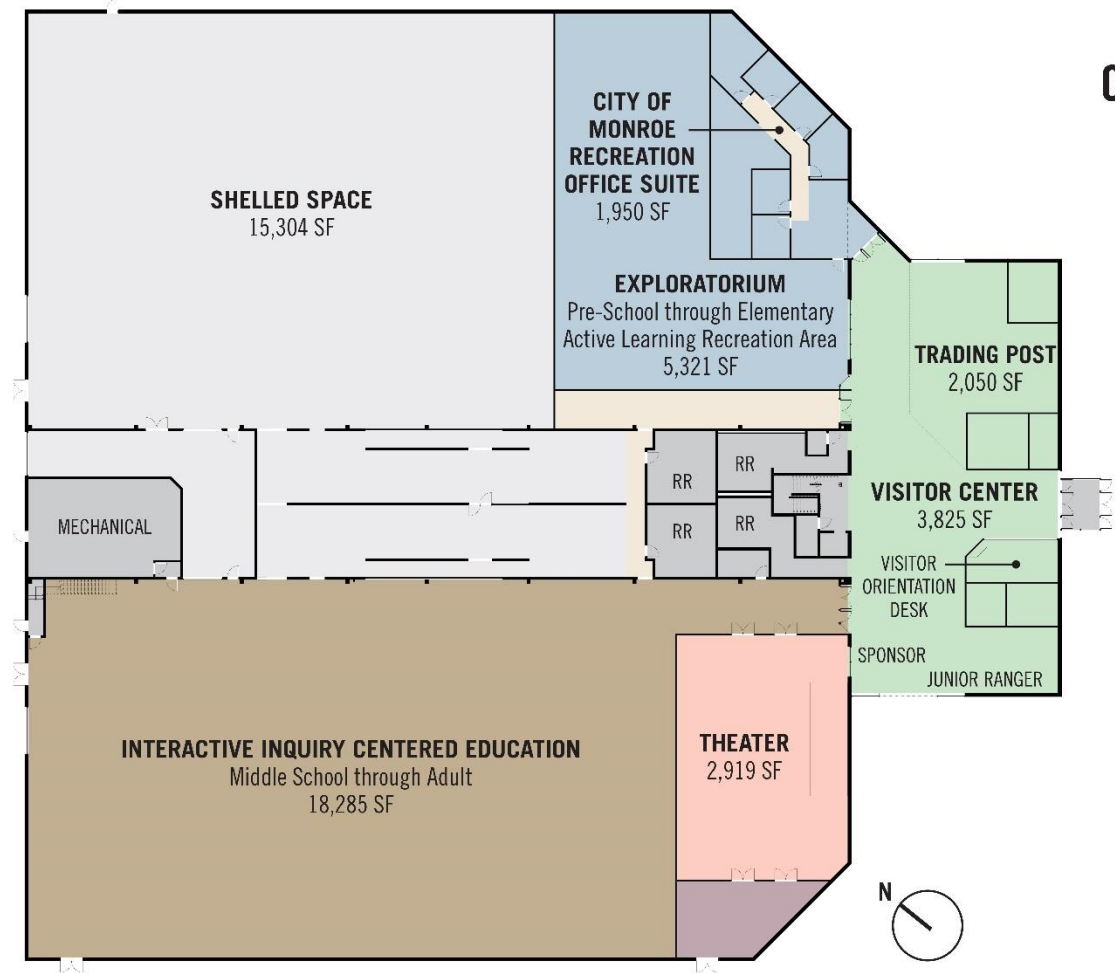
Dixie Highway



Probable Project Costs (Conceptual)

# National Battlefield and Community Education Center

## Concept Diagram Phase 1: 1<sup>st</sup> Floor

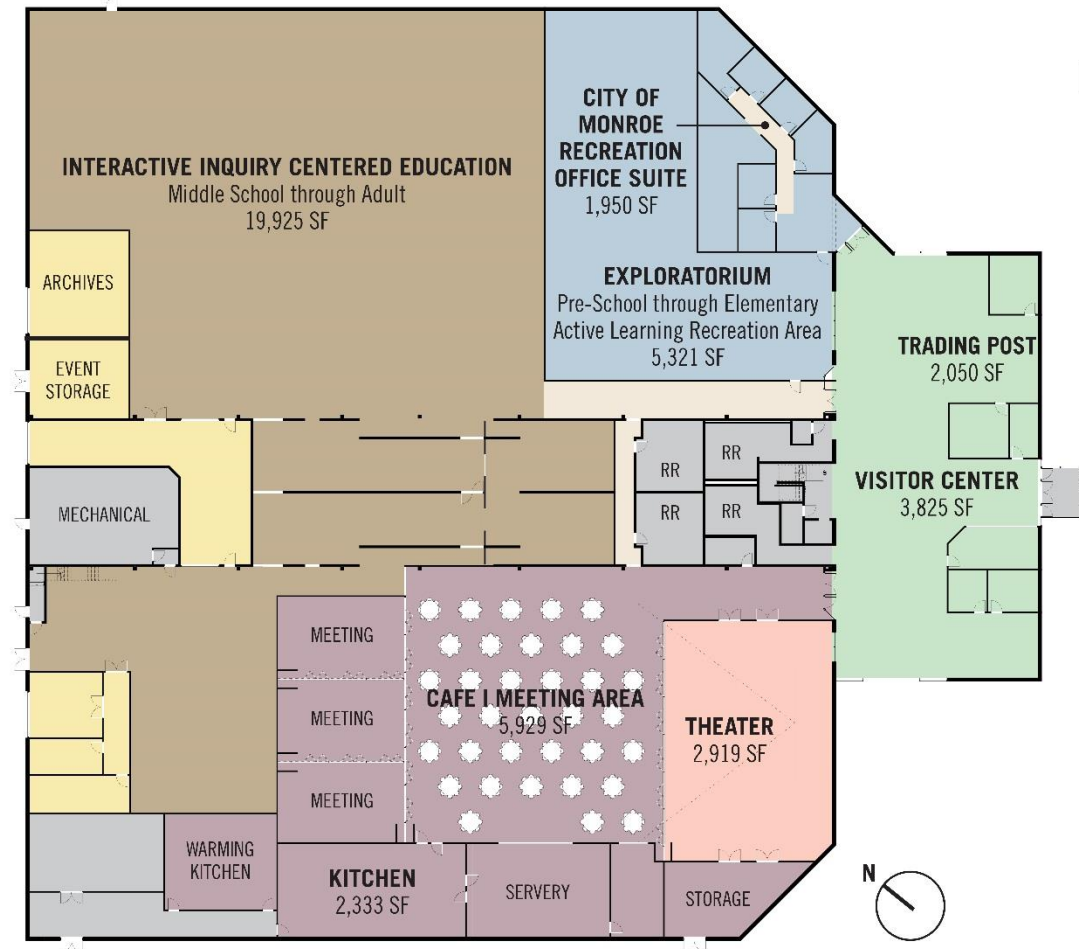


*“Building enduring relationships through world class experiences that share the untold stories of the Battles of the River Raisin, inspiring conversation, understanding and respect.”*

— Mission Statement

# National Battlefield and Community Education Center

## Concept Diagram Phase 2: 1<sup>st</sup> Floor



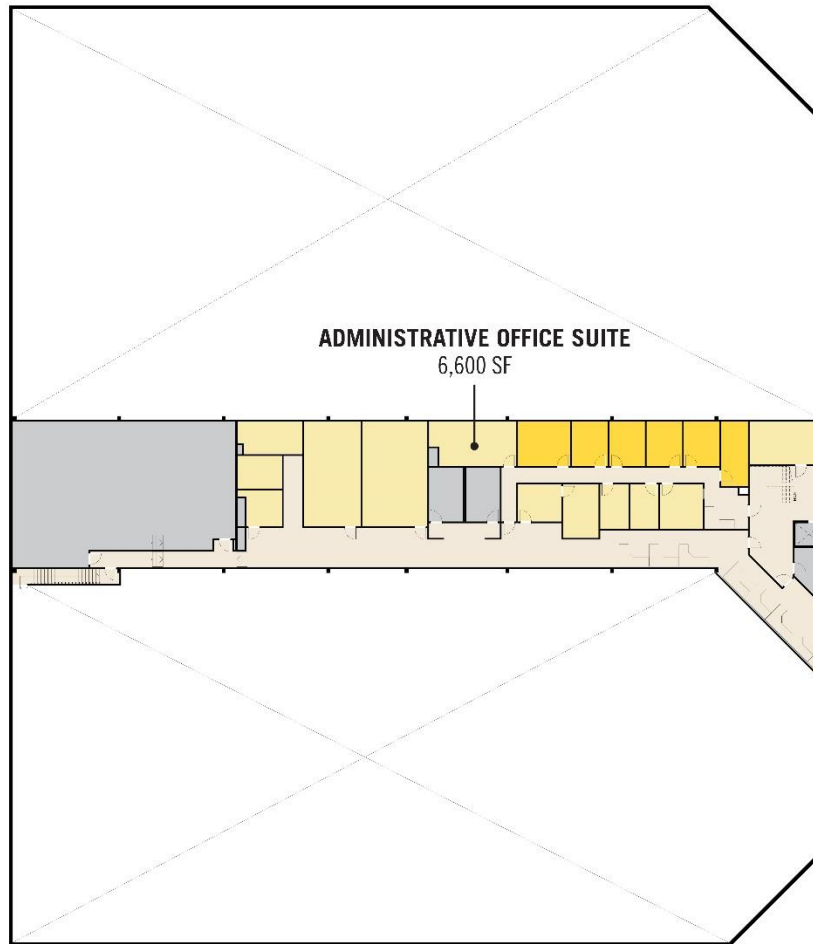
*“Building enduring relationships through world class experiences that share the untold stories of the Battles of the River Raisin, inspiring conversation, understanding and respect.”*

— Mission Statement



# National Battlefield and Community Education Center

## Concept Diagram Phase 2: 2<sup>nd</sup> Floor



*“Building enduring relationships through world class experiences that share the untold stories of the Battles of the River Raisin, inspiring conversation, understanding and respect.”*

— Mission Statement



**Conceptual  
Probable  
Building  
Renovation  
Costs**

	<b>Phase I</b>	<b>Phase II</b>
Projected Construction Costs:	\$1,636,174	\$5,515,696
Design Contingency: (10%)	\$163,617	\$551,570
General Conditions:	\$179,979	\$606,727
<b>Total Construction Cost:</b>	<b>\$1,979,770</b>	<b>\$6,673,993</b>
Project Soft Costs	<u>\$395,954</u>	<u>\$1,868,718</u>
<i>Assumed 20% for Phase I and 28% for Phase II</i>		
<b>Total Opinion of Project Costs (Conceptual)</b>	<b>\$2,375,724</b>	<b>\$8,542,711</b>

*Note: The costs above do not include potential costs for exhibits.*

**Exterior Façade Improvements: \$14 / SF (Low End EIFS/Paint) to \$18 / SF (High End concealed fastener metal panels)**

- **Low End:**

- **Phase I: Front Façade and angular walls: \$14 x 19,000 SF = \$266,000 construction cost x 25% project cost = \$332,500**
- **Phase II: Remaining side walls: \$14 x 10,000 SF = \$140,000 construction cost x 25% project cost = \$175,000**
- **Phase III: Architectural Building Enhancement at Entry: \$125,000**

**Total Project Cost Budget: \$632,500**

- **High End:**

- **Phase I: Front Façade and angular walls: \$18 x 19,000 SF = \$266,000 construction cost x 25% project cost = \$427,500**
- **Phase II: Remaining side walls: \$18 x 10,000 SF = \$180,000 construction cost x 25% project cost = \$225,000**
- **Phase III: Architectural Building Enhancement at Entry / clerestory windows over low roof / extend to high roof: \$250,000**

**Total Project Cost Budget: \$902,500**

Alternative  
One Total  
Costs

- **Site Improvements** **\$1,979,375**
- **Phase I Building** **\$2,375,724**
- **Phase II Building** **\$8,542,711**
- **Building Façade** **\$902,500**

**Total: \$13,800,310**

*Does not include indoor and outdoor  
exhibition costs.*



## Program Summary

### Alternative 2: Monroe County Community Credit Union Site Preliminary Program Summary (Credit Union Site)

1.0	Visitor Center	7,400 SF
2.0	RRNBP Administration	5,600 SF
3.0	RRNBP Education Center	13,600 SF
4.0	RRNBP Foundation Office Area	1,240 SF
5.0	Parks & Rec Office & Rec Areas	0 SF
6.0	Café / Food Court / Multi-Use	<u>11,500 SF</u>
	<b>Subtotal Net Area:</b>	<b>39,340 SF</b>

Net Area	39,340 SF
80% Efficiency Factor	<u>9,835 SF</u>
<b>Gross Building Area</b>	<b>49,175 SF *</b>

*\* This represents 72% of Multi-Sports Complex Building Size / Program*

**LEGEND**

- 1. New Visitor and Education Center 35,000 sf footprint
- 2. Existing Credit Union (To be demolished long term)
- 3. Entry Plaza
- 4. Visitor Parking (140 spaces)
- 5. Bus Parking (10 spaces)
- 6. Overhead Service Door
- 7. Peace Garden
- 8. Overlook
- 9. Entry Sign



## Alternative 2: Monroe County Community Credit Union Site Site Cost Estimate (Building Only)

- 49,000 SF Visitor and Education Center
- \$375 per sq. ft.
- Roughly \$18,375,000 including
  - Demolition,
  - Parking lot,
  - New building,
  - Site costs

*Does not include land acquisition costs or indoor and outdoor exhibition costs.*



What Happens From Here?