

Lumber Yard at Paint Creek

A DOWNTOWN LAKE ORION GATEWAY PROJECT



PLANNING • INTERIOR ARCHITECTURE • DESIGN

PROPOSAL FOR ARCHITECTURAL & DESIGN SERVICES

08/25/2025



Mr. Matt Gibb
Executive Director
Lumber Yard at Paint Creek
Lake Orion, Michigan

August 25, 2025
Proposal for Architectural & Design Services
Lumber Yard at Paint Creek
Lake Orion, Michigan

Dear Matt,

Davis & Davis is pleased to submit this proposal for Architectural & Design Services for the property located at the historic Lake Orion Lumber Yard, in Lake Orion, Michigan. We have put together the following proposal for Architectural & Design scope based on the information provided.

If you have any questions about the information provided, we ask you to reach out to us. Discussion is always welcome. We are passionate and committed to providing the highest level of customer service, professionalism, and creativity.

Thank you,

Howard Davis
Founding Partner

Jamie Jordan, Assoc. AIA, NCIDQ
Partner & Chief Executive Officer



Creating Exceptional Spaces to Elevate the Human Experience
Women Owned Business, third-party certification pending



Proposed Project Description

The following proposal is intended for the requested Architectural and Design Services for the property located at the historic Lake Orion Lumber Yard site in Lake Orion, Michigan. The scope of services will include a discovery of base-building conditions, field review of the structures in place, and as-built drawings for use in future phases of the project.

Scope of Services

Davis & Davis will attend a site tour with the client and/or its representatives to evaluate the existing site.

Upon review, Davis & Davis will schedule two-to-three members of our team to perform an onsite field review of the existing conditions, including but not limited to: the foundation, the perimeter walls, the structural members, the ceiling heights, openings, adjacent site elements in place, etc.

All measurements will be per BOMA standards.

Upon field review completion, the existing conditions will be drafted and transferred to digital drawings and files via AutoCAD, and subsequently turned into PDFs for delivery of as-built drawings to the client.



Proposed Fees

Lumber Yard at Paint Creek, Lake Orion, MI	
<i>Field Review & As-built Records</i>	
	\$24,500 FLAT RATE
TOTAL	
	\$24,500

Hourly services for work outside of scope will be tracked and billed \$150/hr. Prior notification and approval will be required for any hourly services.

Thank you for the opportunity to provide the above outlined proposal for Architectural & Design Services. We appreciate being considered!

To approve, please sign and return a copy of this proposal at your convenience.

Thank you,

Howard Davis
Founding Partner

Jamie Jordan, Assoc. AIA, NCIDQ
Partner & Chief Executive Officer



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(Approvals)

Signed

Approved by

Date

General Terms & Conditions

ADDITIONAL SERVICES

Not generally included in the proposed project scope of work.

Fees to be provided based on established project parameters, upon request.

- Space Planning
- Demising Options for Multi-tenant floors
- Conceptual Design
- Schematic Design
- Design Development
- Construction Drawings
- Bid Drawings
- Permit Drawings
- Electrical / Mechanical Engineering Services & Coordination
- Acoustical Engineering Services & Coordination
- Specialty Equipment Engineering Services & Coordination
- Structural Engineering Services
- Civil Engineering Services
- Security Vendor Coordination
- Network Vendor Coordination
- Health Department Documentation & Coordination (where applicable)
- Construction Phasing Plans
- Evacuation & Wayfinding Plans
- As-built and Record Drawings (CAD/PDF/Hardcopy)

REIMBURSABLE EXPENSES:

- Reproduction costs for 24"x36" plans: \$6/sheet
- Municipality Permit Review Fee

BILLING AND PAYMENT:

Projects are generally billed on a phased, monthly progress basis. Terms are net 30.

CONDITIONS:

It is recognized that Architects and Designers do not have control over the cost of labor, material, or equipment, the Owner's methods of determining construction prices, or over competitive bidding. Accordingly, we cannot warrant or represent that bids, or negotiated prices, will not vary from preliminary cost estimates or evaluations. All pricing for construction activities is to be provided by a qualified Construction Manager, General Contractor, and/or relevant project vendors.

SECTION 4: FEE PROPOSAL

Minimus

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.

NUTURE

Deliverables & Proposal Breakdown

The Nurture team presents a comprehensive statement of fees, structured to align with DDA's requested scope of services. The fee table below captures our current understanding of the scope as outlined in the RFP; we welcome the opportunity to negotiate fees as needed to best align with the Client's expectations. Additionally, Nurture's hourly rates are listed below.

FEES BY PHASE			
Design Services		Fees	
Schematic Design		\$	73,300.00
Design Development		\$	55,500.70
Construction Documents		\$	74,701.30
Bid / Permit		\$	46,000.00
Total		\$	249,502.00
Reimbursable Consultants		Fees	
Survey (Topographic)	Alpine Engineering	\$	14,000.00
3D Laser Scan	GPRS	\$	13,100.00
Reimbursables		Fees	
Travel/Reproductions		\$	1,500.00

FEES BY STRUCTURE			
Design Services		Fees	
Main Barn		\$	117,933.68
Supply Canopy		\$	42,283.94
Coal House		\$	89,284.38
Total		\$	249,502.00
Reimbursable Consultants		Fees	
Survey (Topographic)	Alpine Engineering	\$	14,000.00
3D Laser Scan	GPRS	\$	13,100.00
Reimbursables		Fees	
Travel/Reproductions		\$	1,500.00

Position	Rate per hour
Principal	\$265.00
Senior Associate	\$200.00
Associate	\$175.00
Junior Associate	\$150.00
Administration	\$135.00

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	—————	\$138,750
(7.5% OF ESTIMATED CONSTRUCTION COST)		+

MEP ENGINEERING FEES	—————	\$15,000
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TOTAL DESIGN + ENGINEERING FEES	—————	\$153,750
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***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.