

LUMBER YARD AT PAINT CREEK

OAKLAND COUNTY PLACEMAKING & PUBLIC SPACES PROGRAM

STATUS REPORT NO. 2

Reporting Period: January 1, 2025 - March 31, 2025

County Grant Expenditures	\$0.00
Local / DDA Expenditures	\$102,026.61
Total Project Expenditures	\$102,026.61
County Grant Award	\$595,823.00

PROJECT STATUS AND PROGRESS

During the first quarter of 2025, the Lumber Yard remained in the initial clean-up, deconstruction and site-preparation phase, with substantial progress made in clearing the property and protecting the historic structures intended for adaptive reuse. The work continued the hazardous-material management, salvage and demolition effort begun in late 2024 and moved the site toward the design, engineering and construction phases of the public-space project.

January work included continued preservation and protection of salvageable structures and materials, security fencing, and construction services associated with the original Lumber Yard buildings. The contemporaneous January progress report documents asbestos removal and lawful disposal, disposal of approximately 900 containers of paint, stain and other waste products, salvage of historic siding and other reusable materials, and approved work to weather-protect and structurally stabilize the original office building. The Board also approved security fencing and additional deconstruction and preservation work as site conditions were identified.

By February, demolition and site clean-out were actively progressing after weather and hazardous-material disposal delayed the original start. The demolition contractor continued Phase 1 demolition and debris removal, while the DDA simultaneously issued a formal Request for Proposals for architectural services for the Main Barn, Supply Canopy and Coal Office. Site engineering, access, utilities, infrastructure, roofing and private-partner development were identified as the next major planning and implementation steps.

EXPENDITURES DURING THE REPORTING PERIOD

Project expenditures during the quarter totaled \$102,026.61, all of which were funded from DDA/local project resources during this reporting period. The expenditures principally supported demolition and debris removal, construction and preservation services, site security fencing, and incidental project costs. No County grant-account expenditures were recorded in the DDA's County grant expenditure worksheet during this quarter. The absence of a County-funded charge during the quarter does not reflect inactivity; rather, substantial local resources were being deployed to advance the same County-approved Lumber Yard project.

The largest expenditures were associated with the demolition and site-cleanout phase, including the Board-approved demolition contract and final initial debris-removal work. Other expenditures supported security fencing and preservation/construction services needed to stabilize and protect structures that were being retained for adaptive reuse. These activities are consistent with the approved Project Budget categories for demolition, site improvements and construction/structure work.

OBSTACLES, RESPONSE AND NEXT STEPS

Weather and the sequencing of hazardous-material disposal delayed the planned start of above-grade demolition. Once those conditions were addressed, demolition and debris removal proceeded. Site investigation also revealed previously filled areas associated with the historic rail/coal operation and remnants of earlier foundations, reinforcing the need to coordinate demolition, engineering and future site design as field conditions became known.

The next phase focused on completing demolition and site security, advancing site engineering and architectural services, developing access and utility plans, preparing for roofing and structural rehabilitation of retained buildings, and moving the project toward formal site-plan review and construction design.

PUBLIC AWARENESS AND DOCUMENTATION

The DDA continued documenting the Lumber Yard transformation through Board progress reports and project photographs. The January and February 2025 reports provide contemporaneous descriptions and photographic documentation of the clean-up, environmental work, demolition, salvage and site conditions. These materials, together with the expenditure schedule and payment records, support the work reported for this quarter.

ATTACHMENTS

Attachment A - Documentation of Expenditures, Status Report No. 2

Attachment B - January 2025 Lumber Yard Progress Report / photographs

Attachment C - February 2025 Lumber Yard Progress Report / photographs

Attachment D - Supporting payment records maintained by the DDA