



LUMBER YARD at PAINT CREEK

PROGRESS REPORT

PHASE 2 – CONCEPT

Report to the Board

For the Period 6/15/25 – 7/15/25

July 15, 2025 @ 6:30pm

By: Matthew Gibb, Executive Director



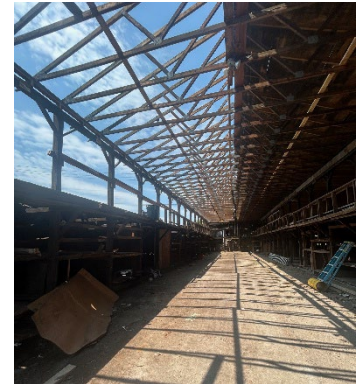
The project is nearing completion of the initial re-construction and repair work necessary to support the roofing and foundational repairs being coordinated with inspection and oversight. The structural repair work is focused on the south and west walls of the main barn, awaiting delivery of steel for roofing. This report outlines what has been done in the immediately prior work period and concludes with next steps. **FIND MORE PHOTOS AND INFORMATION ON THE DDA WEBSITE**

MAIN BARN

The best way to explain the progress on the main barn is to simply itemize it in general terms as even the day to day decisions would be a significant report. So, here's the summary line items:

- The main barn is now principally empty of debris. We filled seven (7) more 30 yard dumpsters, and likely could fill one final load to complete the debris removal.
- The north facing roof has been re-paired and re-structured with new joist and truss work. It is sheeted and ready for metal roofing. The north wall was repaired to handle the new load, and the interior wall between the annex and the main room has been repaired with beam and bracing as recommended by the building official.
- Footing repairs are ongoing and there are new 42" poured footing supports on multiple corner and post locations. This is identical to what was decided for the north annex wall.
- The base plate on the south wall is replaced, and splicing against original material is being used to re-build the framing of the interior walls to allow for the use of original material on the exterior siding.

- The south roof, outside of the balloon truss system is being rebuilt in the same fashion as the north. Expect a material change order for the additional lumber, which was anticipated.
- There are three garage door openings being framed as part of the south wall repairs, this allows for the rationing of exterior/salvage siding material and enhances the structural integrity of the wall to accept the standing seam roof. All re-framing is being done as repair work or historic code.



SALVAGE MATERIAL

Materials Salvaged throughout the site are being re-applied as appropriate to the historic preservation and the design plan of the public space grant from Oakland County. In the case of the Supply Shed, which will be the trail head main feature, salvaged 1" wood was patched as the ceiling and support for the final repairs of the structure.



ORIGINAL OFFICE

The roofing repairs are completed and awaiting the siding installation to finish the coping and cap. Primed siding was chosen to expedite getting the exterior repairs done. Siding is going on as this report is being written.



SITE PLAN DEVELOPMENT

The long-awaited topographical survey is almost done. This will allow us to move towards site engineering and placement of public space amenities and structure development.

A version of the preliminary plan is on the DDA website

<https://downtownlakeorion.org/wp-content/uploads/2025/07/TOPOBASE-200164-TOPO-2025-07-08.pdf>

Board Decision Points

- Sourcing and process for taxable retail structure development
- Concept and sourcing for concession, storage and restroom facilities
- Public space design and landscaping
- Access

NEXT STEPS FOR THE NEXT MONTH

1. Complete the exterior repairs and siding of the front retail building. Get this under letter of intent for possible user and move into tenant improvement discussion.
2. Decide and start design and plan development for prefabricated retail use(s)
3. Electricity and Water. Need to define taps, power drops, transformer needs, and fixture design/quantities.
4. Procurement of walkway and rail elements of public space amenities and surface preparation.
5. Finish preliminary site plan, based on floor plan design decisions.
6. Complete all change orders necessary for the structural repairs under the initial first phase of approvals for the main barn. Get the roof on the barn. Start interior design work and needed architectural effort, including load calculations and power.
7. Start the fixture procurement process, using the experts brought in by the director from Madison Electric.
8. Deal with the invasive species problem in site design and contract for remediation.
9. DTE, CONSUMERS, VILLAGE DPW