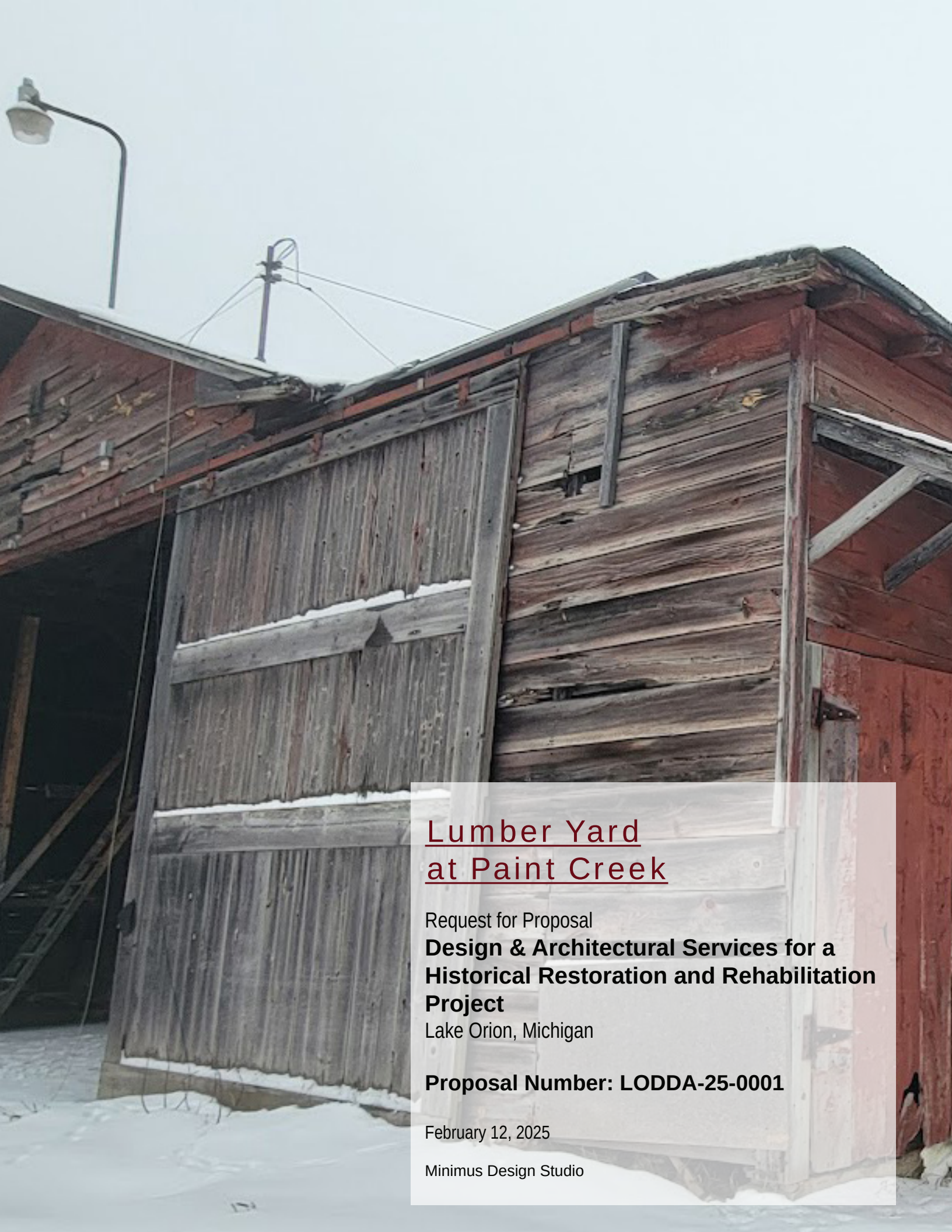


Lumber Yard at Paint Creek

Request for Proposal

Design & Architectural Services for a Historical Restoration and Rehabilitation Project

Lake Orion, Michigan

Proposal Number: LODDA-25-0001

February 12, 2025

Minimus Design Studio

Project Architect:

Minimus Design Studio, LLC
28111 W 13 Mile Rd.
Farmington Hills, MI 48334
586.246.8475

Structural Engineer:

Thornton Tomasetti
600 W Fulton Street
Suite 705
Chicago, IL 60661
312.596.2000

MEP Engineer:

Greenpath Design
306 N. Main Street
Plymouth, MI 48170
248.310.7286

February 12, 2025

Attn. Mr. Matthew Gibb
Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362

Dear Mr. Matthew Gibb,

Minimus Design Studio is pleased to submit this Proposal on behalf of our project team for the Design & Architectural Services for the Historical Restoration and Rehabilitation of the Lumber Yard at Paint Creek. We are an innovative and experienced practice, with a fresh perspective on design approaches in the Architecture profession. With care to detail, we have carefully selected a team of talented, creative, experienced, and knowledgeable professionals who share our approach to provide a high level of service for this ambitious undertaking.

The Village of Lake Orion is a wonderful and engaging place. As architects and engineers, we are ecstatic about developing a beautiful and environmental solution to restoring the historic buildings and would be honored to work with the city to create a new gateway to downtown Lake Orion.

Please see attached Proposal, including narratives for our understanding of the project, our plan for conducting the work, project timeline, resumes of our design team, and schedules describing the design fee for our entire team.

We appreciate the opportunity to submit this proposal and value the opportunity to be your trusted advisor. We look forward to the hearing of the final selection.

Regards,

Romica Singh, AIA
Principal/Project Architect
Minimus Design Studio, LLC

Attachments: Proposal; Team Resumes; Fee Proposal

TABLE OF CONTENTS

SECTION 1

PROJECT UNDERSTANDING

SECTION 1: PROJECT UNDERSTANDING

Project Background:

The Lake Orion Historic District includes about twenty-six blocks in the historic core of Lake Orion surrounding the intersection of Broadway and Flint Street, which was historically the commercial center of the village.

The Lumber Yard at Paint Creek is Lake Orion's newest historic project. The approximately 4.5 acre site began as an ice and coal operation supporting the burgeoning resort community of the early 1900's. The grounds eventually grew to more than 20 buildings, including three rail spurs bringing coal and construction materials to the fast growing community. Our scope of work will be to provide professional services and issue design drawings for repurposing three of the main structures; the Main Barn, the Supply House Canopy, and the second of the Michigan Central Coal offices, each built in 1917 as a second phase of the then named Lake Orion Lumber & Coal Company. Each building is to be rehabilitated into a historic representation of itself, adapting a new purpose for the community.

LUMBER YARD at PAINT CREEK

Project Objectives:

(1) Restoring the historic Main Lumber Barn to reflect its appearance in 1917 and adapting its use to a market and events gathering place - this 600 square foot structure was operational through 2023 as a lumber rack and cutting room. The intention for the structure is to open and close both the East (existing) and West (new) sides for public access and use as an event space for markets, weddings, concerts, and festivals. There is a rack/storage structure abutting its East side that is intended to be an outdoor market vendor space. Additionally, there is an annex building abutting its North side that will require interior renovations. The Main Barn will be seasonal use only with new toilet rooms, new lighting, and revised accessibility.

Repurposing the barn into an event space will result in a change from Risk Category 1 to Risk Category 3 per ASCE 7 and the IEBC, so it is very likely that structural upgrades will be required for the lateral and wind-resisting systems.

(2) Rehabilitating the Supply House canopy into a trailhead for the Paint Creek Trail - this structure is adjacent to a curve in the north end of the Paint Creek Trail and sees tens of thousands of bike, pedestrian and other users annually. It is intended to be the cornerstone of a new, historic trailhead, preserving its unique canopy and the concrete beneath for a public space. The work will consist of design repairs for any deterioration. The roof will consist of a new standing seam metal roof construction.

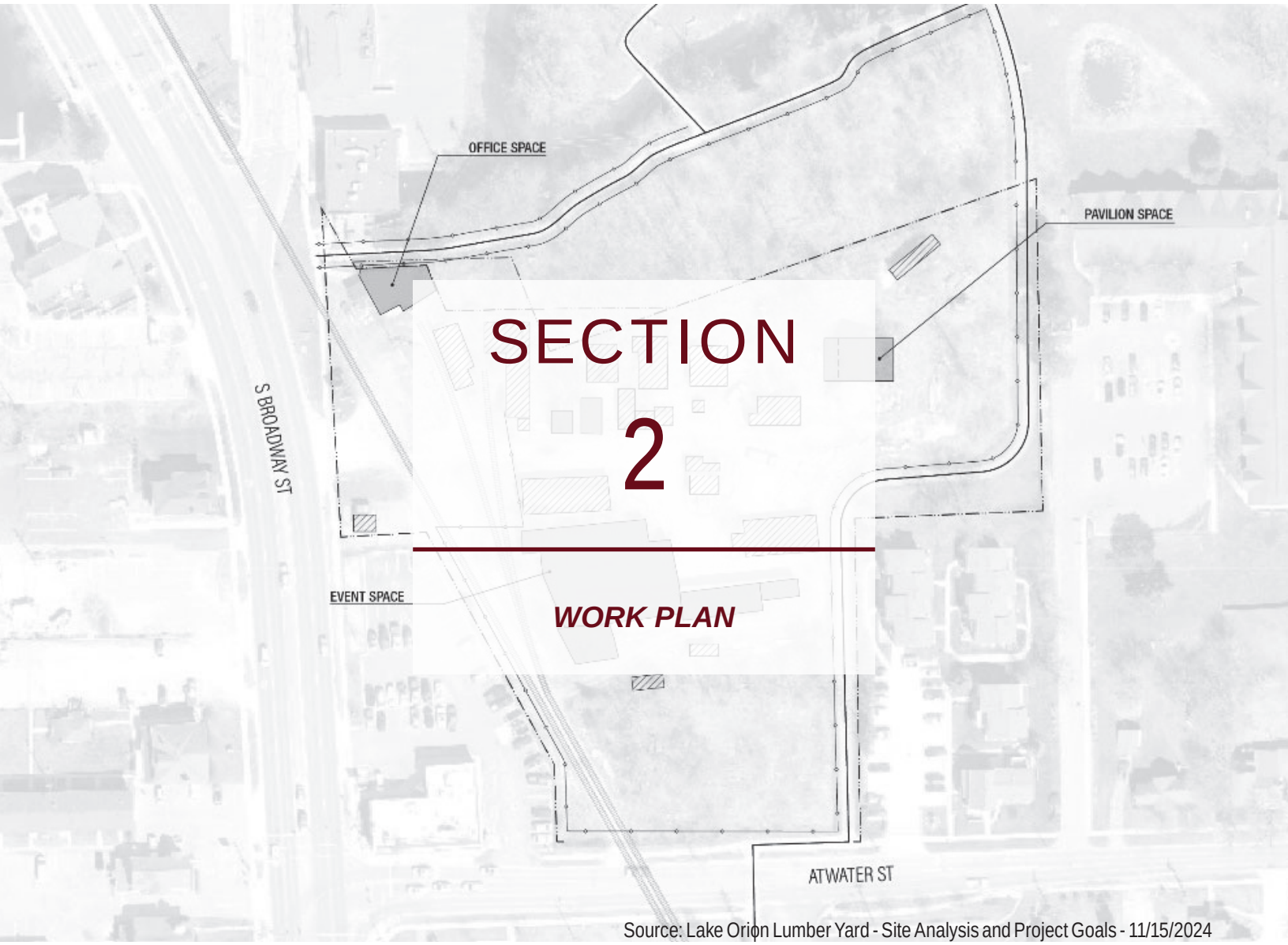
(3) Repurposing the 1917 Coal Office utilizing salvaged material(s) and adapting the building to a commercial opportunity while maintaining the structure as a historic gateway - this building was constructed as an expanded coal office in 1917 and sits as the gateway to the downtown. It has been stripped of two layers of its original siding and all usable materials saved and stored. The original coal scale is still in the ground in front, and it abuts the main public space of the site, as both existing and intended. The first floor of approximately 1600 square foot has a dry and usable basement.

This building will be finished to a "white box" state and will eventually house a tenant. The building will require new toilet rooms, new lighting and power, HVAC, roof repairs, and revised accessibility. We understand that the asbestos tile floor has been removed and remediated. The building will potentially need additional windows and access to the nature trail on the North and East sides.

Interior of Main Barn

Supply House Canopy

Interior of Coal Office



SECTION 2

WORK PLAN

Source: Lake Orion Lumber Yard - Site Analysis and Project Goals - 11/15/2024

SECTION 2: WORK PLAN

Phase 1 - Investigation

Investigative Site Visit and Documentation Period - The entire team, including a representative from each consulting engineering practice will conduct a site visit to closely evaluate and document the existing conditions of the building through any available or applicable existing reports, historic photographs, construction drawings, and conversations. The team will be evaluating the existing structure and the mechanical, electrical, and plumbing infrastructure needs. Additionally, the team will field measure the three existing structures, including a building code and ADA review.

The team will identify areas with deterioration, designing repairs for any such deterioration, and analyzing miscellaneous modifications to suit the new use of the space.

The team will re-evaluate the discoveries of the existing reports and comprehensive master plan as a segue into brainstorming and thinking creatively about how to most effectively approach the conceptual design and programming solutions.

Phase 2 - Conceptual Design

Define the Project's Vision - Our goal is to creatively develop a plan to maintain the historical integrity of the existing building and remain sensitive to the interior and exterior interventions to enhance it's circulation and accommodate new programmatic requirements.

The result of this task will be plans, sections, elevations, and any other instruments of service required to convey the ideas of the Conceptual Design recommendations for three (3) buildings.

Phase 3 - Construction Documents

Completion of a Comprehensive Set of Detailed Drawings We understand that we will be required to manage and coordinate the development of a fully coordinated set of construction drawings for sequential permitting, tendering and construction of three (3) buildings using BIM software.

Documents will comply with the rules and regulations of City, State, and Federal codes, laws, ordinances, and ADA compliances.

Documents will be submitted to the Client for review once they are substantially complete.

Phase 4 - Bidding

Bid Preparation, Submission, and Evaluation - A detailed overview of the construction project, including drawings and specifications, will be submitted for the Bid solicitation.

We understand that it is crucial in ensuring all potential contractors have a clear understanding of the project's design intent, specifications, and any potential complexities. Having the Design team present at pre-bid meetings helps to guarantee accurate and competitive bids while minimizing misunderstandings during construction.

PROJECT SCHEDULE:

Phase 1: Investigation	Late March 2025 (2 weeks)
Phase 2: Conceptual Design	April 2025
Phase 3: Construction Documents	May 2025
Phase 4: Bidding	June 2025

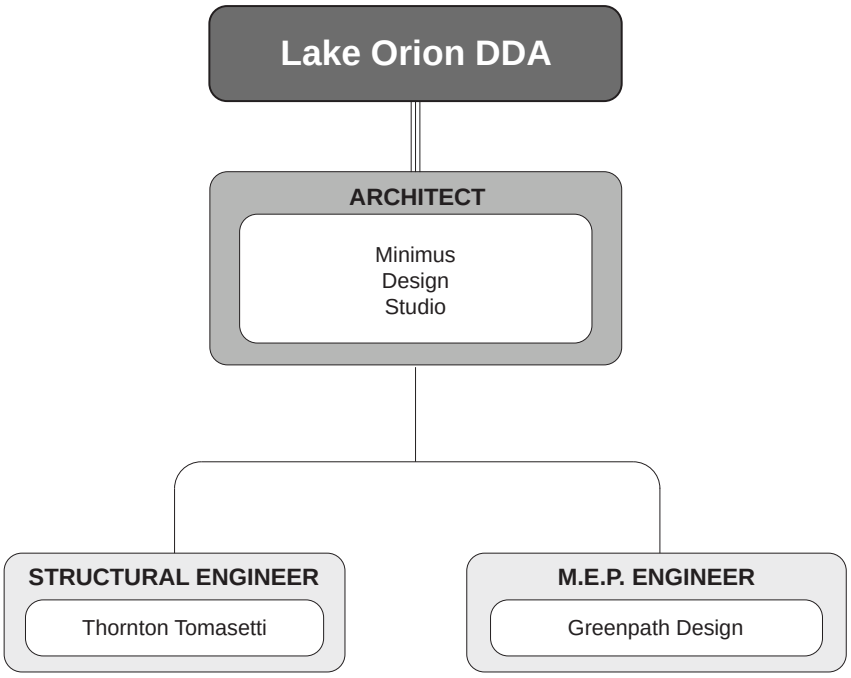
*The current workload of the project team members will not interfere with completing this project in a timely manner.
*Phasing the project differently from the indicated schedule may result in an increase of fees.

SECTION 3

PROJECT TEAM

Source: Village of Lake Orion - Parks and Recreation

SECTION 3: PROJECT TEAM



ARCHITECTURAL TEAM
Romica Singh, Principal/Project Architect
• Architect of Record, main point of contact

STRUCTURAL ENGINEER - THORNTON TOMASETTI
Kevin Jackson, PE
• Structural Principal-in-Charge
Christopher Kuenzer, PE
• Structural Project Manager

MEP ENGINEER - GREENPATH DESIGN
Kelly Sugg, PE
• MEP Principal-in-Charge

MINIMUS
design studio

About

Minimus Design Studio, LLC was founded in 2018 as a architecture and design practice based out of metro Detroit. Our diverse portfolio consists of hospitality, commercial, educational, workplace, building forensics, historical preservation, community based small scale installations, and medium-to-large scale, multi-use projects.

Design Philosophy

Our design philosophy is rooted in transdisciplinary collaboration, emphasizing the power of diverse expertise in addressing complex architectural challenges. A collaborative process allows us to integrate multiple perspectives, producing designs that are both highly functional and creatively inspired.

Licensure

Minimus Design Studio, LLC is licensed in the State of Michigan.

Technology

We keep up with the latest design trends and cutting edge technology, using Sketch-up and Rhino softwares for 3D modeling and parametric design, Revit software for building information modeling (BIM), Enscape, Twinmotion, and Adobe softwares for renderings and post-processing.

Professional Affiliations

The American Institute of Architects - AIA

Romica Singh, AIA

Principal/Project Architect

Role on Project: As the Architect of Record on the Project, Romica will be involved in the project preparation, preparing construction documents, and pre-construction. Romica will assist with defining the project scope, conducting field verification, code review and building assessments, and work on document development.

About: Romica is a licensed Architect in Michigan and brings an energetic and thorough approach to each design solution. With over 11 years of professional experience, she is well-versed in a variety of building types focusing on both the aesthetic and technical aspects of hospitality, commercial, educational, workplace, building forensics, historical preservation, and medium-to-large scale, multi-use projects. With the combined multidisciplinary background and collaborative design approach, Romica finds opportunities to implement best practice and innovation from conceptual design through contract documentation and completion of construction.

Education:

Master of Architecture, Design and Practice Concentration
Lawrence Technological University
Southfield, MI

D3 Natural Systems Design Workshop
The Shanghai University of Engineering Science
Shanghai, China

Bachelor of Science in Architecture
Lawrence Technological University
Southfield, MI

Reference:

Michelle Smay - University of Michigan, Ann Arbor
Email: chelle@umich.edu

Selected Project Experience:

Eastern Market - Midnight Temple Restaurant (Completed 2022)
Eastern Market, Detroit, Michigan
Lead designer and technical architect of a restaurant space in an existing 19th-century market space.

University of Michigan Hatcher Library Repairs (Completed 2019)
Ann Arbor, Michigan
UM AEC
Historic building facade forensics and roof repair documentation with the AEC team at UofM.

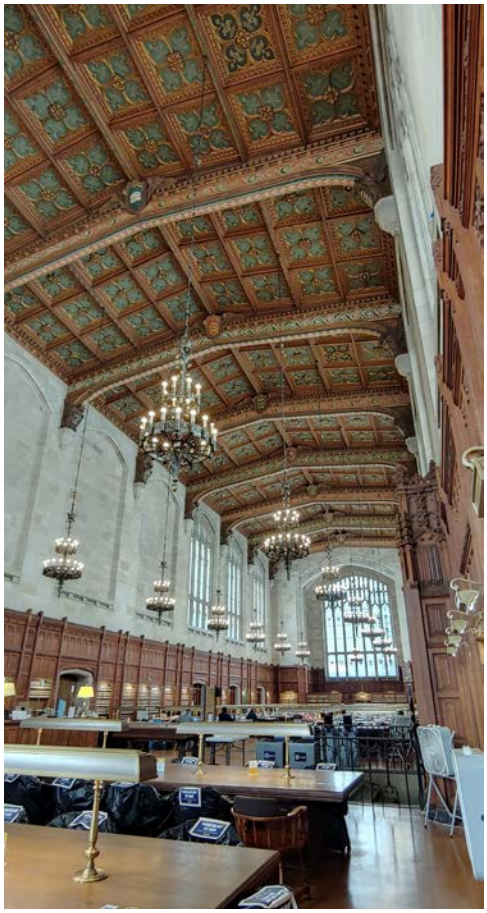
Wayne State University Chatsworth Apartments Renovation (Completed 2018)
Detroit, Michigan
Hamilton Anderson Associates
Design and documentation for a complete interior reconstruction while preserving the historic lobby and exterior facade.

Detroit Public Schools Community District Renovations (Completed 2023)
Detroit, Michigan
Stantec Architecture
Design and construction documentation of facade, door, and window renovations while maintaining the historic nature of the building.

Cantina Restaurant/Cafe (2021)
Historic West Village, Detroit, Michigan
Responsible for documenting the conversion of an existing 2,600 sf apartment space into a new use, a quick-serve restaurant and cafe with a new ADA entry.

Hudson's Development (2014-2018)
Detroit, Michigan
Hamilton Anderson Associates
Programming, planning, and conceptual design in the early phases of Detroit's newest large-scale development.

Relevant Project Experience:



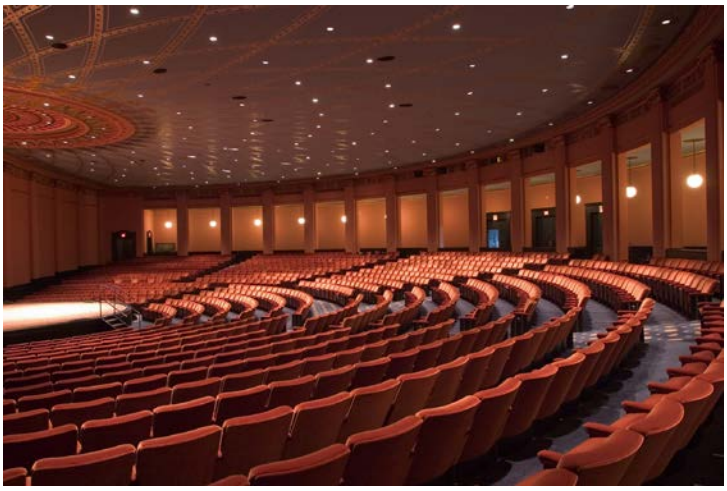
University of Michigan -
Hutchins Hall & Cook Legal Research Library Repairs
Ann Arbor, Michigan (Completed 2021)

Collaboration with the AEC department at UofM and facade engineers, Romica was able to identify and document water-damaged surfaces on the exterior facade and interior finishes of both Cook Legal Research Library and Hutchins Hall. Water infiltration through masonry and windows caused significant damage on all floors, including deterioration of plaster, paint, and stone.

The building's walls and ceilings are traditional lime/gypsum plaster, which are susceptible to moisture degradation, particularly from continuous wetting over long periods of time. The existing plaster was softened, ruptured, eroded, and eventually separated from substrates. Most of the paint and plaster damage had general surface erosion with deterioration of associated paint surfaces. The work was documented to remove all areas of damaged plaster down to stable material and to remodel and repaint to match existing. The window surrounds on the buildings are oolitic limestone, a porous material. The stone damage inside the buildings were a direct result of subsurface efflorescence, coupled with physically unsympathetic Portland cement repairs at the exterior. Damage to the building's limestone was extensive and was documented to be cleaned, remove the unsympathetic Portland stone patches, and repair the stone surfaces using appropriate mortar.

The team worked together on both projects to exercise an uncompromising respect for the historic materials through:

- Research on existing construction
- Full documentation of areas in need of work
- Retaining original architectural elements
- Using reversible treatments to conserve existing materials
- Flagging old work from new



University of Michigan -
Rackham Auditorium Interior Renovation
Ann Arbor, Michigan (Completed 2021)

Design and documentation with the AEC team at UofM to repair existing historic interior finishes, including seating, floor finish, historic paint finishes, and refinishing the intricate gold leaf design at the ceiling.

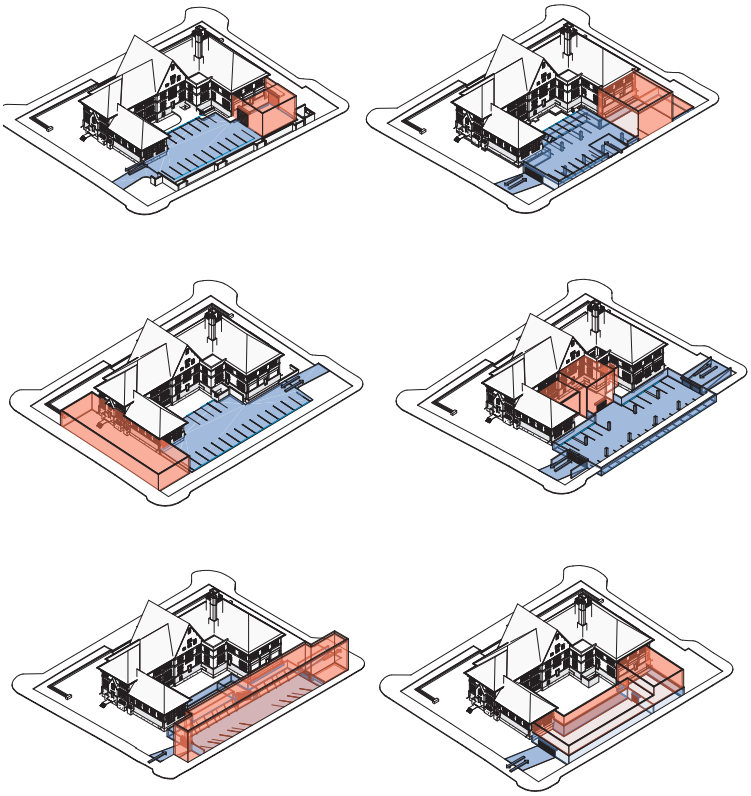
Birmingham Police Department and City Hall Assessment and Conceptual Design for Renovation/Expansion

Historic Downtown Birmingham, Michigan (Completed 2023)

Collaboration with Telluris Architecture. Lead Design Architect for the historic renovation and expansion of the existing 100 year old Municipal building while complimenting the historic character of the city.

The team completed an entire building assessment, interviewed key occupants of the building, and developed a community-based program with multiple conceptual design iterations to best meet the clients needs.

As a treasured landmark of Birmingham, the goal was to establish a consolidated, secure, high functioning layout that works for the police department and the community, while preserving everyday life for all occupants.



x-identity

RESTORATION & RENEWAL

Our multidisciplinary teams have spent decades helping owners with a wide range of renewal needs – which means we know how to solve your specific problem. Whether we're restoring landmark buildings or repositioning a property for a new purpose; developing façade upgrades or building system improvements; investigating the root cause of a structural failure or providing an energy analysis – all of our people, from our structural engineers to our architects to our MEP engineers, have the experience, expertise and tools needed to tackle your challenge, whatever it may be.

University Of Illinois - Chicago, College Of Medicine East Tower, Chicago, IL

Read more about our restoration & renewal solutions HERE.

Alteration and renovation

Our services range from supporting programs for tenant or owner modification/upgrades, to full gut-renovations, modernization or adaptive re-use. We develop solutions that involve seismic upgrade, structural reinforcement for support of an expansion or change in use, and strengthening for blast force resistance. We have expertise in historic and vintage structural systems, applying our extensive knowledge of the behavior of structural systems to arrive at smart solutions.

Material expertise

Our skilled staff has extensive experience working with many forms of structural and non-structural masonry including renewal of wooden structures and elements to preserve their historical and aesthetic value Our unparalleled knowledge of structural design, forensic engineering, characteristics of construction materials and historic preservation allows us to take a total project approach to any project.

Historic preservation

We combine in-depth, specialized knowledge of façade restoration, historic materials conservation, and archaic structural systems with cutting-edge structural analysis and computer modeling capabilities. We investigate root causes and design sensitive repairs, seeking out the most appropriate and cost-effective solutions for each project. We strive to minimize impact to the historic fabric by applying our practical experience in nondestructive evaluation techniques, minimally invasive methods and remote monitoring.

Building envelope

From project concept to completion,we provide unique design, technical, consultation, diagnostic and construction phase services to owners, architects and builders. Our staff has extensive experience in new structure component design and investigation of existing problems for buildings of all types.

120+

RENEWAL EMPLOYEES

90,000+

PROPERTIES ON THE U.S. NATIONAL REGISTER

Thornton Tomasetti

KEVIN JACKSON, S.E., P.E.

Principal

Project role

Structural principal-in-charge

Summary

Kevin Jackson joined Thornton Tomasetti in 2005. As a Principal, he leads a renewal team focusing on structural investigations, condition assessments, renovation projects, and property loss consulting. He is familiar with various modern and archaic building types, construction materials and their behavior. Kevin's experience ranges from new construction projects to renovations, investigations of existing structures and failure analysis.

Education

- M.S.E, Structural Engineering and Materials, 2001, University of Michigan
- B.S.E, Civil and Environmental Engineering, 2000, University of Michigan

Registrations

- Licensed Professional Engineer in AL, AR, MI, OH
- Licensed Structural Engineer in IL

Professional activities

- Member, Structural Engineers Association of Illinois (SEAOI)
- Member, American Institute of Steel Construction (AISC)

Papers, Lectures and Publications

- "A Structural Facelift: Blast Resistant Over-Clad of 33-Story 1967 Federal Building," STRUCTURE magazine, June 2012, Co-author
- "Steel Provides Answer to Building on Top of Existing Parking Garage," STRUCTURE magazine, February 2009, Co-author

Select project experience

Museum of Contemporary Art Detroit (MOCAD) Renovation, Detroit, MI. Structural and façade engineering and façade restoration consulting services for the renovation of the existing 22,000-square-foot museum to include a new canopy and entry, building envelope modifications, historic façade restoration, new rooftop equipment, interior renovations and standalone pavilion.

Auburn University Rural Studio - Red Barn Investigation and Programming, Newbern, AL. Structural investigation and assessment of the existing two-story wood structure to determine the feasibility of repair. Project scope also included developed a strategy for straightening the existing structure by utilizing the structure of a new addition adjacent to the existing building.

Sears Sunken Gardens - Pavilion and Pergola Assessment, Chicago, IL.Structural investigation and assessment of two historic landmarked wood framed pavilions with tile roofs and a wood pergola structure supported on a Doric column colonnade at the former Sears Roebuck and Co headquarters. The project included development of a repair scope of work and identification of necessary materials testing

202 South State Street, The Century Building, Chicago IL. Hands-on examinations of the historic façade to develop temporary façade stabilization repair recommendations, as well as close-up observations of repairs in progress and exploratory openings to assess concealed conditions within the facade. The Century Building was designed by the Chicago-based architecture firm Holabird and Roche in 1915. It is a 15-story steel structure clad in historic terra cotta and brick masonry. The building was previously nominated for National Historic Landmark designation.

Wrigley Field, The 1060 Project, Chicago, IL. Structural engineering for renovations to a historic Major League Baseball park originally constructed in 1914. The project included strengthening of the grandstand foundations, columns and roof trusses to accommodate increased loading. Designs and details were provided for repairs to corroded steel framing and deteriorated concrete elements. Construction was completed in five phases between baseball seasons to allow the stadium remain operational for games.

400 College Riverview Terrace, Construction Administration Services, Adrian, MI. Design of structural repairs for a 12-story residential building. The scope included the design of new anchorages between the structural floor framing and the facade.

Morton Salt Works Feasibility Study, Chicago, IL. Structural assessment and analysis of two salt shed structures for a proposed adaptive reuse.

CHRISTOPHER KUENZER, P.E.

Senior Project Engineer

Project role

Structural project manager

Summary

Christopher joined Thornton Tomasetti in 2023. He brings experience in condition assessment, repair and rehabilitation design, disaster response, analysis of existing structures and construction period services. He has worked with a variety of structural materials, including reinforced concrete, steel, aluminum, masonry and wood. In addition to structural engineering, his project work includes façade repairs for both modern and historic structures, consulting and engineering services related to OSHA's roof safety requirements, design and testing of façade access anchorages, davits and rooftop safety tie-back systems.

Education

- M.S. Civil Engineering, University of Michigan, 2019
- B.S. Civil Engineering, University of Michigan, 2018

Registrations

- Licensed Professional Engineer in MI

Professional activities

- Voting Member, International Concrete Repair Institute (ICRI) Committee 210 - Evaluation
- Member, Landmarks Illinois Skyline Council
- Member, Structural Engineers Association of Illinois (SEAOI)

Certifications

- OSHA 10-Hour Construction Safety and Health
- City of Chicago Scaffold Safety Trained
- Aerial and Scissors Lift Operator Trained

Research

- Graduate Research Assistant, University of Michigan, Ann Arbor, Michigan, 2018-2019

Select project experience

Chicago Cubs Campus Maintenance, Chicago, IL. Ongoing facility evaluations and maintenance for the historically landmarked baseball stadium, home to the World Champion Chicago Cubs, adjacent hotel and office buildings, below grade facilities, a parking deck, and several support structures. The ballpark structure, originally constructed in 1914, has undergone multiple renovations over its 100+ year history, with its most recent renovations performed from 2013-2019.

Michigan Stadium Maintenance, Ann Arbor, MI. Design of maintenance repairs for the Big House, which is the largest stadium in the United States and home to the 2024 National Champion Michigan Wolverines. Recent repair work includes concrete and masonry repairs at the concourses, diagnosing the source of leaks into the locker rooms, reinforcement of corroded steel connections, and recoating of the steel stadia at the upper bowl.

202 South State Street, The Century Building, Chicago IL. Hands-on examinations of the historic façade to develop temporary façade stabilization repair recommendations, as well as close-up observations of repairs in progress and exploratory openings to assess concealed conditions within the facade. The Century Building was designed by the Chicago-based architecture firm Holabird and Roche in 1915. It is a 15-story steel structure clad in historic terra cotta and brick masonry. The building was previously nominated for National Historic Landmark designation.

Apartment Complex, West Lafayette, IN.* Investigation of dimension lumber columns and balcony framing after the owner received reports that some balconies were sagging. Upon discovery of water-damaged wood joists and some structural connections that were improperly installed during original construction, we designed shoring and specified repairs to address the deficient conditions.

Crete Historical Museum, Crete, IL.* Condition assessment of a church that was originally built in 1853 to determine necessary repairs prior to its conversion into a local history museum. In addition to the facades, windows, and roof, the assessment included entering the crawl space below the sanctuary to perform a hands-on review of all original rough-hewn timber floor framing members and accessing the attic to review remains of the bell tower which was damaged by a fire early in the building's history.

Apartment Building, Indianapolis, IN.* Field investigation and design of structural repairs for water-damaged PSL, LVL and dimension lumber columns and beams. Five-year-old building with poorly installed weather barrier and ineffective flashing conditions allowed water intrusion to damage the wood structure soon after construction.

*Denotes work performed with previous employer.

AUBURN UNIVERSITY RURAL STUDIO RED BARN RENOVATION

Newbern, Alabama

The Rural Studio in Newbern acts as a gathering place for students, faculty, and community members, hosting workshops, lectures, and social events. It stands as a local symbol of Auburn Rural Studio's commitment to community-oriented, sustainable, and cost-effective design.

Located in the heart of downtown Newbern on Highway 61, The Red Barn consists of a two-story wood-framed structure and an attached, single-story lean-to addition, both supported on shallow masonry foundations. Another engineering consultant performed an investigation and identified deflection of structural components at the building. Thornton Tomasetti reviewed their report and the as-built drawings, then performed a site visit to assess the existing structure, including the foundation components, lateral system, and lean-to wood framing.

After completing the investigation, we created a design narrative and repair documents that outlined the general demolition of the lean-to structure and the construction of a replacement addition aimed at stabilizing the main two-story building. The repair scope involved retrofitting the existing Red Barn building with new diaphragm sheathing and lateral braces, ensuring that we preserved the existing façade components that contribute to the building's character.

After completing the stabilization work, we proposed additional structural alterations and repair solutions, including the construction of a new porch and stairs, as well as specifications for repairing deteriorated sheathing and connections.

Owner
Auburn University

Client
Wrap Architecture

Completion date
2024

Total area
1,950 sf

Services
Structural engineering, condition assessment, repair recommendations


THORNTON TOMASETTI


THORNTON TOMASETTI


THORNTON TOMASETTI

Thornton Tomasetti

ST. PETRONILLE PARISH

Glen Ellyn, Illinois

Thornton Tomasetti provided architectural and structural investigation of the parochial school campus as part of St. Petronille Parish's ten year capital improvement plan.

Here's how

Our scope included the investigation and repair documents for the wooden roof structure of an existing school built in the 1920s with the original structural drawings for the existing building being unavailable. We performed a site visit to review and document the existing rafters, ridge beam, collar ties and wood-to-wood connections. With the as-built information, we modeled the roof structural components and analyzed the wood-to-wood connections for the code prescribed roof live load, snow and wind loads.

Based on the analysis, we developed several repair solutions for existing roof structure. The typical repairs included reinforcing existing joints with new stamped metal connectors, splicing and sistering rafters that were fractured or deteriorated, adding new blocking at bowed members, and installing new collar ties.

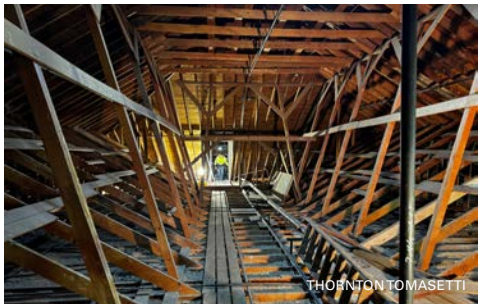
Client / Owner
St. Petronille Church

Architect
Legat Architects

General contractor
Berglund Construction

Completion date
2024

Services
Architectural investigation, structural investigation



Thornton Tomasetti

NOBLE NETWORK OF CHARTER SCHOOLS, ITW NOBLE BELMONT CRAGIN CHARTER SCHOOL

Chicago, Illinois

Thornton Tomasetti provided structural engineering for a new school in the Noble Network of Charter Schools. The campus included a new 3,500 square meter two-story classroom building and the renovation of a 900 square meter lumber warehouse into an athletic facility and multipurpose space.

Here's how

The existing warehouse was constructed of clay masonry bearing walls supporting original wood-bowstring trusses from the 1950s. An adjacent warehouse of equal size was torn down thus requiring a new steel braced frame lateral system to be installed along one side of the remaining building. The new basketball court is recessed one meter below the original grade elevation of the warehouse. The existing foundation walls were reinforced in a manner to double as built-in risers around the perimeter of the gym.

Following occupancy, two of the original bowstring truss exhibited cracks in their bottom chord. TT worked with Campbell Truss of Chicago, IL to provide an in-kind replacement that preserved the historic look of remaining trusses.

The project received a LEED-NC Silver rating in part due to the creative adaptive reuse of the existing lumber warehouse.

Owner
Noble Network of Charter Schools

Client / Architect
Wheeler Kearns Architects

General contractor
Norcon, Inc.

Completion date
2015

Construction cost
$14 million

Total area
40,000 sf

Certification
LEED-NC Silver

Services
Structural engineering

Thornton Tomasetti

GREENPATH DESIGN

GREENPATH.DESIGN
INFO@GREENPATH.DESIGN

+1.248.310.7286
306 N MAIN STREET
PLYMOUTH MI, 48170

Company History

GreenPath Design PLLC was founded in February of 2018 as an engineering consulting firm specializing in mechanical and plumbing engineering. GreenPath Design also provides electrical engineering on a subcontracting basis through several accomplished engineering firms with whom we have developed relationships.

Mission

Our mission is to deliver project-specific, energy efficient, and sustainable solutions for buildings that provide habitation or support production of goods and services, while making no sacrifice to aesthetics and occupant comfort.

Organization/Staff

Our current staff consists of a licensed professional engineer and a LEED-accredited project engineer. At GreenPath Design, we take a team approach to deliver consistency and ensure seamless completion of each project. We value input from each team member to strengthen each design.

Licensure

GreenPath Design is licensed in the following states:
Michigan, Kansas, Maryland, Virginia, Florida, South Carolina, Illinois, Rhode Island, New York, Pennsylvania, Massachusetts, California, and Indiana

Technology

At GreenPath Design, we believe in providing coordinated and thoughtful plans that illustrate actual sizes of systems. We stay on top of the most current design trends and technologies, using Revit as our primary software tool for building information modelling (BIM). We also have a variety of software tools used for sizing, modelling, and developing mechanical building systems at our disposal.

Professional Registrations

U.S. Green Building Council – LEED Accredited Professional
National Council of Examiners for Engineering and Surveying (NCEES) Records Program for licensing requirements in multiple State Jurisdictions

Professional Affiliations

U.S. Green Building Council (USGBC)
American Society of Heating and Refrigeration Engineers (ASHRAE)
Ann Arbor 2030 District

KELLY SUGG PE

306 N MAIN STREET
PLYMOUTH, MICHIGAN 48170

+1.248.310.7286
KSUGG@GREENPATH.DESIGN

EXPERIENCE

2018 - PRESENT

PRINCIPAL, FOUNDER
GREENPATH DESIGN
NORTHVILLE, MI

Founded GreenPath Design to provide energy efficient and sustainable solutions for commercial buildings that provide habitation or support production of goods and services.

2016 - 2018

DIRECTOR, MECHANICAL ENGINEERING
INFORM STUDIO
NORTHVILLE, MI

Developed a mechanical engineering division within an existing architectural firm. Provide design, plans, specifications for mechanical, plumbing, and fire protection systems for commercial buildings. Ensure construction documents adhere to all applicable codes and industry standards.

2004 - 2016

ASSOCIATE
PETER BASSO ASSOCIATES
TROY, MI

Lead a mechanical design team for production of plans and specifications for higher education buildings. Institutional sustainable and energy efficient syste
ms were the principles of design.
Assisted in design and energy modeling of Three **LEED Gold** Projects

EDUCATION

2009

BACHELOR OF SCIENCE
MECHANICAL ENGINEERING
WESTERN MICHIGAN UNIVERSITY

SKILLS

WORK
Olin **Restaurant**, Detroit MI
Equinox **Fitness Club**, Bloomfield Hills MI
Growing Hope **Headquarters**, Ypsilanti MI
HOMES **Brewery**, Ann Arbor MI
Park Place **Apartments**, Northville MI
Silver Creek **Apartments**, Gainesville FL
Ripley's **Marine Science Building**, Myrtle Beach SC
Lawrence Tech. Univ. **Student Housing East**, Southfield MI
Lawrence Tech. Univ. **Student Housing South**, Southfield MI
Emerald Growth Partners **Cultivation Facility**, Harrison Twp MI
Chroma, Detroit MI
Great Oaks **Country Club**, Rochester MI

TYPOLOGIES
Indoor Agriculture, K-12 & Higher Education, Housing/ Residential, Office, Industrial, Laboratory, Hospitality, Health Care, Adaptive Reuse, Retail

SERVICES
Heating Ventilation and Air Conditioning design, Plumbing design, Fire protection design, Control systems design, Construction Documents and Specifications, Facility assessment, Project management

PE LICENSURE
Michigan, Kansas, Maryland, Virginia, Florida, South Carolina, Illinois, Rhode Island, New York, Pennsylvania, and Indiana

AFFILIATIONS
PRESIDENT EMERITUS
ASHRAE DETROIT CHAPTER

FOUNDING MEMBER
ANN ARBOR 2030 DISTRICT

SECTION 4

FEE PROPOSAL

SECTION 4: FEE PROPOSAL

PROPOSED FEE			
	Main Barn	Supply House Canopy	Coal Office
Investigation	$10,800.00	$4,100.00	$6,500.00
Conceptual Design	$12,400.00	$4,000.00	$7,500.00
Construction Documents	$14,600.00	$4,600.00	$9,400.00
Bidding	$3,200.00	$2,800.00	$3,200.00
Total:	**$41,000.00**	**$15,500.00**	**$26,600.00**
LUMP SUM FEE:	**$83,100.00**		

Note:

For this proposal, the structural scope generally includes identifying deteriorated conditions and designing in-kind repairs. Thornton Tomasetti has also included some modifications to existing structural elements, such as adding or enlarging window openings in the Coal Office and demolishing the catwalks and lumber storage racks in the Main Barn.

Repurposing the Main Barn into an event space will result in a change from Risk Category 1 to Risk Category 3 per ASCE 7 and the IEBC, so it is likely that some structural upgrades will be required for the lateral and wind-resisting systems. Invasive structural modifications can also trigger code-required building-wide upgrades if certain Alteration criteria listed in Chapter 6 of the IEBC are met. Some of the potential modifications for the Main Barn that were mentioned at the site walkthrough (e.g. removing columns) would likely constitute a Level 3 Alteration per IEBC and require updating the entire existing structure to meet the current building code. To do this, TT would have to perform a detailed structural analysis and likely design substantial reinforcement for the gravity system, lateral system, and foundations, but the extent of this work is dependent on the as-built configuration of the structure and the Village of Lake Orion's desired design concept.

Because the scope and extent of code-required upgrades is currently unknown, Thornton Tomasetti has only included a preliminary analysis and feasibility study of a few proposed concepts, which will be presented during the Conceptual Design Phase. However, Thornton Tomasetti has not included performing a full structural analysis and designing significant modifications to the lateral system, gravity system, or the foundations. These scopes would be an Additional Service.

Hourly Rate Schedule:

Principal	$135.00
Project Manager/Architect	$100.00
Architectural Designer	$75.00

Terms of Payment:

Invoices for payment will be submitted to the Client on a monthly basis. The Client's payments for the Architect's service will be broken into minimum monthly increments based on the scope of services purchased.

Additional Services:

Additional services are services of which are performed in addition to the original defined scope of work. Additional services will be billed at the Firm's current Hourly Rate (See Hourly Rate Schedule).

Additional service items will be identified to the Owner, prior to the performance of such work. Hourly contracts will also be billed in accordance with this Hourly Rate Schedule. The hourly rates are subject to change annually.

Reimbursable Expenses:

Reimbursable expenses and additional consultant fees will be billed at direct cost. Reimbursable expenses are as follows:

- Color Reproductions / Large Format Presentation Graphics
- Bid Set / Plan Review Printing (Plans and Specifications)
- Electronic Bid Document Distribution Service
- Travel (mileage per current federal rates)
- Express / Overnight Delivery Service (UPS, Federal Express, etc.)
- Plan Review Fees / Deposits

ACCEPTANCE OF PROPOSAL

Design & Architectural Services for a Historical Restoration and Rehabilitation Project
Lumber Yard at Paint Creek
215 S Broadway St., Lake Orion, Michigan 48362

Proposal Number: LODDA-25-0001

The aforementioned Proposal and the attached Standard Terms and Conditions are hereby accepted as the Agreement between Client and Architect. The Architect is authorized to proceed as specified. We look forward to working with you on this exciting project.

Sincerely,

_____

Romica Singh, AIA
Principal/Project Architect
Minimus Design Studio, LLC

Accepted and Agreed to:

_____
Signature

_____
Printed Name

_____
Company

_____
Title

_____
Date

EXHIBIT A
STANDARD TERMS AND CONDITIONS

Scope of Basic Services The Scope of Basic Services is outlined in our enclosed Proposal. Changes to our Scope of Basic Services, including any changes, delays or extensions that occur in the project schedule which are beyond the control of Minimus Design Studio or suspension of services will warrant adjustment to our fees.

Contractual Agreements This Proposal will serve as our agreement for the Scope of Basic Services as described in the enclosed Proposal.

Proposal Offer This Proposal is valid for sixty (60) calendar days.

Client Responsibilities The Client shall provide full information including a program which shall set forth the Client's objectives, schedule, constraints, budget within reasonable contingencies, and criteria. The Client shall furnish additional data and reports as may be necessary for the performance of services on the Project.

Construction Cost The Construction Cost shall be the total cost or estimated cost to the Client of all elements of the Project designed or specified by Minimus Design Studio. The Construction Cost shall include the cost at current market rates of labor and materials furnished by the Client and equipment designed, specified, selected or specifically provided by Minimus Design Studio, plus a reasonable allowance for the Contractor's overhead and profit. In addition, a reasonable allowance for contingencies shall be included for market conditions at the time of bidding and for changes in the Work during construction.

Responsibility for Construction Cost It is recognized that neither Minimus Design Studio nor the Client has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Minimus Design Studio cannot and does not warrant or represent that bids or negotiated prices will not vary from any estimate of Construction Cost or evaluation prepared or agreed to by Minimus Design Studio.

Responsibility of Contractor Minimus Design Studio shall not have control over or change of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility under the Contract for Construction. Minimus Design Studio shall not be responsible for the Contractor's schedules or failures to carry out the Work in accordance with the Contract Documents. Minimus Design Studio shall not have control or change of acts or omissions of the Contractor, subcontractors or their agents or employees, or of any other persons performing portions of the Work.

Use of Drawings, Specifications and Other Documents The drawings, specifications and other documents prepared by Minimus Design Studio for this Project are instruments of service for use solely with respect to this Project and, unless otherwise provided, Minimus Design Studio shall be deemed the author of these documents and shall retain copies, including reproducible copies of Drawings, Specifications, and other documents for information and reference in connection with the Client's use and occupancy of the Project. Minimus Design Studio Drawings, Specifications and other documents shall not be used by the Client or others on other projects, for additions to this Project or for completion of the Project by others, unless Minimus Design Studio is adjudged to be in default under this Agreement, except by agreement in writing and with appropriate compensation to Minimus Design Studio.

Staffing Minimus Design Studio will provide professional staff with the requisite skills and abilities to complete the project with the agreed upon schedule. Minimus Design Studio reserves the right to provide alternate professional staff to meet specific project needs and schedule demands.

Survey of Existing Buildings Minimus Design Studio will develop overall plans, sections and elevations within the scope of the project deliverables outlined in the contract. Assumptions will be made with extensive field measurements, and checking of existing building conditions. Any conditions found that need renovation will not be performed by Minimus Design Studio. Minimus Design Studio cannot warrant the complete accuracy of the Existing Conditions drawings. There may be conditions that are not plumb, out of square, as well as other hidden conditions that may require planned construction to be modified and/or adjusted in the field during construction.

Limitation of Liability For any damage on account or error, omission or other professional negligence, the Architect's liability shall be limited to the Architect's fee received under this Agreement.

Waiver of Consequential Damage The Architect and the Client waive consequential damage for claims, disputes and other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with the provisions defining termination.

Hazardous Substances The Architect shall not be responsible for the identification, removal, testing and/or certification of removal relative to any hazardous substance including, but not be limited to, PCB, petroleum, mold infestation, hazardous waste, asbestos, lead, and any other similar substances. The Architect and the Client acknowledge that the Base Architectural Services does not include any items related to a Hazardous Environmental Condition.

Unforeseen, Latent or Hidden Conditions Unforeseen, latent or hidden conditions may not be readily ascertainable regardless of the extent of the investigation. Such conditions may impact the design and necessitate extensive revisions to the design. When architectural services are required to address these conditions, those services shall be deemed Additional Services.

Collection Costs If the Client fails to make payments when due, the Client agrees to pay Minimus Design Studio for any collection costs incurred. Such collection costs include legal fees, collection agency fees and expenses, court costs, and staff costs at standard billing rates for time spent in the effort to collect past due amounts. These fees are due immediately and are not forfeited with the termination of any agreement between Minimus Design Studio and the Client.

Suspension of Services If the Client fails to make timely payments or otherwise is in breach of this Agreement, Minimus Design Studio may suspend performance of services upon seven (7) calendar days written notice to the Client. If project were to be suspended, Minimus Design Studio shall have no liability whatsoever to the Client. Upon payment in full by the Client, Minimus Design Studio shall resume services under this Agreement, and the project schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for Minimus Design Studio to resume performance.

Termination Either party may terminate the contract with seven (7) days written notice. Termination notices for Minimus Design Studio shall be sent to the attention of Romica Singh. Termination notices for the Client shall be sent to the attention of the Client. Minimus Design Studio shall be paid for the services rendered, including closeout costs, and reimbursable expenses incurred to the date of termination.