



LUMBERYARD at PAINT CREEK

PROGRESS REPORT

PHASE 1 – CLEAN UP

Report to the Board

For the Period 1/15/25 – 2/15/2025

February 18, 2025 @ 6:30pm

By: Matthew Gibb, Executive Director



The project remains in initial clean up and deconstruction. The Board has approved contracts for project work performed during this covered period, including, several phases of hazardous waste management, salvage of historic materials, and demolition. This report outlines what has been done in the immediately prior work period and concludes with next steps.

DEMOLITION AND SITE CLEAN OUT

The Demolition contractor has finally been able to manage weather and site conditions and is actively completing the Phase 1 demo and debris removal on site. Some notes of interest, we have discovered filled in areas that are likely the original coal dump sites on the rail spur locations, and have also noted multiple stacked, and hand built foundation remnants. The tanker truck, that was ho[ed to be saved, fell apart upon first movement and we directed it be disposed through a material recycling program.



REQUESTS FOR PROPOSAL – ARCHITECTURAL SERVICES

Formal Requests for Proposal were issued and posted seeking Architectural Services to start and complete design services and construction drawings for the Main Barn, Supply canopy and Coal Office. Site walks, and multiple questions and clarifications were made. In the end, only three proposals came in and were opened by the Village Clerk. The next step I to consider whether any of the three bids is acceptable and pass a recommendation to the DDA Board.

| BID TABULATION SHEET | | | | | |
|---|------------------------|--------------|-------------------|------------------------|---|
| LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY | | | | | |
| REQUEST FOR PROPOSALS: LODDA 25-001 DESIGN & ARCHITECTURAL SERVICES | | | | | |
| NAME AND CONTACT | DATE PROPOSAL RECEIVED | BASE PRICE | ALTERNATE PRICING | COMPLIANT WITH RFP | NOTES |
| Minimus Design Studio | 2/12/2025 | \$83,100.00 | | Hard copy/digital copy | June 2025 timeline |
| Nurture | 2/12/2025 | \$249,502.00 | | Hard copy/digital copy | Timeline appears longer/permit fees higher than previous Sept. 25 |
| Faber Design Co. | 2/12/2025 | \$153,750.00 | | Hard copy/digital copy | June 2025- timeline |

OPENING DATE: February 12, 2025 TIME: 12:15 PM

OPENED BY: /S/ Sonja Stout Clerk/Treasurer, /S/ _____
Print Name: Print Name:

Janet Bloom > Present
Lynsey Blough

Sonja Stout

NEXT STEPS

1. Post demolition, security fencing will be addressed and a more permanent solution implemented. Temporary, safe, parking areas will be reintroduced pending plan and construction development.
2. Requests for Proposal(s)
 - a. Site Engineering and – Analysis, design and site engineering, including access, utilities and infrastructure requirements. It is this concept plan that will go to the Planning Commission in March.

- b. Roofing – Incoordination with the selected architectural firm, seeking metal roof installation for the main barn and canopy.
 - c. Private Partner Development – Seeking development concept and plan, cost estimate and use proposal for development of the excess site, in partnership with the public space and parking required by the DDA.
3. Marketing Plan Development – an attraction and recruitment plan for identifying tenant and partner users within the developed site.

ADDITIONAL CURRENT PHOTOGRAPHS

