

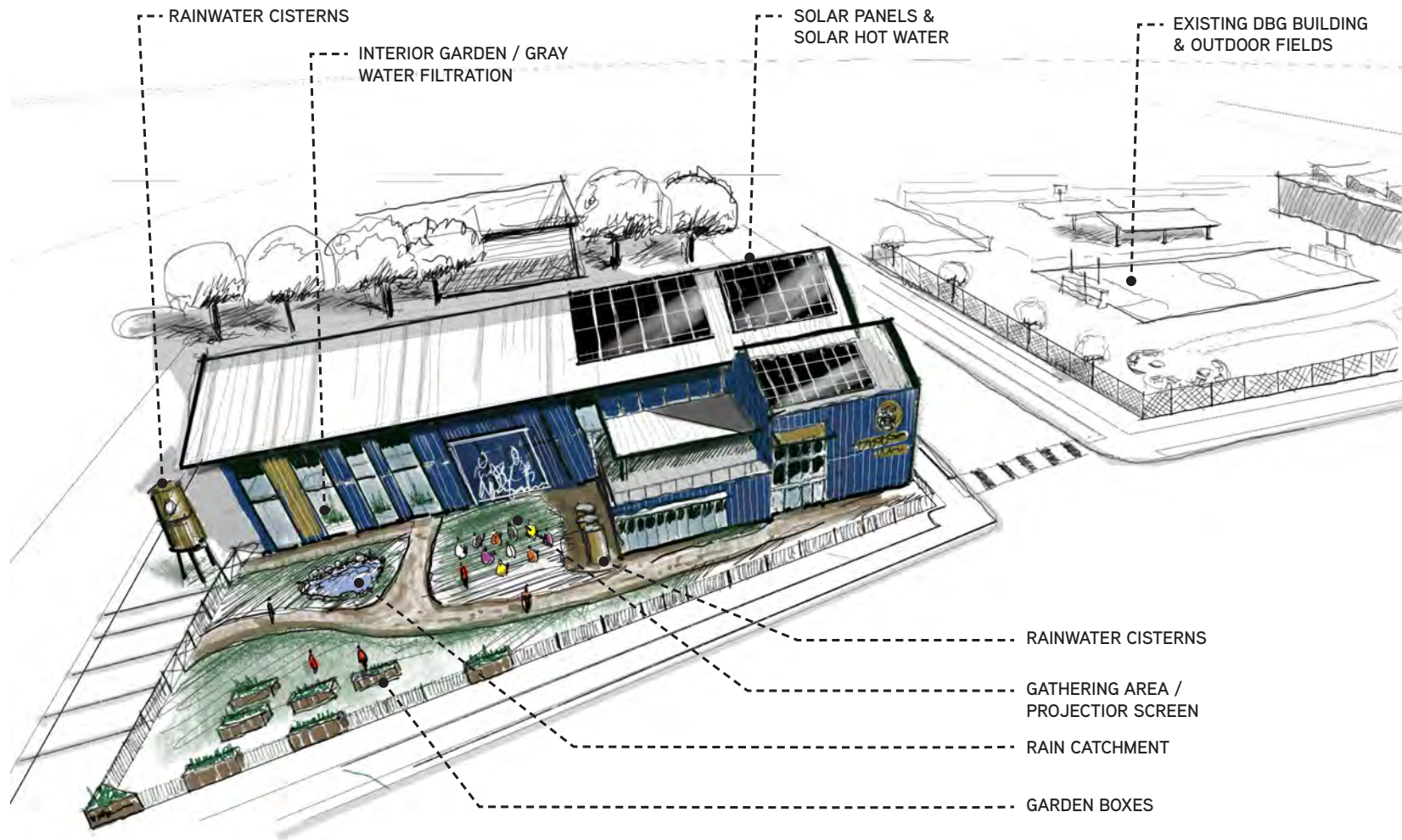


LUMBER YARD AT PAINT CREEK

PROPOSAL FOR ARCHITECTURAL + DESIGN SERVICES - 02.11.2025

LAKE ORION, MICHIGAN

Community Centric Design and Sustainability - Featured Project: Downtown Boxing Gym -
Faber Design Co. has been working as a close partner with Detroit's Downtown Boxing Gym for five years on upgrades to their non-for-profit academic and athletic program.



Cover Letter

Mr. Matthew Gibb & Lake Orion DDA:

It is evident based on our conversations, the site walk through, the media coverage, community charrettes, and tremendous amount of stakeholder work put in to this point that the “Lumber Yard at Paint Creek” is an important and highly anticipated project for the Lake Orion Community. It's a one-of-a-kind opportunity to showcase Lake Orion's rich history and become an even more exciting destination for tourists and the community to enjoy.

Its an understatement to say that we are excited about the potential to work on this project. The Lumber Yard at Paint Creek is an opportunity that is right at a collision point of the project type we are seeking and our relevant project expertise.

Our project team, is stacked with expertise in creating both, high-end, and community driven experiences. We are scrappy, optimistic, and are always excited at the opportunity to take an old structure and bring it back to life. Most of the project team listed in our submission has either built or renovated their house with their own hands. We all have experience in construction or fabrication and that makes us better designers and better teammates with contractors. We pride ourselves on being a partner with a gritty work ethic. We complete work on time, love to solve problems, and we have a track record of creative placemaking and award-winning projects.

Faber Design Co. is fully committed to working with your team on the requested Scope of Work (Architectural Design / Documentation / Adaptive Reuse Services) for the Lumber Yard at Paint Creek while meeting your firm timeline. We are excited to share our qualifications and demonstrate our team's alignment with your project.

Sincerely,



Kyle Keaffaber, AIA
Architect, Owner
P: (260) 350-7337
E: kylek@faberdesignco.com

SUBMITTING FIRM

Faber Design Co.
Community // Creativity // Craft

AUTHORIZED PERSON

Kyle Keaffaber, AIA
Architect + Founder
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ADDRESS

Faber Design Co.
46985 N Territorial Road
Plymouth, MI 48170

SERVICES

- Architecture
- Interior Design
- Master Planning
- Brand Development
- Furniture Procurement + Design

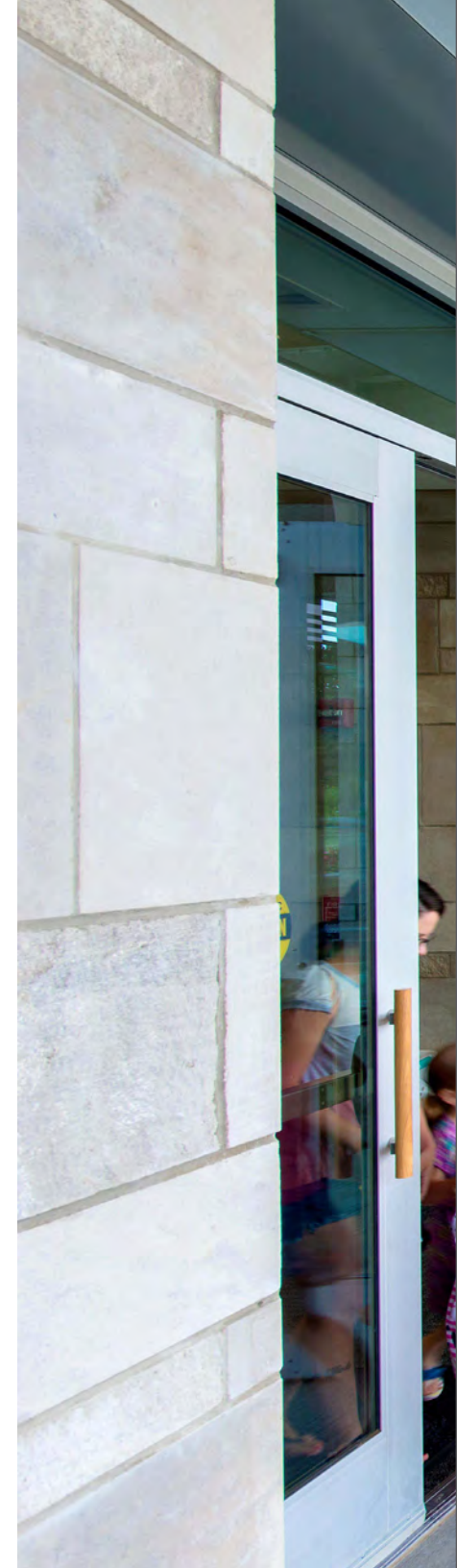
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Proposal Number: LODDA-25-0001

Project Name: Lumber Yard at Paint Creek (Formerly Orion
Lumber Company - 215 S. Broadway St., Lake Orion, MI

Firm Name: Faber Design Co.





Team Profile



WE ARE A GROUP OF:

ARCHITECTS // INTERIOR DESIGNERS // CRAFTSPEOPLE // ARTISTS // FURNITURE DESIGNERS // CARPENTERS // STRATEGISTS // BRAND DEVELOPERS // GRAPHIC DESIGNERS // COMMUNITY LEADERS

HISTORY + EXPERTISE:

Since Faber Design Co. was founded in 2021, we have worked with several Community, Library, and Educational Organizations, as well as, Small Business start ups, Hospitality, Multi-Family, and High-End Custom Residential Clients. We characterize our expertise more as a process and methodology of deeply understanding the people, places, and ideas that shape each project. It is this expertise that provides a clear, underlying vision that ensures each project is unique, meaningful, and achieves your organization's goals.

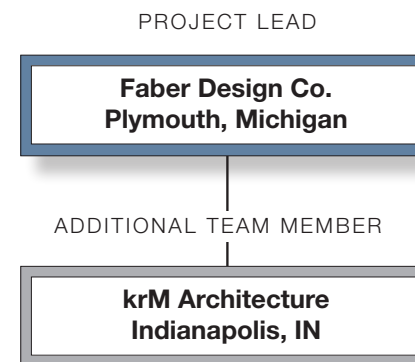
Our process allows us to work on projects of all scales, types, and budgets - from designing a piece of custom furniture to building an organization's Master Plan. Additionally, we have found a lot of success in working with clients on gritty renovations where our experience in construction and fabrications allows us to better understand possible solutions, communicate well with contractors, and be good advocates for our clients. Renovation projects are also unique because of the existing building's / site's history, and we love uncovering interesting details and artifacts that can be used to tell a story or connect a project to its community.

TEAM STRUCTURE:

Our team at Faber Design Co., is very excited to about the prospect of working with the Lake Orion DDA and the stakeholders on this special project. The project schedule was one important driver of our decision to bring on an additional partner to the team in order to deliver our high

quality of standards within the desired timeline. krM Architecture is an architecture and interior design firm that we have significant past experience working with, and who will provide additional horsepower to meet the project schedule. The team at krM Architecture have also worked on several similar projects throughout the Midwest, and their experience will add value to the project. Faber Design Co. (FDC), and krM Architecture have a seamless partnership because both teams share similar values and project standards, as Kyle Keaffaber, owner of FDC, previously worked as a Project Director for krM Architecture when he was formerly a resident of Central Indiana. Mr. Keaffaber has worked on many projects with the krM Architecture team members that will be part of this project. Kyle Keaffaber of FDC., along with Kevin Montgomery of krM Architecture, and Chad Terwilliger of FDC, have maintained meaningful friendships since their time as classmates in architecture school and now lifelong friends and professional colleagues who share a passion for delivering quality design in our communities.

krM Architecture also has capacity to provide MEP engineering services and structural capabilities that allow for a cleaner and more cost-effective scope and structure. The following pages contain the individual team members resumes. The projects shown in the related project experience were led and designed by the team members shown.



krM Architecture is a design studio committed to **craft and quality**

krM Architecture is a design studio, committed to craft and quality. We advocate for innovative solutions that transform communities and are responsible to the environment. krM was founded by Architect, Ken Montgomery and his wife, Interior Designer, Shirley Montgomery, in 1978. Since that time, krM has always provided architecture and interior design and is now in its third generation of responsible leadership. Today, under a partner group of professional designers, our firm has gained a reputation for award-winning, high performance design, including recognition for many community projects.

Community and civic buildings have formed the core of krM's work. Throughout our history, we have made a commitment to breathing new life into communities. We design a variety of building types with a focus on community connectivity and design responsiveness.

We support a highly active and collaborative process that works in partnership with our clients and engages our consultants' expertise. The firm's partners lead and manage each project with a rigorous design review process that includes the entire krM team. We have participated and presented in regional and national conferences to better understand the opportunities and trends affecting communities. As project delivery has evolved over the years, krM has responded with the latest technologies and collaborated closely with owner's representatives, contractors and consultants to provide the best service to our clients.

krM as a whole is founded in serving our local communities. As we celebrate 45 years in business, we continue to focus on public projects. These provide us with a diverse blend of client and project types. We lead the design process through organized communication and consensus building.



Indianapolis Office

1515 N. Pennsylvania Street
Indianapolis, Indiana 46202

Anderson Office

1020 Jackson Street
Anderson, Indiana 46016

www.krMarchitecture.com

Contact Information

Kevin Montgomery -
Principal and Architect
Direct Cell: (765) 617-1524
k.montgomery@krMarchitecture.com



Resumes



Role // **Lead Architect +
Project Manager**

KYLE KEAFFABER

AIA

Faber Design Co.

Architect | Owner | Principal

education

Clemson University - Master of Architecture, 2010

Ball State University - Bachelor of Science in Architecture, 2008

resume narrative

Kyle's expertise is helping clients create inspirational visions that become reality. The level of craft he brings to every project was originally learned through his experience building timber-framed structures with an Amish construction crew throughout college. He also possesses true talent in client / community engagement, discovery, and story-telling that comes from his love for building community and the desire to honor the history and story of old buildings that will get another chance to exist for the next 100+ years.

Kyle has experience as Lead Designer and Project Manager for several notable and award winning projects as Faber Design Co. and prior to starting the company.

Kyle lives in Plymouth with his Wife, Kristen, 4 and 2 year old sons. Kyle coaches youth sports and is involved with his local Plymouth Rotary Club.

select experience

Kyle and his team are currently working on the restoration and expansion of the **Ypsilanti District Library (Downtown Location)** that was badly damaged by flooding over the summer of 2024. The restoration kick-started a plan Kyle had helped YDL develop in 2019 as part of a system wide strategic plan to expand that branch and re-imagine how it engages with the community. (1st Phase completion in Mid-February 2025).

Kyle and his team have worked with **Lakeland High School in NE Indiana** on a series of projects that provided brand / logo alignment to help develop a new pressbox, gymnasium redesign, and a Academic, Athletic, and Fine Arts Hall of Fame. This project started with Community Engagement that helped build consensus around many divided ideas and opinions.

Clearspring No.4 Schoolhouse - We are leading the process of restoring / renovating a one-room schoolhouse built in 1883 that has been in Kyle's family for five generations. FDC is leading the creation of a brand experience package and phased plan for two on-site businesses; a full-functioning winery/event space and a cut flower garden.

Honeywell Foundation Eagles Theater

As a project manager at krM Architecture, Kyle helped lead the transformation of the existing historic building into a mixed-use civic anchor. In addition to a full functioning movie and live play theater, the Eagles Theater offers a variety of programs and special events by housing new vocational film and music education programs. The upper floor has a freshly renovated ballroom, bar, and event space on the top floor. The transformation creates a new iconic presence for the theatre and its programs / events provide new energy to the street front and town's overall economy.

He was a key member on the **Tactical Preservation Taskforce put together by Detroit's Planning Department**, that became a ULI Report for Strategies on Reviving Detroit's Neighborhoods. In 2020, Kyle prepared the **nomination to officially list the Grosse Pointe Central Library, on the National Register of Historic Places.**

Kyle also worked as a lead designer and project architect on the award winning **Ascend Amphitheater and Riverfront Park** on Nashville's riverfront the won six design awards, including the 'Red Rocks' award for the world's best outdoor concert venue in 2022.



Role // **Architect**

CHAD TERWELLIGER

AIA

Faber Design Co.

Architect | Principal

education

Ball State University - Master of Architecture, 2010

Ball State University - Bachelor of Science in Architecture, 2008

resume narrative

Chad is a guru in both the design and management side of projects, which comes from his experience leading the design teams for large healthcare and education projects all over the United States. Chad recently joined FDC, but Kyle and Chad grew up together, went to architecture school together, worked together in Nashville and have now reunited to lead Faber Design Co.

Within the projects Chad leads, he creates a strong sense of team and believes that having positive relationships is key to successful architecture and proud clients.

Growing up with his Dad being a design-build architect, Chad understood design, construction, and the business of architecture from a young age. He has continued building off of that knowledge and has led and been apart of many high-profile and award-winning projects. Chad recently completed a Career Tech School in Jackson County, Alabama that created a very modern and unique aesthetic re-using and expanding a pre-fabricated metal building.

select project experience

Bask Detroit

New Buildout of High End Cold Plunge + Sauna Spa

Kugler Residence - Chattanooga, TN

New 8,500 SF Residence

Graddy Residence - Franklin, TN

Expansion + Renovation to 8,300 SF Residence

Lakeland High School

Renovation / Design for Gym + HOF

Clearspring No.4 Schoolhouse

Helped Kyle with Restoration Construction of new windows, bell-tower, roof, framing
Design and Restoration (on-going)

Resumes



Role // **Architect**

KEVIN MONTGOMERY

AIA, LEED GA

krM Architecture

Architect | Partner

education

Ball State University - Bachelor of Science in Architecture
University of Oregon - Master of Architecture

resume narrative

Kevin has played an integral role in propelling the recent designs of some of krM Architecture's most impressive, award-winning and published projects.

As a third-generation architect and partner at krM, under Kevin's leadership the firm has expanded its regional reach, and established a highly visible presence in the Midwest. In his design projects, Kevin is the relational force that pulls the team together. He understands multiple design options and calibrates them to create solutions that unite stakeholders. His approach to design is also inseparable from his drive to create high-performing buildings, yielding low energy costs for the client. He has helped identify the firm as a unique outlet for high quality, specialized design projects that go beyond client expectations time and again. His commitment to an integrated design process combined with his technical aptitude have resulted in projects that successfully celebrate the synergies between building and community, materiality and craft, and budget and performance.

select project experience

Indianapolis Public Library

Michigan Road Branch – New Branch Library
Glendale Branch – New Branch Library
Downtown Central Library – Renovation

Westwood Wedding & Event Venue

Wedding & Event Venue – New Construction

Honeywell Foundation Historic Eagles Theater

Renovation, Expansion, and Historic Restoration

City of Anderson

Multi-Modal Public Transit Center – New Construction
Master Plan for Westside Redevelopment

Grosse Point Public Library

Feasibility Study for Three Library Buildings

The Varsity Lofts Mixed-Use Building

Adaptive Urban Infill – Office + Apartment Building

State of Indiana Historic Veterans Center

Renovation, Adaptive Reuse, Historic Restoration

University of Southern Indiana

Wellness Center – Major Expansion + Renovation

Huntington-City Township Public Library

New Markle Branch Library

Amos Memorial Public Library

Historic Library – Major Expansion + Renovation

Indiana Department of Transportation (INDOT)

Michigan City Welcome Center – New Construction
Centerville Welcome Center – New Construction

Mishawaka Sports & Community Center

Community Center & Athletic Facility – New Construction

Westfield Library + Township Trustee Department

New Public Library + Township Trustees Offices



Role // **Interior Designer**

LEAH ROBISON

Faber Design Co.
Lead Interior Designer

education

O'More College of Design - Bachelor of Fine Arts in Interior Design, 2011

resume narrative

Leah specializes in hospitality, educational, and multi-family interior design. However, what makes her so skilled at her craft is that she is a tireless learner. She is always developing or honing new skills interior design and other design facets. She has taken several different sculpture, metal, and wood fabrication courses. She has built and designed several pieces of custom furniture and fixtures (for clients and family), and has taken classes for and produced her own jewelry.

While not quite as skilled musically as she is in the design field, she also plays the drums and keyboard for fun and relaxation. While these different skills help in the development and understanding of materials and construction, they are the gateway to the creativity and thoughtfulness she puts into each project.

Leah worked at an award winning Nashville-based commercial architecture firm (with Kyle) for 5 years where she focused on commercial interiors. She enjoys the process of working alongside project teams including owners, architects, contractors and fabricators. Her services offer concept design, space planning, construction documentation, interior architectural detailing, custom furniture design + detailing and construction administration. She provides art, Furniture, Fixture & Equipment (FF&E) selections, purchasing, procurement and installation services.

select project experience

Ypsilanti District Library

Renovation / Restoration
Furniture Procurement
Expansion Study

Bask Detroit

High-End Interior Design

Paces Multi-Family Housing

High-End Design + Furniture
Procurement of all amenity spaces

Lakeland High School

Interior Design for Gym + HOF

Clearspring No.4 Schoolhouse

Interior Design / Restoration
Furniture Procurement

Downtown Boxing Gym

Interior Design for Renovations of New
Commercial Kitchen and Office Space

Olmstead Savannah

High-End Design + Furniture Procurement of all
amenity spaces

Resumes



Role // **Engineering for
Mechanical, Electrical,
Plumbing (MEP)**

DAVE MONTGOMERY

krM Architecture
MEP Designer | Partner

education

Ball State University - Bachelor of Science in Business Administration
Ivy Tech Community College - CAD Training
Purdue University - Electrical Systems BISC Certification

resume narrative

With 32 years of experience, David has committed to continually learn and expand his knowledge to propel the firm, our clients, and our design projects forward. As a M/E/P & Civil Senior Designer and a partner with krM, he applies what he learns to the project design including the sustainable and energy efficient solutions that are so important to the engineering piece of the design. David continues to remain privy to all local, regional, and national building codes associated to the mechanical, electrical, plumbing and civil engineering requirements. He is truly dedicated to the work he performs on each project through research and application of his knowledge. With a commitment to learning about the ever-changing design technologies, David has attended seminars and continued to obtain certifications in life safety, lighting, acoustics and telecommunications. He not only brings a technical expertise and experience, he also delivers a critical service to each krM project he designs and engineers.

select project experience

Jackson District Library

Brooklyn Branch – Major Expansion + Renovation

City of Anderson

Multi-Modal Public Transit Center – New Construction
Anderson Downtown Revitalization

The Farm at Community Health Foundation

Farm-to-Table Facilities & Education Center

City of Greenwood Sports Park

Parks Department Family Recreation Center

Westwood Wedding & Event Venue

Wedding & Event Venue – New Construction

Huntington-City Township Public Library

New Markle Branch Library

Hello Nature North American Headquarters

Sustainable Agriculture Research + Development Center

Albion College Wesley Hall

Feasibility Study for Residence Hall Renovation

Flagship Education Center

Purdue University / Anderson University P3 Center

Anderson University

New Kardatske Student Wellness Center

Madison County Museum of Art

Renovation, Historic Restoration, Adaptive Reuse



Role // **Architect + Project Management**

KATIE GRAJEWSKI

AIA, RID

krM Architecture
Architect | Associate

education

Ball State University - Bachelor of Science in Architecture
Tulane University - Master of Architecture

resume narrative

Katie brings a decade of expertise in stakeholder engagement, research processes, strategic planning, and data and vision synthesis. She is uniquely adept at translating input from a diverse set of voices into a singular vision and set of actionable strategies. She is a driver of organization, keeping the pace and the team on track with the overarching mission, from big picture, to minute details from start to finish.

Katie responds to the design team with a commitment to project organization and complete design documentation. She coordinates with the team using BIM methods and communicates with the client throughout the process, clarifying questions and identifying the direction of the team through each phase. As an architect and a registered interior designer, she is a holistic thinker, and every detail is deliberate. Trust and reliability are cornerstones of Katie's approach. She sees our role to the client as one that is fiduciary in nature, with project stewardship and delivery at front of mind. A combination of Katie's skill and aptitude promoted her in 2020 to the leadership role of Associate at krM where she is an inclusive and critical thinker impacting the culture and direction of the firm in a valuable way.

select project experience

City of Anderson Transit Center

Multi-Modal Public Transit Station + City Tenant Spaces

Batesville Arts & Innovation Center

New Multi-Use Community Hub

The Varsity Lofts Mixed-Use Building

Adaptive Urban Infill – Office + Apartment Building

Westfield Library + Township Trustee Department

New Public Library + Township Trustees Offices

Westfield Washington School Corporation

Adapting Former Public Library to K-12 Event Center

Ball State University Oakwood Building

Renovation + Expansion

Jean R. Packard Occoquan Center, NOVA Parks

Event / Wedding Venue and Welcome Center

** with previous employment in Virginia **

Blandair Park, Howard County Parks + Recreation

Multi-purpose Building, Interpretive Nature Center

** with previous employment in Maryland **

Indianapolis Public Library

Glendale Branch – New Branch Library

Downtown Central Library – Renovation

Avon Public Library

Multiple Renovations + Expansions

Pendleton Community Library

Interior Renovation

Timeline and Professional Fees

Project Plan // Fee Schedule // Statement of Workload

The following pages outline our project plan for the Lumber Yard at Paint Creek Projects.

We have assembled the following plan in coordination with the requested scope and schedule. With the quick schedule our goal is to complete the Concept Design and Estimating, and have it turned into your team for review by the end of the week of April 21st. We understand this plan is only a draft and we anticipate working with your leadership team to adjust and adapt the process as we learn more about your project. We also feel comfortable starting earlier than your design work date noted in the RFP of March 17th. By combining resources with krM Architecture it allows our collective team to begin immediately with documenting existing conditions. Because of the fast-track schedule we are comfortable starting the process with a written “notice to proceed,” while we finalize the contract. Given the specific schedule requirements and the conditions of the buildings we have put more staffing resources at the beginning of the project and in the Construction Administration than a typical ‘new construction’ project would have.

Project Requirements // Design Decisions

Due to the rigorous project schedule, many important design decisions will NEED to be made in the first 2-4 weeks of the project. In our experience working through a longer term visionary plan like this one, new ideas evolve throughout the project and we will be somewhat limited in that ability after the first few weeks of the project, assuming the schedule stays as intended.

To ensure this project stays on track, we are stacking a lot of manpower upfront in the design process. We will create a week-by-week decision matrix (that we will have at our first meeting) that will allow the team working on this project to stay “full-steam ahead” so we can get you into the construction phase and get permits before the second half of June.

Cost Estimating

We believe in a rigorous checks and balancing approach, and we have a proven track record of delivering responsible reliable cost estimating. We are dedicated to the concept that good design does not require higher cost. It requires an organized team working together, listening to the needs, and drawing on the best skills of every team member.

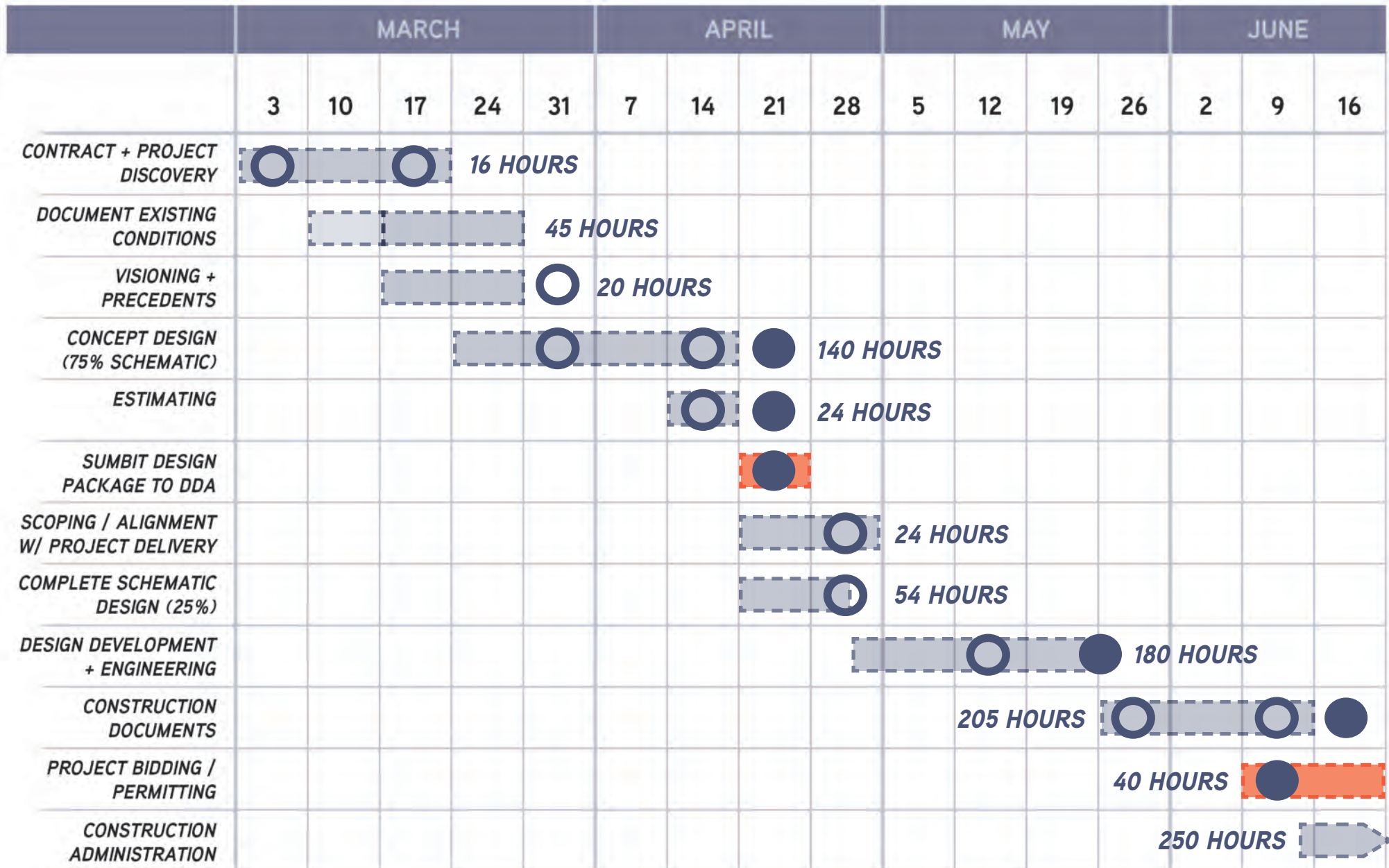
From the outset of the project, FDC and krM Architecture will provide on-going in-house estimating, to ensure we don’t get to the end of the Schematic Design with a project that is over the construction budget. All of the design information continues to be reviewed by our project team and will update during the bi-weekly meetings so that we can make adjustments as needed along the way. Once Schematic Design is complete, the team will deliver the final project budget.

Concept Design Deliverables

In our experience, we believe that getting to a 75% schematic design level will allow our team enough time to explore different options, select a direction, and develop it at a high level. This will include building programs, floor plans, reflected ceiling plans, initial finish and fixture selections, high-quality 3D renderings and confidence in the structural design of each structure.

As you will see in the project pages, we can produce renderings and visuals in a myriad of ways and we use all these different mediums during the design process. Once we learn a little more about the community and project stakeholders we will suggest specific drawing and rendering methods, but we will leave it up to your team to ultimately direct us in how you want the final deliverables to be produced.

- MAJOR DELIVERABLE
- DENOTES IN-PERSON MEETING (PER BI-WEEKLY MEETING NOTE IN RFP)



HOURLY BREAKDOWNS OF TASK EFFORT / STAFFING ARE INCLUDED ABOVE - THIS IS TIED DIRECTLY TO HOW WE CALCULATED OUR FEE

Fee Schedule Continued

We propose the following fixed fee based on the owner's budget for all construction related costs and contingencies, referred to as the construction budget. Based on our understanding of the project to date, we have assumed that the current construction budget is approximately \$1,850,000 based on the \$2,100,000 - \$2,200,000 budget range given at the site walk through.

OVERALL FEE SUMMARY

Based on this construction budget, we propose a fee of \$153,750. This would be inclusive for all the scope of work, services, and phases for architecture, interior design, mechanical, electrical, and plumbing design. Excluded at this time are civil engineering fees and landscape architecture fees, if those are applicable to the project we can provide recommended partners and collect proposals for this scope, when appropriate. We have included the cost of basic structural engineering for repair of the wood structures. Extensive wood or steel framing design or foundation engineering are not calculable at this time but if required would be an additional expense that we would perform at an hourly rate, only after client approval and review. We also have included some landscape and site design into our scope and can provide this service through the Schematic Design deliverables, but without further knowledge of the entire site's scope, assuming a scope or fee for this wouldn't be productive.

INITIAL DESIGN PHASE

The initial phases of work to establish conceptual designs, estimates and the resulting project scope amount to a \$35,000 of the total proposed fee. We would propose we work through these phases and then establish the remaining overall fee based on the final scope of work and corresponding construction budget.

ADDITIONAL SERVICES

Brand Development, Project Signage, Furniture Design/ Procurement, AV, Advanced Lighting Design, and Security Design are additional services we provide that were not figured into the project fee's at this time. The Faber Design Co. // krM Architecture Team has a blended rate of \$140/hr for additional services. We will provide a flat fee for additional scope service adds - i.e. Furniture Design to provide you with an accurate fee expectation.

REIMBURSABLE COSTS

Reimbursable expenses to perform Faber Design Co.'s professional services such as printing and developing project mockups or samples, are billed at their cost + 5%. FDC will bill reimbursement for travel and mileage at their cost.

See adjacent page for fee / cost breakdowns. —→

Fee Breakdown

OVERALL PROJECT BUDGET	\$2,100,000
OVERALL CONSTRUCTION BUDGET	\$1,850,000

DESIGN + ENGINEERING FEE BREAKDOWN	\$35,000 - INITIAL DESIGN SCOPE
	+
	\$103,750 - REMAINING DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTATION ETC.
	=
TOTAL OVERALL ARCH / STRUCTURAL FEES (7.5% OF ESTIMATED CONSTRUCTION COST)	\$138,750
	+
MEP ENGINEERING FEES	\$15,000

TOTAL DESIGN + ENGINEERING FEES ——— **\$153,750**

***BREAKDOWN BY STRUCTURE:**

- MAIN BARN** - EST. CONSTRUCTION COST = \$1,200,000 // 7.5% FEE = \$90,000
- COAL OFFICE** - EST. CONSTRUCTION COST = \$400,000 // 7.5% FEE = \$30,000
- SUPPLY SHED** - EST. CONSTRUCTION COST = \$250,000 // 7.5% FEE = \$18,750

*THIS WAS A METRIC FOR CROSS-CHECKING OUR FEE - NOT HOW WE DEVELOPED OUR FEE, BUT WAS REQUIRED PER THE RFP.

Past Project Experience

Ypsilanti District Library - Restoration and Future Expansion Planning

The 12,000 SF Carnegie Post-Office turned Library was flooded in July 2023 and FDC is leading the restoration and some additional renovations to bring its function and finishes up to modern library standards. Adding (3) new meeting rooms and a “tech lounge” will bring more EMU and younger patrons. We are also leading an expansion study to add an additional 8,000 SF of youth and community space.

The Entry Lobby has been mostly maintained to its original conditions in 1921. The original vestibule was never modified to be a fully accessible entrance and created spatial inefficiencies in the lobby. With this project we are extending the vestibule to provide full handicap accessibility and allow for a security/greeter kiosk and additional display space in the lobby. The existing vestibule was constructed entirely of solid, cast brass, and single pane glass, making an extension a specialty task. FDC has led the process of working with a specialty contractor to develop the vestibule extension while maintaining Secretary of Interiors Design Standards for Historic Preservation.

We have also designed new custom furniture and millwork to replace the custom pieces that were lost in the flooding.

Services Provided

Feasibility Study
Site Studies
Community Engagement
Programming
Architecture
Interior Design
Furniture Procurement

Client / Agency

Ypsilanti District Library
Ypsilanti, MI

Date of Completion

Late February 2025

Address

229 W Michigan Ave,
Ypsilanti, MI 48197

Contact

Lisa Hoenig, Director
734-879-1300
lisa@ypsilibrary

Construction Cost

Current Renovation +
Restoration - \$1.4 million

Future Expansion -
~\$4million



◀ **Before Photos** (2023) Main Floor, Ypsilanti District Library

Main Floor, **Design Renderings** for Restoration / Renovation (2025) ▶



◀ **Before Photos** (2023) Lower Level, Ypsilanti District Library

Lower Level, **Design Renderings** for Restoration / Renovation (2025) ▶





Main Floor Renderings for YDL Restoration / Renovation - to be complete February 2025



Lower Level Renderings for YDL Restoration / Renovation - to be complete February 2025



Ypsilanti District Library - Restoration

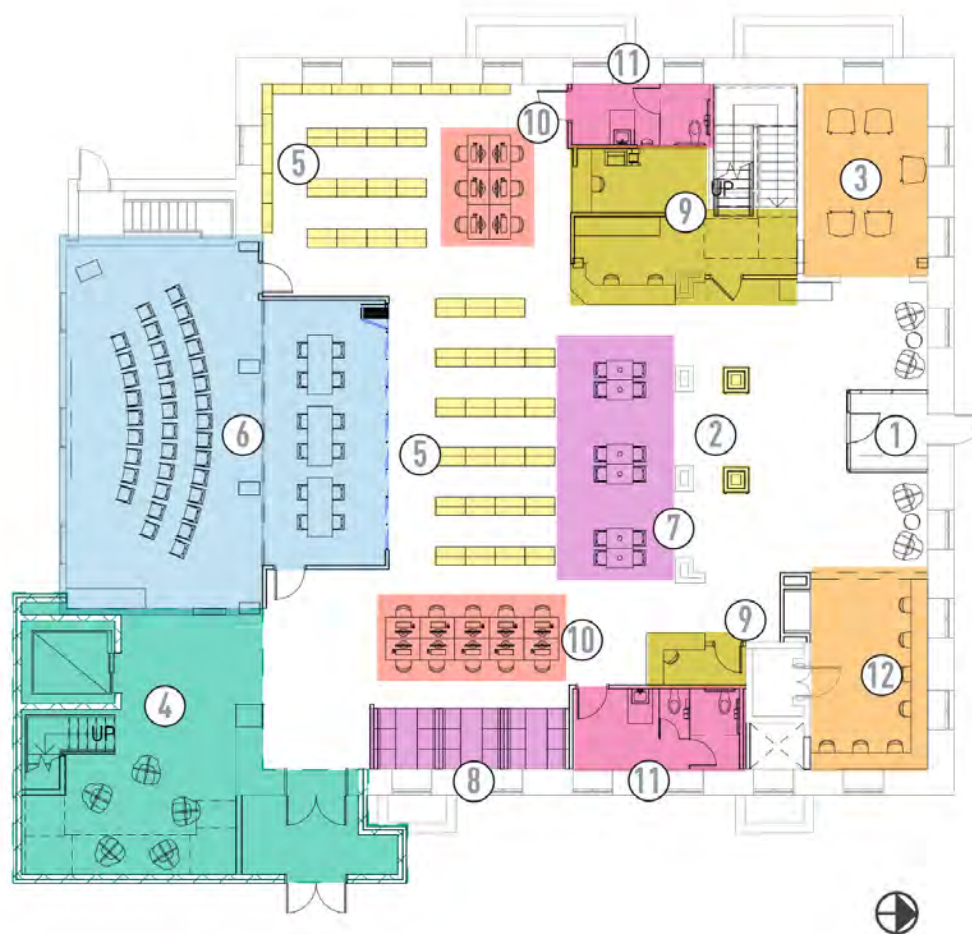
The team at Faber Design Co. sought out and coordinated with an expert fabricator for unique needs in the restoration of the Ypsilanti District Library's original 1921 location (Built as a Carnegie Post Office). The age of the library and the materials used in its initial construction, called for this special expertise and tradesmanship to renovate and revitalize some aspects of the building, like this vestibule entry way that is the first space community members experience when they enter the library. Our team understood from community engagement that the library was important to the community across generations and socioeconomic standings. Upholding its identity was crucial for that success of the project. Shown here are construction images of the unique metal fabrication that can only be completed by a handful of experts found throughout local communities. Thoughtfully generated construction documents by Faber Design Co., coupled with coordination and strong communication from Faber Design with this local craftsmen meant that the historical authenticity of the lobby could be maintained.



Expert Restoration (2024) - Ypsilanti District Library

Ypsilanti District Library - Future Expansion Planning

Faber Design Co. has acted as a close invested advisor to the Ypsilanti District Library, not only in their recent restoration, but also in future planning efforts that will allow this critical community resource to continue serving the community. Shown here is a floor plan example from that planning effort. The following two pages also show examples of our work to help the library understand the feasibility of expansion.



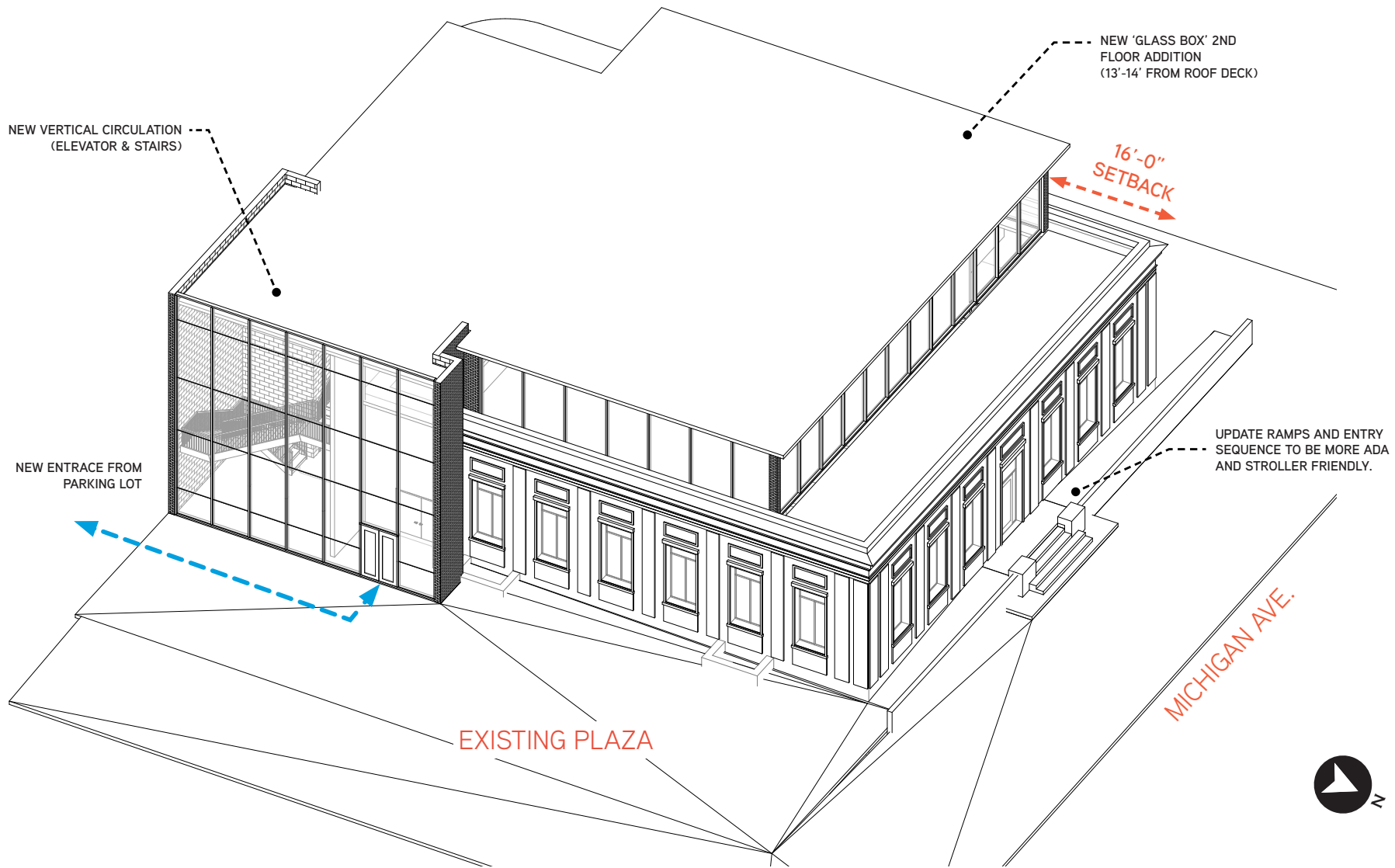
1. Reconfigured Vestibule
2. Display Shelving
3. Living Room Feel (Seating Area)
4. New Circulation Tower Addition
5. Collection
6. Divided Program Rooms
7. Open Collaboration Space
8. Built-in Booths
9. Staff Space
10. Computer Area and Quiet Reading
11. Multi-Stall Restrooms
12. "Bring Your Own Device" Bar

Ypsilanti District Library - Future Expansion Planning



FUTURE 2ND FLOOR ADDITION CONCEPT

OVERHEAD AXON FROM CORNER OF MICHIGAN AVE AND S. ADAMS STREET



FUTURE 2ND FLOOR ADDITION CONCEPT

OVERHEAD AXON FROM CORNER OF MICHIGAN AVE AND EXISTING LIBRARY PLAZA

Historic Eagles Theater

Historic preservation and adaptive re-use: The Eagles Theatre project is an arts and entertainment facility and an epicenter of diverse community resources. The 5-story building has been a highly visible feature of downtown Wabash, Indiana since it was first constructed in 1906, but many of its spaces had fallen into disrepair in later decades. When the theatre was acquired by the Honeywell Foundation in 2017 our design team partnered with the foundation and re-imaged the facility to support the foundation's mission of providing opportunities for creativity, music education, visual arts, and more. Honeywell has been instrumental in efforts that have had substantial social and economic impact in communities all over Indiana.

One of the most distinguishing features of the theatre is that it serves as a venue for both live performance and motion picture. It's rare for a theatre to offer both forms of entertainment. With 32,000 SF, the restored Eagles Theatre is exploding with spaces of various functions and carefully crafted historic details on every floor. Each floor has been completely renovated to serve diverse purposes.

- Ballroom for large scale corporate or private events or weddings
- Community conference/multi-purpose/event spaces
- Visual and performing arts educational spaces (recording studio, green room, computer lab, etc.)
- Two connectable lobbies: One serving the main theatre and the other serving the ballroom and upper floors
- Private theatre/viewing room in lower level
- Music practice rooms
- Three cast dressing rooms
- Theatre suites to be rented for private groups/events
- Expanded seating throughout the renovated lower and upper balconies
- Repurposed architectural features refurbished and restored throughout the new spaces
- Donor signage incorporated at all levels, made available through overwhelming community generosity and support

Services Provided

Community Engagement
Programming
Architecture
Interior Design

Client / Agency

Honeywell Foundation

Date of Completion

March 2020

Address

106 W. Market St.
Wabash, IN 46992

Awards

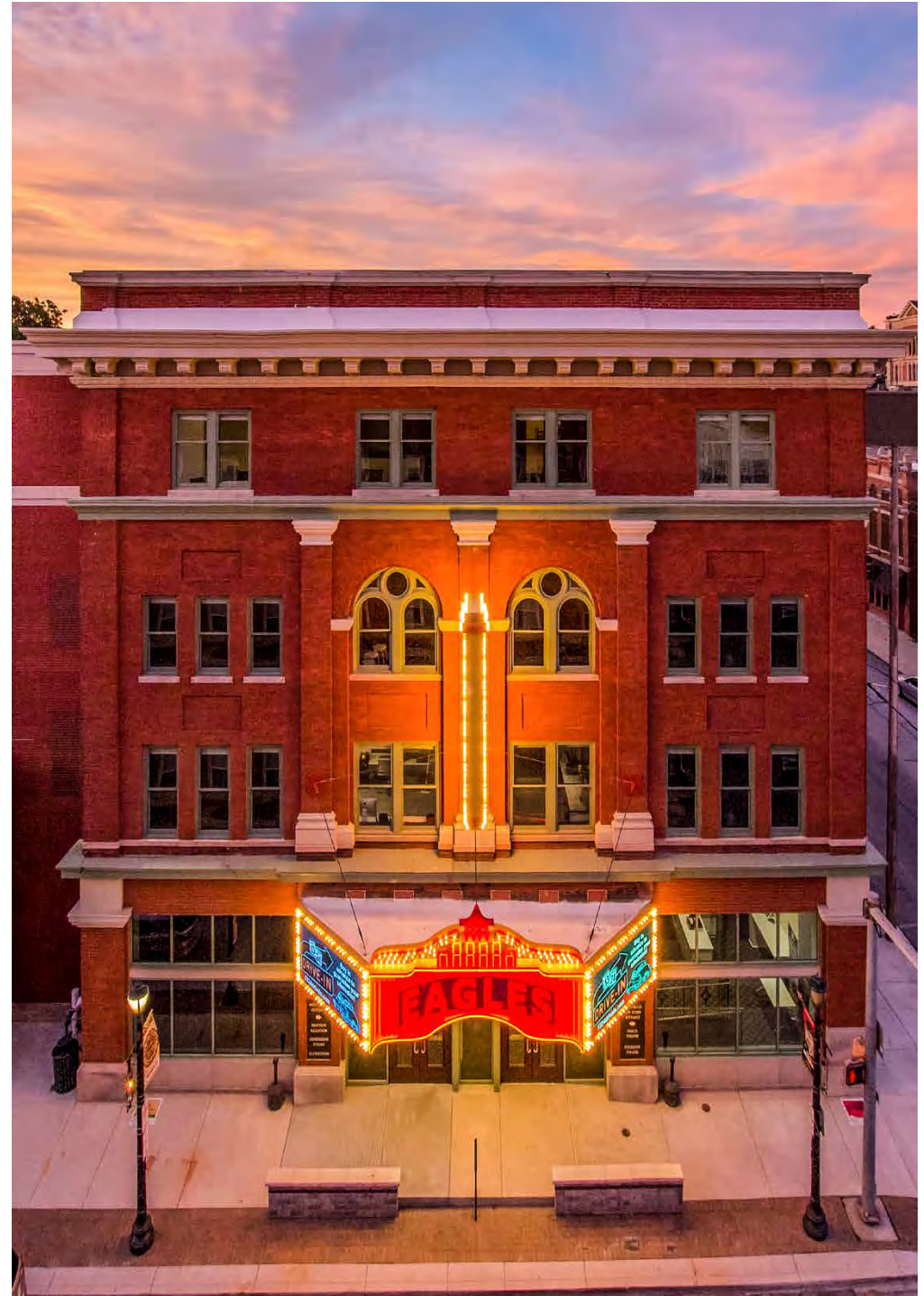
2022 Indiana Landmarks
Cook Cup Award for
Outstanding Restoration

Client Contact

Todd Minnich - President/CEO
P. (260) 563-1102
E. Tminnich@honeywellarts.org

Construction Cost

Approx \$8M





Historic Eagles Theater - Expansion, Renovation, & Preservation

Historic Restoration (2019) - Eagles Theater





DONOR SIGNAGE

Old film reels were salvaged at the beginning of the project, and revitalized as art pieces throughout the building, dedicated to the many donors whose generous contributions made this project a reality. In the spirit of merging the Honeywell identity, with that of the Eagles Theatre, the Honeywell logo was fabricated into custom hand rails that are also seen throughout the building.



Historic photo of film reel in projection room

The McIntyre Venue

Nestled into a quiet harbor on Lake Erie, The McIntyre is a rare destination within the Great Lakes Region. Named after its original owners and founder of Monroe Shocks, The McIntyre draws inspiration from history, the surrounding nature-rich landscape, and modern English style, to provide uncompromising luxury and relaxation to its guests. This project highlights all of krM's services - beginning with developing high-end brand experience and brand identity package, master planning a 5 phase strategic plan, and complete architectural and interior design services for the existing and newly proposed buildings on the site. The property was planned to ultimately end up with a boutique bed and breakfast, an event venue that can accommodate weddings between 250-300, a high-end commercial kitchen, covered pavilion, waterfront fire pit and 12-16 on site cottage units. Because of the visioning work krM performed the client will ultimately be able accommodate more people on site with less expense than originally planned and the McIntyre Experience Booklet is the project roadmap through completion of all 5 phases.

The basic visuals shown here were produced in the site planning process. The diagrams demonstrated to the client the important adjacencies, how the project phases should develop, and then became the basis for krM to help the McIntyre team apply for zoning approval for special land use. One of the most important design drivers of this project was to design an event experience that connected with and engaged all the elements on the lodge property. Showcasing the activity within the varied spaces became an important element in the planning of this event space and place.

Services Provided

Brand Creation + Development
Site Studies
Re-Zoning / Approval
Programming
Architecture
Interior Design

Client / Agency

The McIntyre / Patriot Group
(Previous Ownership)

Date of Completion

N/A - CD's completed Nov 2019

Address

13910 Lake Dr., Monroe Township, MI 48161

Contact

The previous owner's contact is unknown. The project was stalled with project funding after completion of Construction Documents, and the Pandemic had the owner abandon the project.

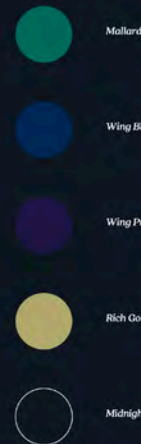
***Kyle led this project as an employee of krM Architecture.**

The Crest & Brandmark

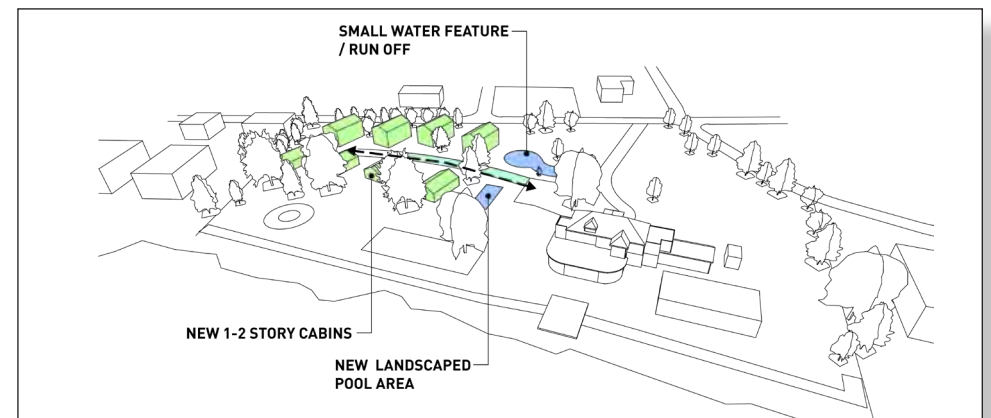
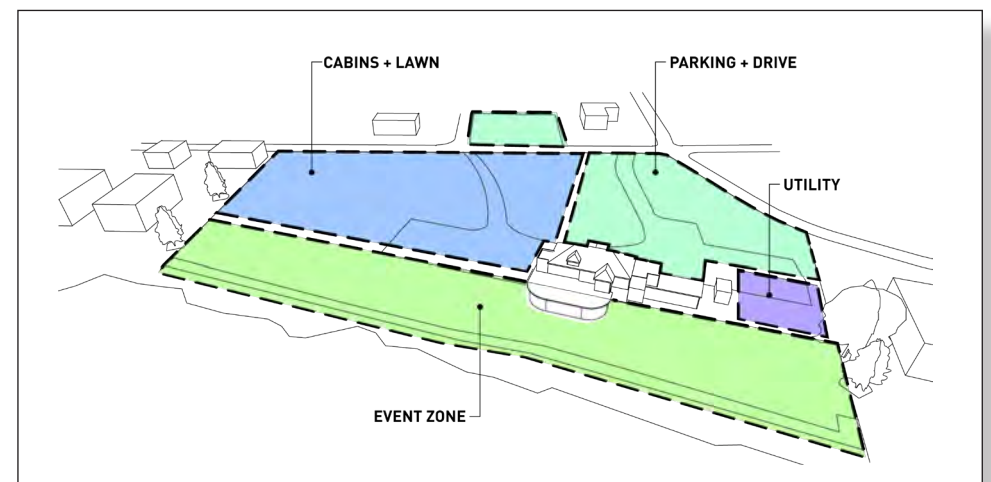
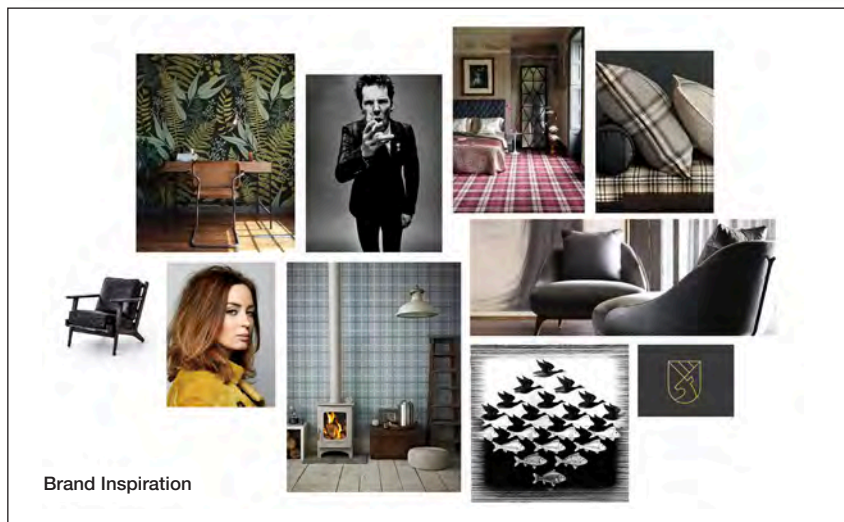
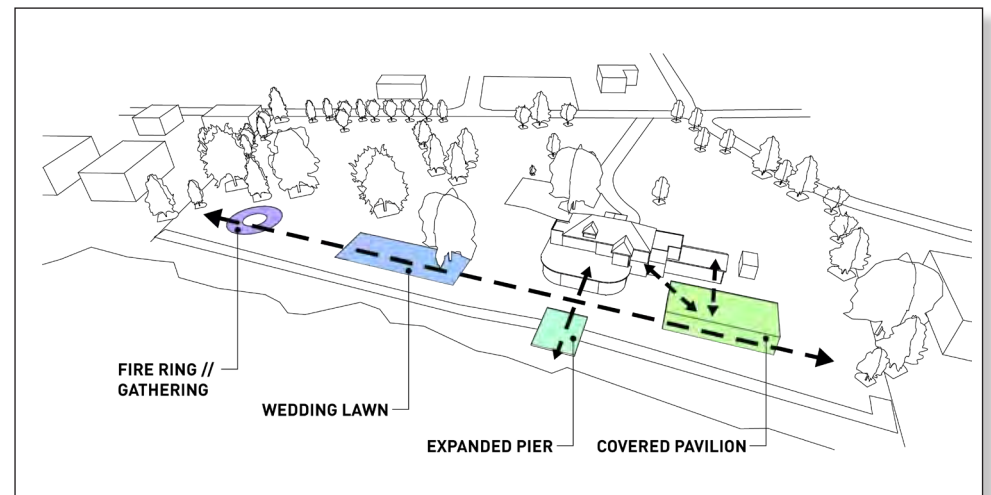


THE MCINTYRE
On Lake Erie

Color



Iconography



Frank Sherman 4H Pavilion for LaGrange County

As a multi-phase project, the goal of the Frank Sherman 4H Pavilion was to make this a first-class show and event space for the community. The new pavilion is a model and educational tool for the youth in the community, and sets a new standard for the surrounding counties in environmental responsibility and energy efficiency.

Emphasis has also been placed on adaptability and flexibility of the space to accommodate weddings and other community events when the fair is not taking place. This will provide revenue to the 4H Program. Improvement to the spectator and overall fair experience was addressed by new bleachers and a new canopy located at the center of the fairgrounds. It doubles as a shady refuge and meeting spot for the fair goers while, blocking the incoming South / Southwest sun that blinded spectators and showmen inside the pavilion. The canopy structure was completed in late June 2020 and the next phase is in fundraising.

Services Provided

Site Planning
Community Engagement
Programming
Architecture
Construction Administration
(Partial Scope)

Client / Agency

LaGrange County 4H
Frank Sherman Foundation

Date of Completion

June 2019 - Pavilion
Extension and Lighting were
the only items completed.

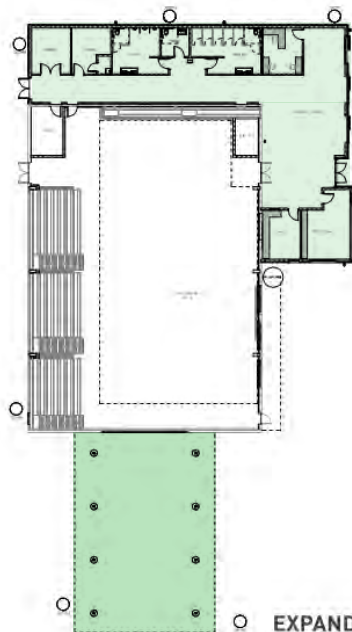
Address

1030 E 075 N,
LaGrange, IN 46761

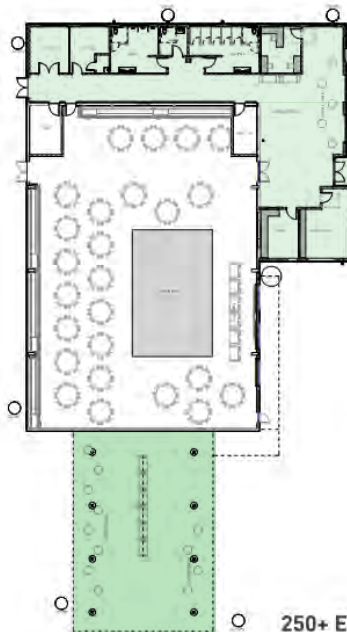
Contact

The main contact for this project has retired and re-located to Florida.

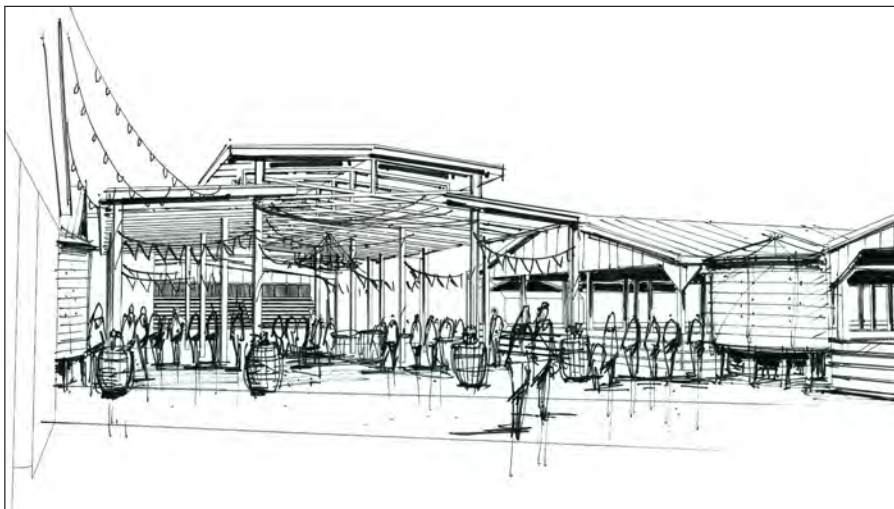




○ EXPANDED SHOW RING



○ 250+ EVENT / WEDDING SPACE



The Varsity Lofts

The Varsity Lofts Building is an adaptive infill project that has given new life to a challenging site in the Old Northside Neighborhood of Indianapolis. It was originally a one-story building that was home to the Varsity Lounge, once a popular social hub in its hey-day, but fell into disrepair. Our team led its transformative rebirth. The project challenges the idea that small-scale mixed-use is no longer feasible, with 4,000 square feet of office space on the ground floor and mezzanine, and eight apartments above. The overall project promotes building back density to our cities, and a higher standard for small urban infill.

The design began with several constraints. The small site had a dilapidated concrete block building, erected in the 1950's and abandoned for some time. Local city agencies dictated that the footprint of the building was to remain the same. Thus, the first floor was placed only a few feet from the sidewalk. The existing walls running the length of the site, resided on the property line – and dictated by current code, did not allow for any openings. A variance was secured for 3% open area if additional fire safety measures were added. With these constraints in place, the team worked to create a residential environment for the upper apartments that would not feel restricted or enclosed. The solution was to carve out the middle of the upper floors to add an elevated courtyard which serves as front door and a common outdoor gathering space for all eight apartments. Residents access their units through this unique courtyard on the second floor which provides a peaceful outdoor space and connection to nature. As a small multi-family building, this outdoor space reinforces the spirit of being neighborly and a sense of community.

On the first floor, the common hall and vestibule open to views through glass into the office lobby for a welcoming sense that the building is a shared space, whether you live above or work below, you will be greeted and engaged. Within the office, the team reused original steel beams and wood roof joists as decorative elements in the space, adding a layer of depth and permanence to the space. The design of the exterior takes cues from the surrounding neighborhood which is a diverse blend of large residences, apartments, and churches. Masonry was ruled out due to the size of the existing wall foundations. A porcelain rainscreen was proposed to give the warmth of masonry in a much more light-weight system. Picking up on the surrounding apartments that use bay windows, the façade angles out to create a direct sightline to downtown, looking down the street.

Services Provided

Site Studies
Programming
Architecture
Interior Design

Client / Agency

krM Architecture and a Small
Group of Private Investors

Date of Completion

January 2023

Address

1515 N. Pennsylvania St.
Indianapolis, IN 46202

Construction Cost

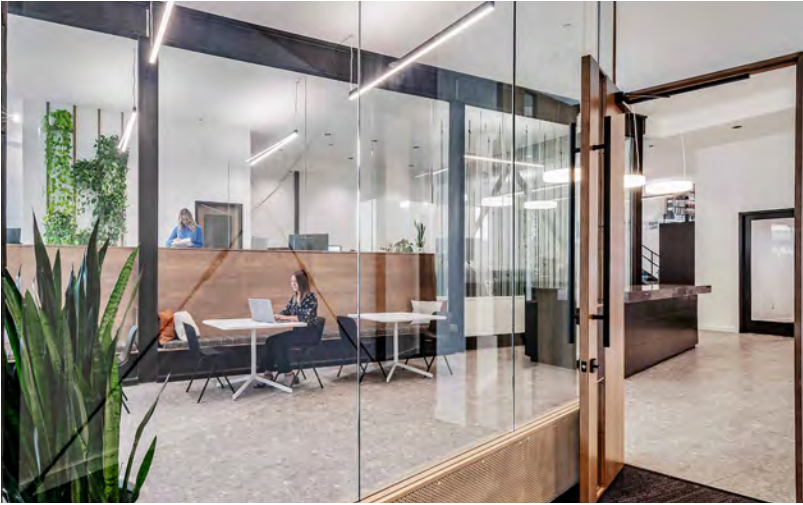
Approx \$1.5M

Client Contact

Brandon Winter
E: brandonpwinter@gmail.com
P: (317) 496-7814

The Varsity Building (2019) - before the transformation





Lake Erie Custom Redwood Outdoor Residential Space

The owner's of the house has neglected their deck for years trying to think about how to create a new space where their family could enjoy more time outside and they host and entertain for their neighborhood friends.

Years ago, the owner purchased two shipping containers of Redwood from a lumber yard that was shutting down and provided Kyle with a spreadsheet to design a new deck structure with. We explored both 1 and 2 story concepts, but decided to keep a single story to encourage more interaction between the new deck, the beach area, and the area around the exterior fireplace.

The stone on the double sided fireplace was re-purposed from the bed of an old rail line that used to run on the beach side of the seawall 40+ years ago before the lake levels were raised. All of those stones have been pulled out of the lake by residents and are being reused in creative ways up and down the shoreline.

The Lake Erie House before (2021)



Services Provided

Architecture
Interior Design

Client / Contact

Erik Chappell
Cell: (419)-345-3783

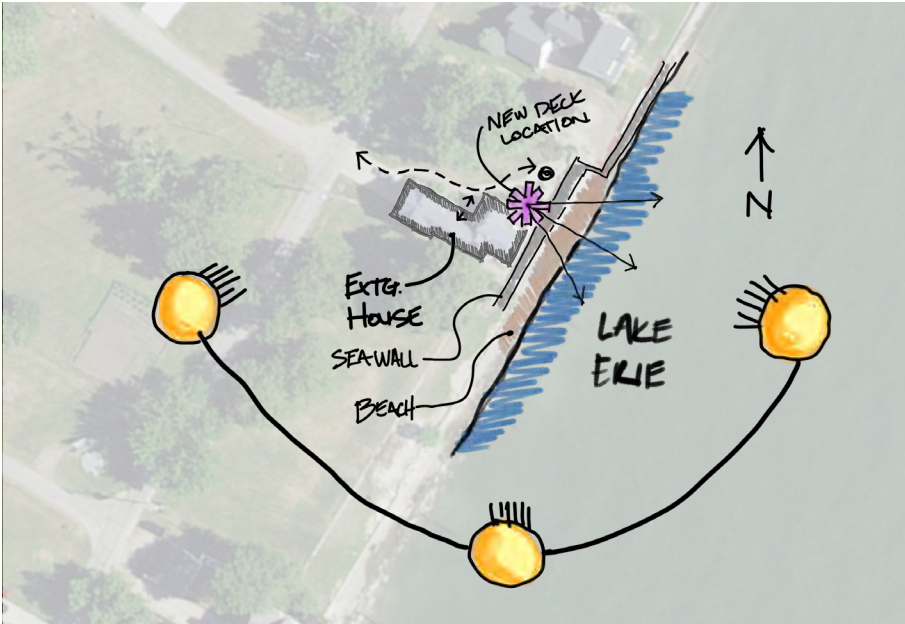
Date of Completion

October 2022

Address

12198 Lakeshore Dr.
LaSalle Township, MI 48145

Project Discovery + Site Analysis



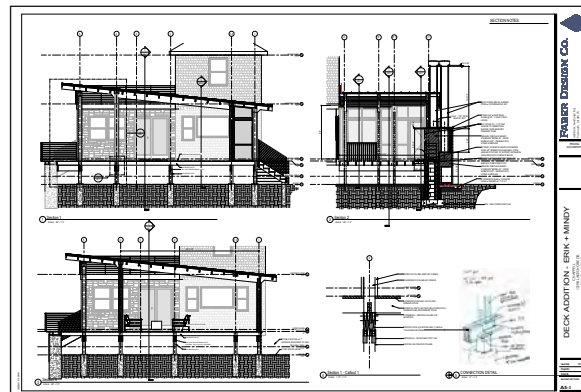
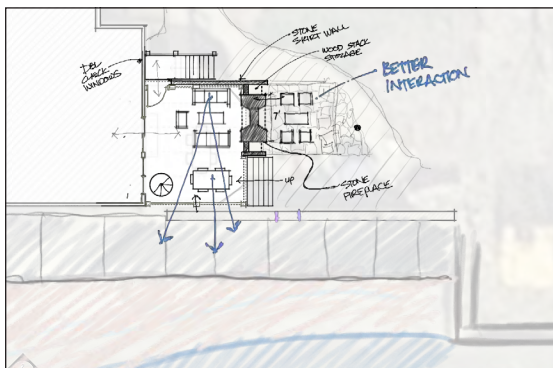
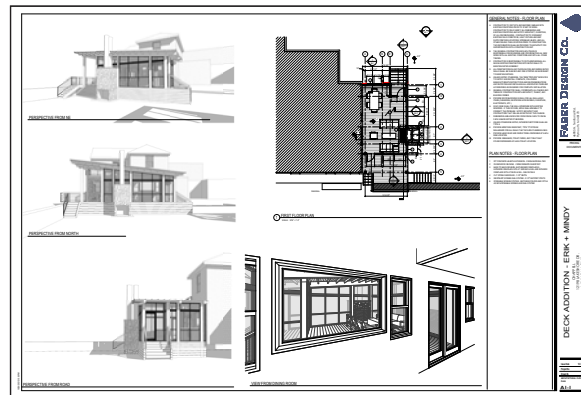
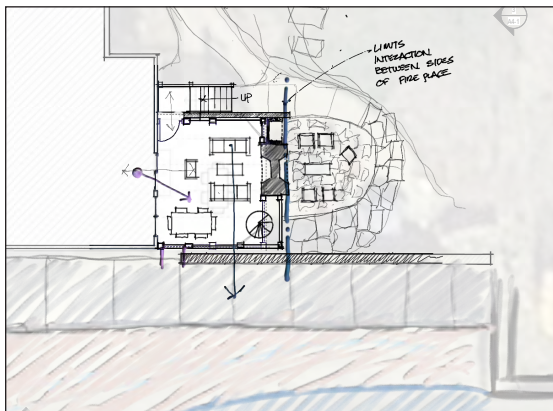
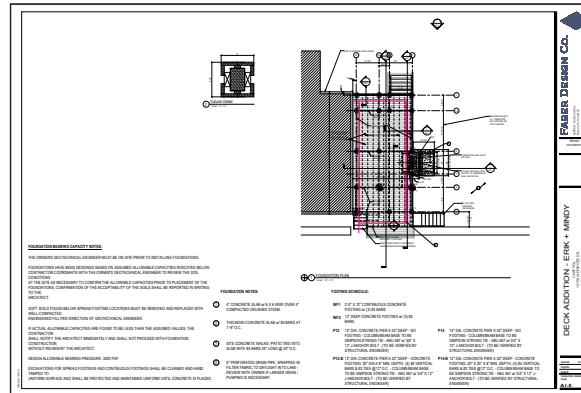
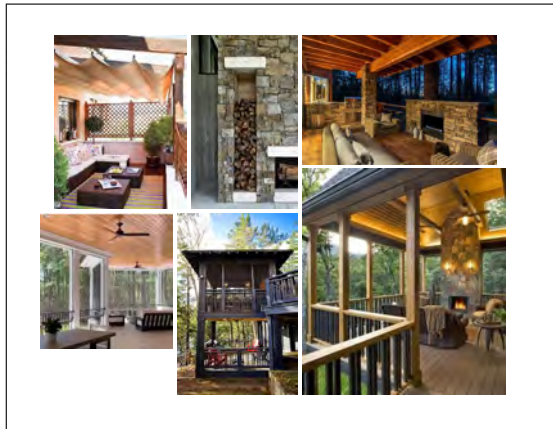
REDWOOD UNIT / SIZE QTY		
UNIT #	SIZE	QTY
UNIT #1	4X4X192	31
UNIT #2	2X6X168	112
UNIT #3	2X6X168	125
UNIT #4	2X6X192	48
UNIT #5	2X6X240	128
UNIT #6	2X4X240	79
UNIT #7	2X6X240	128
UNIT #8	4X4X168	104
UNIT #9	4X4X192	70
UNIT #10	4X4X168	69
UNIT #11	2X4X240	16
UNIT #12	4X4X240	76
UNIT #13	2X6X58	26
UNIT #14	4X4X59	30
UNIT #15	4X4X71	96
UNIT #16	4X4X57	52
UNIT #17	1X6X47	59
UNIT #18	1X6X47	336
UNIT #19	4X4X61	54
UNIT #20	4X4X63	59
UNIT #21	4X4X68	51
UNIT #22	4X6X72	52
UNIT #23	4X4X108	17

UNIT #23	4X4X108	17
UNIT #24	4X4X120	29
UNIT #25	4X4X120	18
UNIT #26	2X4X96	90
UNIT #27	2X6X168	26
UNIT #28	2X4X144	49
UNIT #29	4X4X240	23
UNIT #30	4X4X240	52
UNIT #31	4X4X52	86
UNIT #32	4X4X96	63
UNIT #33	4X4X240	37
UNIT #34	2X6X168	58
UNIT #35	4X6X240	12
UNIT #36	2X4X144	55
UNIT #37	4X6X192	28
UNIT #38	4X6X144	18
UNIT #39	4X6X58	53
UNIT #40	4X6X65	42

Precedents + Concept Sketches

Construction Drawings

Project Completion



BASK Detroit

Bask is a premier Cold Plunge and Sauna Wellness Club located in Downtown Detroit, in the historical Brush Park neighborhood. From the very origin of Bask, Faber Design Co. led and developed the name “Bask” along with the brand creation and development of the overall “Brand Experience”. Using that as a guide, FDC developed the layout and design of the new facility.

At approximately 2,300 SF and a first of its kind business, the space holds capacity for around 40 people for cold plunging and sauna. The owner also designed and created the carbon fiber cold plunge tubs as the project was on-going. Working with the owner on calculating projections for a business and space that has very few precedents in the United States presented some fun on the fly adjustments to the project.

There is a connected outdoor courtyard that will be used for strategic programming (yoga and workout classes) and future cold plunge and saunas.

Services Provided

Branding Package
Programming
Architecture
Interior Design
Construction Administration

Client / Agency

BASK Detroit, LLC

Date of Completion

February 2025

Address

81 Erskine St.
Detroit, MI 48201

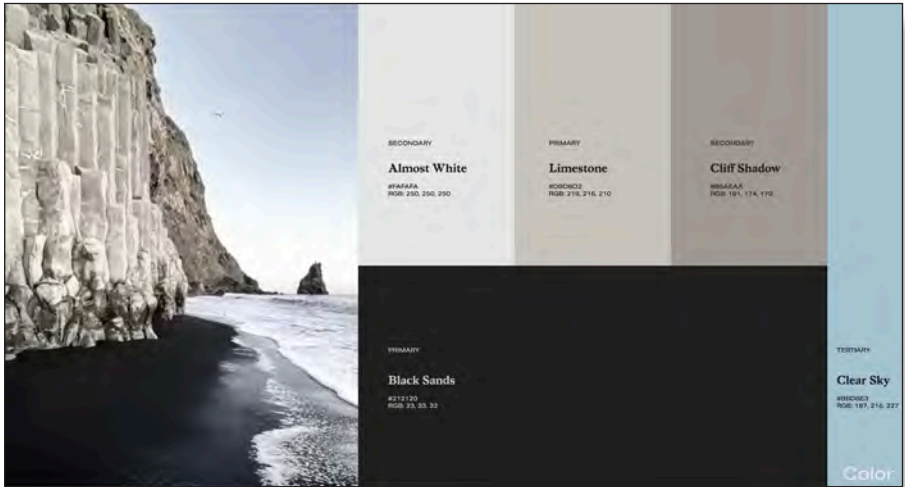
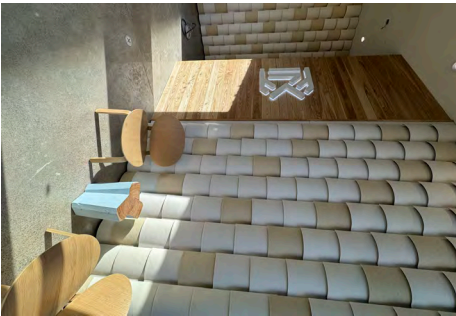
Budget

Not Disclosed

Contact

Brian Falther, Owner /
Founder
Cell - (330)-310-3230

BASK Detroit is nearly complete, opening to the public February 2025





Markle Branch Library

This project made a significant impact for a small rural community when the Huntington Public Library System expanded their services into the community of Markle, IN. The project was an opportunity to set an example of refined design while being sensitive to the surrounding neighborhood.

During design input meetings, the excitement from the community for this new library in their town was apparent as the community expressed their desire to have this library represent their identity. Our team addressed this by paying close attention to the scale and form of the surrounding buildings, using metal siding that would not only be budget conscious, but also mirror existing structures, and by introducing wood that related to the timber industry – a strong part of the town's history. The design intentionally aimed to be constructed by local trades. A carpentry crew fabricated all timber and framing on site.

The strategic use of glass provides daylighting within the library, and allows views into the building from the neighborhood. Respecting the context in these ways created opportunities to introduce a modern approach to the overall design that was open and inviting. The open concept carries into the interior of the space, making the overall building feel larger than it actually is. Flexible and movable furniture, with low-height shelving, also contributes to the open feel of the interior design. The library also includes a semi-private patio, with additional outdoor seating and reading area, sheltered by an lpe trellis. The project followed the most important aspects of sustainable design. It is nearly 100% naturally day-lit, 75% of glazing faces north, R-40 insulation is provided in the walls and roof, and high-efficiency building systems including all LED lighting.

Services Provided

Community Engagement
Programming
Architecture
Interior Design

Client / Agency

Huntington City-Township
Public Library

Date of Completion

April 2017

Address

155 W. Sparks St.
Markle, IN 46770

Awards

2017 – Architectural
Institute of America (AIA)
Indiana – Design Award

2017 – International
Interior Design
Association (IIDA) Indiana
– Design Award

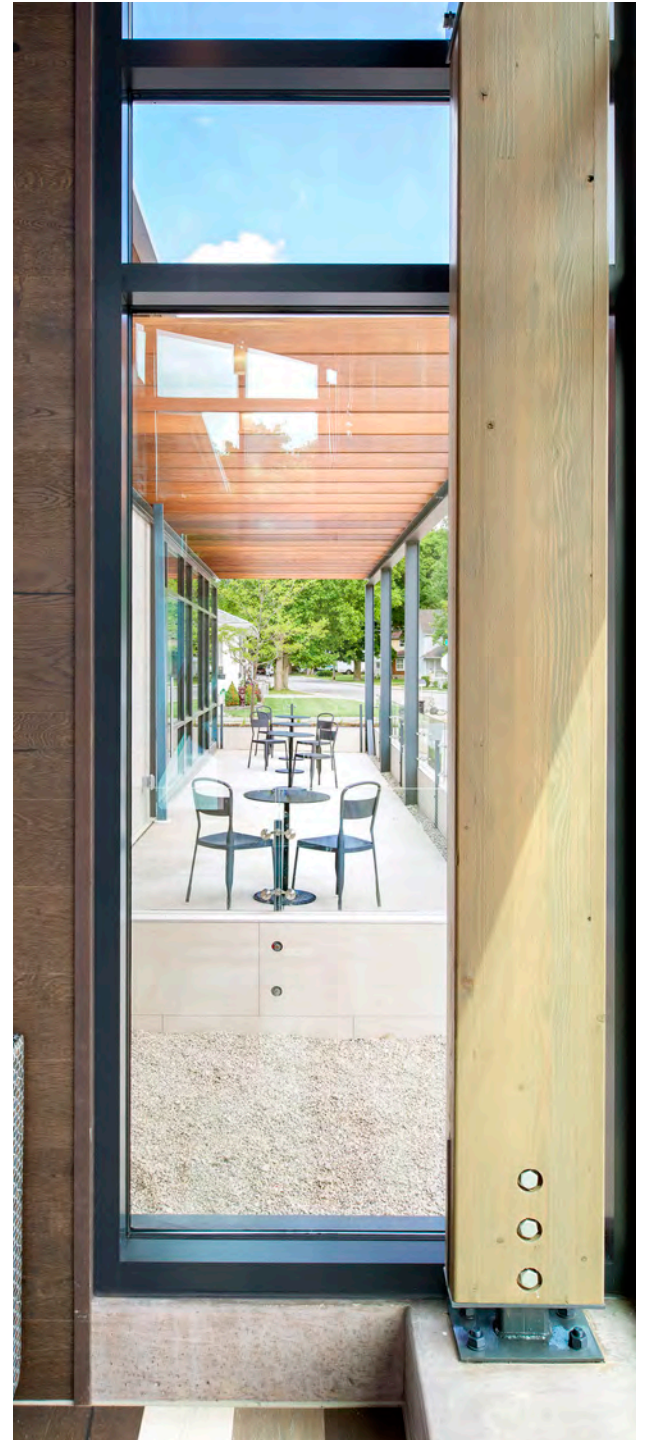
Client Contact

Beka Lemons - Director
P. (260) 356-0824
E. rlemons@huntingtonpub.lib.in.us

Cost

Approx \$1.5M

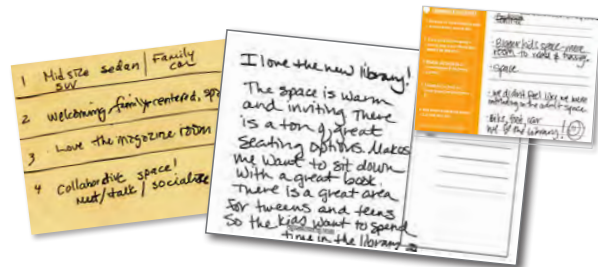




Integrating Community Engagement

Faber Design Co. has extensive experience with integrating community engagement feedback into design solutions that build consensus. Gathering community input is a regular part of what we do. We understand that your team has carried out a great deal of community input, and we understand that projects like this one for the Lumber Yard at Paint Creek will involve translating that previous community input into a cohesive design that excites the community and fosters a sense of ownership.

We will incorporate this previously collected information from the outset with a commitment to inclusivity and democracy in the design process. By listening to the voices of various stakeholders – from residents and local organizations – we gain valuable insights into the diverse needs and preferences of the community. This helps us create a spaces that reflect the unique identity and values of the community. We've experienced great reward in collaborating with our clients on how to best achieve their vision.



Youth Boxing Gym & Academic Program

Our design team worked with Detroit's Downtown Boxing Gym to study upgrades to their facility, a non-for-profit academic and athletic program that currently serves more than 150 students between the ages of 8 and 18. Our initial engagement sessions helped our design team understand the specific considerations needed to harmonize an athletic facility with a tutoring/teaching/study space. We held multiple sessions with the students to understand what they would want the personality of the space to be like.

Digital Platforms

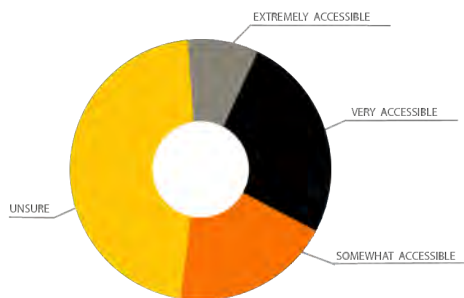
Digital platforms can also be utilized to ensure that input from all users is considered throughout the process. Our team has created online surveys that can be distributed via email and/or social media. An example of this resource is shown below.

3. Please rate the following services provided by the library.

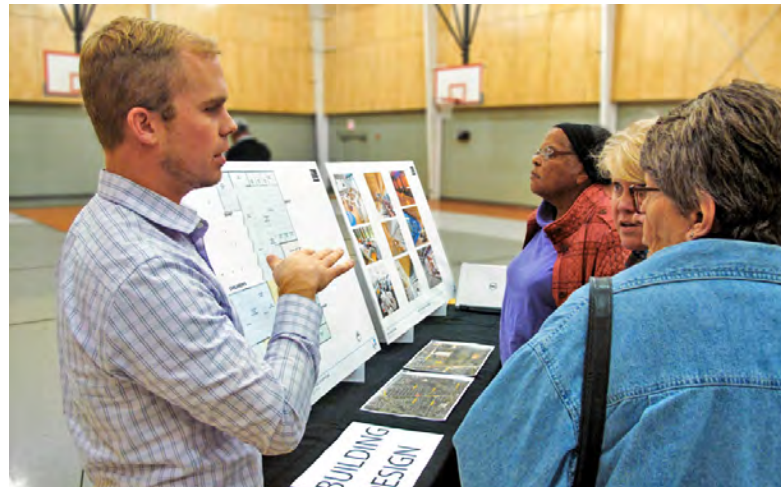
	Satisfied	Good	Fair	Poor	Don't know/No opinion
Adult Collection (Books, DVDs, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Children's Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Children's Programming (Story Time, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Meeting Rooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Teen Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Staff Helpfulness and Availability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Computers (Location and Availability)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Restrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking (Location and Availability)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall, how would you rate the library?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Express your feedback (Optional)

TO THE BEST OF YOUR KNOWLEDGE, HOW ACCESSIBLE ARE THE LIBRARY & ITS SERVICES FOR PERSONS WITH DISABILITIES?



These results can then be leveraged into graphs that help leadership use the data to make decisions.



Project Influence

At the Amos Public Library in Sidney Ohio, we learned that the waterways in the region are an important fabric of the community, which lead to the inspiration of the custom designed children's' feature pictured to the left.

These insights often go beyond custom measures that allow us to forgo prefabricated solutions in favor of personalized touches. In the case of the Indianapolis Public Library, we were reminded that building a library in an under served community meant addressing unique needs to ensure the facility itself was accessible. Sidewalks and site work were implemented and efforts were taken to connect the library to a bike path and a nearby bus stop to make sure the branch was accessible to those with transportation obstacles.

At the Ypsilanti District Library in Michigan, community input sessions helped prioritize the facility needs between different branches. We learned that it was not uncommon for patrons to travel to a branch further from their home when they needed a more quiet work environment. That knowledge allowed us to understand where sound privacy should fall on the list of priorities.

Financial Statement

Faber Design Co.

Faber Design Co. has held our accounts and a credit line at Lake Trust of Brighton, MI since 2021. Our current liquid accounts can provide three months of payroll, and our credit line accounts can provide three+ months of payroll financing, if needed. We currently do not have any debt or financing at this time. We also maintain all necessary professional liability insurances to meet any projects needs.

krM Architecture

krM Architecture certifies that as of February 10, 2025, the firm is in sound financial standing. We have consistently demonstrated financial stability, with no outstanding liabilities that could affect our ability to operate effectively. Our financial records have been regularly updated and audited, ensuring accuracy and transparency in all transactions.

We have met all of our financial obligations in a timely and responsible manner, including payments to suppliers, employees, and regulatory authorities. Additionally, our current assets exceed our liabilities, reflecting a strong balance sheet and continued growth potential. Our firm's financial practices align with industry standards, and we maintain adequate cash flow to support ongoing projects and operations. We have also implemented prudent financial management strategies to mitigate any risks and ensure long-term sustainability.



Concept Sketch of McIntyre Bridal Suite