



LUMBERYARD at PAINT CREEK

PROGRESS REPORT

PHASE 3 – FINAL PLAN DEV

Report to the Board

For the Period 2/17/26 – 3/17/2026

March 17, 2026 @ 6:30pm

By: Matthew Gibb, Executive Director



The project was presented for Planned Unit Development Eligibility and Preliminary Plan Approval at the Village of Lake Orion:

Planning Commission March 2, 2026: The planning commission recommended approval of the “PUD Eligibility” for the project. They would not consider any preliminary plan, concept or other approval guiding the final plan development. there were many comments made by commissioners that are indicative of where we are at and Members are encouraged to review that meeting

Village Council March 9, 2026: the Board took no action as only four(4) of the seven(7) members of the Council were in attendance. Comments were made that indicate that no one on council has ever reviewed any of the reports made to the DDA Board. There appeared a lack of knowledge about the content of the Village Council filed MSOC grant, thew approved bond funding, and other aspects of the project. Council indicated that they “haven’t seen any work having been completed on the site or in plan preparation”. That was disappointing.

Since last report, the Executive Director has facilitated the completion of the Traffic Impact Analysis, coordinated MDOT reviews of on grade flow, sought painter advice on historic elements, updated all commercial partners, filed DTE work orders for service planning and met with DTE on site for preliminary power planning, and met with the current architecture firms for floor plna d elevation quote(s).

THREE ISSUES THAT NEED DIRECTION:

1. **PLANNED UNIT DEVELOPMENT.** This was the planning technique recommended by the Village Planner, who has recently been replaced in staffing by the contracted planning firm. Using a PUD allows the project to codify deviations and definition of the public areas, required under our MSOC grant, so that both the Village and DDA can have language that preserves how the site would be operated and monitored. This is really the best approach for both sides, and a indication of how the DDA, as a sub-unit of the Village, can bring this project to final plan and MDOT permitted access and storm water control. As the Village Council failed to take action on the first step, this office is unsure as to whether the public space, trailhead and parking elements of the project will be approved by the governing bodies of the Village. If rejected, what does that mean?
 - a. The DDA can still do much of what it has planned, it will just take a different route. Instead of a collaborative PUD, where the Village and DDA bring together language and plan together, the DDA would seek to divide the property into smaller development sites, submitting plans as appropriate and isolating the public spaces elements to try and save the grant.
 - b. If the governing bodies of the Village say “no” to the plan underlying the MSOC public spaces grant that was openly approved more than 20 months ago, the DDA will need to separate those elements and seek to implement the terms through an approach that seeks re-purposing of existing structures. That would likely run afoul of the schedule of regulations, so variances might be sought, or a contract re-zone. While unlikely to be needed, the last resort would be superintending control.
 - c. Let’s wait and see but move smartly towards additional final plan development.

2. **REQUEST FOR PROPOSALS – ELECTRICAL CONTRACTOR.** This office issued an RFP seeking a General Electrical Contractor to take over the preliminary plan development for service planning and power location. A site walk was conducted on March 4, 2026 where three firms participated. Two (2) RFP packets were received at the Village hall on March 12, 2026, the bid sheet and the submitted proposals are attached. A third proposal was submitted on the day of the response deadline, but after the noon set time. This third response was submitted blind to the other proposals as the meeting to open was neither broadcast, nor attended by anyone submitting on this RFP. What is being sought here?
 - a. The project needs power, regardless of any plan approach or approval. DTE is in a very cooperative position, and the timing would be to start power location for the “EXISTING” structures as soon as weather breaks and plans can be approved by DTE service. The RFP responses present a unique situation under our procurement policy as the amounts to complete service planning and develop a placement plan are under our established limits requiring published and vetted bids.
 - b. As the DDA did in receipt of bids for demolition, it considered the three or more independently secured quotes for a specific services as quotes, weighed the applicability of the project need, and decided on a recommendation.

3. FLOOR PLANS and ELEVATIONS. Unless the Village returns to the planning approach recommended, and followed, from the prior consultant representative, the DDA will need to develop a formal/final site plan, without any assurance of use, schedule or locational aspects of the site (this includes the risk factor of a denial of the grant purpose). That's fine, but more expensive. A necessary burden in the absence of doing this as a more collaborative project. This office now believes that such collaboration is not forthcoming, so recommends expediting the more traditional and costly approach as the clock is now becoming larger in the window. So, how do we move this forward?
 - a. The DDA takes the risk position that its plan will get approved, and build out the base documentation that must accompany the supplemented applications. This office obtained quotes from the architect to start this work, it is necessary to decide as to how the DDA wants to proceed with move this from the "As Built" plans they have completed for us to the semi-binding floor plans needed for review as if this was a developer presented project from out of state.
 - b. Following the Council postponement and public comment, a meeting was held with officials from the village where it was determined that the project would need to follow a private development submission path, and not as a cooperative public investment and plan. That's fine, it just changes the timing, budget and cost.

RECOMMENDATION

1. Determine the RFP responses as quotes, include the late response, and authorize the Executive Director to negotiate a contract to commence and complete DTE service plan development, at the terms and costs in the proposal of Triple R.
2. Approve quotes from Davis & Davis, granting the Executive Director the authority to modify those quotes with the assistance of the DDA site engineer PEA Group to timely procure base floor plans and elevations necessary to satisfy the submittal requirements of the ordinance.

ALTERNATIVE

1. Wait for the Village Council action on March 23, 2026
2. Re-bid or quote all services.

IncomePower

24779 Crestview Court
 Farmington Hills, MI 48335
customerservice@incomepowerinc.com



Billing Address
Village of Lake Orion 215 S Broadway St Lake Orion, MI, USA

ESTIMATE #	DATE
24	3/11/2026

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Project Description			
Lumber Yard at Paint Creek 215 S Broadway St, Lake Orion, MI, USA gibb@downtownlakeorion.org			
Scope of Work			
1. Review DTE preliminary service direction and planning materials. 2. Participate in coordination meetings with DDA and DTE. 3. Develop: <ul style="list-style-type: none"> o Preliminary One-Line Diagram o Campus-level electrical distribution layout o Feeder routing plan o Panel location strategy o Phasing plan 4. Refine load calculations specific to Phase 1. 5. Confirm voltage class, transformer configuration, and routing per DTE direction. 6. Identify trenching strategy, conduit routing, and site coordination constraints. 7. Provide: <ul style="list-style-type: none"> o Basis of Design Narrative o Updated load summary o Preliminary equipment schedules o Line/trench or other base drawings supporting the narrative 8. Provide cost modeling for: <ul style="list-style-type: none"> o Service installation o Transformer pad (if required) o Main distribution equipment o Underground distribution o Vendor stall circuits o Site lighting o Future phase stub-outs 9. Provide value engineering options. 10. Provide documentation sufficient to define scope for GMP negotiation.	1	43,000.00	43,000.00
Exclusions			

<ul style="list-style-type: none"> • Construction administration • Field inspection services • Commissioning services • Tenant interior electrical design • Electrical design for future development phases beyond infrastructure planning 			
			-
Clarifications			
Estimate Valid for 30 Days			
Payment Terms [Invoice due N30]			
25% Due at Signing			
25% Concept Design			
25% Design Development			
25% Design Completed			

Thank you for your business!

SUBTOTAL 43,000.00

Contact IncomePower to pay.

TOTAL \$ 43,000.00

Accepted By _____

Date _____

If you have any questions about this estimate, please contact
customerservice@incomepowerinc.com

Income Power - Contract Terms & Conditions

These Terms and Conditions (“Agreement”) govern all services rendered (“Work”), which Work may include both provision of services by Income Power Inc. (“INP”) to the customer (“Owner”) (“Services”) and/or delivery or procurement of materials equipment and/or other items (collectively “Goods”) . By issuing a purchase order, accepting a proposal, or allowing INP to commence Work, Owner agrees to these terms and any other terms or conditions are expressly rejected and not incorporated into any agreement governing the Work, unless parties enter into a master services agreement.

- 1. Scope of Work:** INP shall undertake, perform, provide, and complete all Work and provide all labor, equipment, materials, and deliverables as more specifically described in the applicable proposal, master services agreement, or purchase order. Goods sold to Owner as part of the Work performed by INP are ancillary to the primary purpose of this Agreement.
- 2. Delivery & Performance:** All delivery and performance dates are estimates. INP is not liable for delays due to material shortages, permitting issues, jobsite access, weather, or any cause beyond INP’s reasonable control. Work will be performed at the project site or another agreed location. If the applicable proposal, purchase order, or master services agreement includes the purchase of goods, Owner will be responsible for all freight and shipping costs.
- 3. Title & Risk of Loss:** The risk of loss for Work passes to Owner upon completion of Work. For goods, title and risk of loss pass to Owner upon delivery to the carrier. If INP is acting as carrier or delivering materials to the applicable job site, title and risk of loss pass to Owner upon commencement of transport.
- 4. Inspection & Acceptance:** Owner shall inspect Work upon delivery or completion. Claims for defects or nonconformance must be submitted in writing within five (5) business days. As Owner’s sole and exclusive remedy for such claims, and as full satisfaction for such claims, for goods, INP may repair, replace, or credit defective items at its discretion. For Work, INP will promptly correct nonconforming work.
- 5. Pricing & Taxes:** Prices are as set forth in the applicable proposal or invoice. Unless otherwise stated, prices exclude all sales, use, exercise, or similar taxes, which shall be borne by Owner.
- 6. Payment Terms:** Payment terms shall be as stated on the applicable Estimate or Quotation. If no payment terms are stated, the default requirement shall be Payment in Advance of Work. Progress payments may be invoiced monthly for project work based on percentage of completion. Invoices not paid within thirty (30) days of the due date shall incur a late fee of three percent (3%) of the outstanding balance. An additional three percent (3%) late fee shall be applied to amounts remaining unpaid sixty (60) days past the due date. Accounts unpaid ninety (90) days past due may be referred to collections, and Owner shall be responsible for all associated collection costs and attorneys’ fees. In the event of any payment dispute regarding any invoice, Owner shall, before filing any claim, pay any sums not subject to dispute. Any such dispute must be submitted to INP, in writing, before the earliest of: (a) 45 days following acceptance of the Goods or performance of the Services, (b) fifteen days following receipt of an invoice, or (c) submission of any portion of payment indicated on an invoice. With regard to any payment of any invoice, time shall be of the essence.
- 7. Warranties: (A) Work:** INP warrants that all work will be performed in a good and workmanlike manner consistent with industry standards for a period of one (1) year from completion. **(B) Goods:** Limited to the manufacturer’s warranty, if any, and INP shall, to the greatest extent permitted by law or the terms of such applicable warranty, if any, assign any manufacturer’s warranty to Owner. Except as stated above, INP makes no other express or implied warranties, including without limitation, any implied warranties of fitness for any purpose, noninfringement, or merchantability.
- 8. Limitation of Liability:** INP’s liability shall not exceed the contract price for the Work giving rise to the claim. INP shall not be liable for punitive, consequential, incidental, or special damages, including loss of profits or project delays.
- 9. Compliance with Laws & Licensing:** INP will perform Work in compliance with all applicable federal, state, and local laws, codes, and regulations, including licensing requirements in Michigan, Texas, and any other jurisdiction where Work is performed. Owner shall cooperate with INP in securing all necessary permits and provide INP with required site access and utilities.
- 10. Indemnification:** To the fullest extent permitted by law, Owner shall indemnify, defend, and hold harmless INP, its employees, subcontractors, and suppliers from and against all claims, damages, and expenses (including attorneys fees) arising from any cause related to, arising from, or connected to performance of the Agreement, including (without limitation) Owner’s negligence, breach of contract, or failure to provide a safe worksite.
- 11. Lien Rights.** This Agreement, once accepted by Owner shall constitute a security agreement, and INP shall have a security interest on all Goods, regardless of whether same has become annexed or attached to realty. INP shall have a lien on all such Goods and is hereby authorized to file a UCC Financing Statement evidencing such lien among the records of the applicable recording office.

In the event of a default under this Agreement, INP shall have to right to pursue any remedies available at law including, but not limited to the right to file a construction lien, mechanic's lien, or the like against the property upon which the Work is performed, in accordance with applicable law.

12. Termination: Either party may terminate for cause upon written notice if the other materially breaches this Agreement and fails to cure within fifteen (15) days. INP may terminate immediately for nonpayment, unsafe working conditions, or Owner insolvency.

13. Force Majeure: Except for payment obligations, neither party shall be liable for delays or failure to perform due to causes beyond their reasonable control, including acts of God, labor disputes, supply chain disruptions, or governmental actions.

14. Confidentiality: All pricing, technical information, and project details provided by INP are confidential and may not be disclosed without INP's written consent.

15. Governing Law & Venue: This Agreement shall be governed by the laws of the State of Michigan without regard to conflicts of laws. Any dispute shall be brought in the state or federal courts located in Michigan, unless the project is in Texas, in which case venue shall be in Texas courts. Notwithstanding the foregoing, all matters involving liens on Goods or Real Property shall be governed by the jurisdiction in which such collateral is located. Prior to filing any claim in any such court, Owner shall submit to mediation, at its own sole cost and expense, before a mediator reasonably selected by INP, and held in the state of Michigan, at a location selected by INP. In the event that it is the prevailing party in any litigation, INP shall be entitled to recover its actual, out of pocket attorneys fees and legal costs in pursuing, defending, investigating, and otherwise engaging in such litigation. Owner agrees that it shall provide notice to INP of any claim against INP arising out of, related to, or connected with (regardless of whether such claim sounds in contract, tort, or otherwise) within sixty (60) days of the date such claim accrued, and pursue its available remedies hereunder within sixty (60) days thereafter, and otherwise such claim shall be irrevocably extinguished.

16. Prime Contract Adherence: INP is not held to the terms of any Prime Contract unless the Prime Contract is incorporated by reference into the subcontract and agreed upon in writing by an INP representative.

17. Entire Agreement: This Agreement, together with any incorporated proposals, change orders purchase orders, or master services agreements constitutes the entire agreement between the parties, and supersedes any prior understandings or agreements. To the extent there is a conflict between this Agreement and the master services agreement, the master services agreement governs.

2026

LODDIA - 26-0010

LUMBER YARD - ELECTRICAL CONTRACTOR

March 12, 2026

Open Bids
 When: conference room
 Where: 21 E. Church St. Lake Orion, MI 48362, USA
 Who: Sonia Stout

Name	Date/Time	REQUESTED		proper format	notes	
		BASE BID	ALTERNATE BID			
1) State electric company	March 12, 2026				Electronic (H) Hard copy (H)	insurance attached
2) income power	March 12, 2026	20,000 - lump sum	43,000 - lump sum		Electronic (H) Hard copy (H)	@ walk thru; unit table Detailed cost/installation
3)						
4)						
5)						
6)						
7)						
7)						
Date Opened: March 12, 2026 1:01pm		Present (6:00) Sonia Stout John Paquinato		Signature	Signature	
Opened: 1:01pm				Signature	Sonia Stout	m-6:46



15045 Dixie Hwy Suite A • Holly, MI 48442 • Phone: 8669768890

Attn: Clerk
Phone: (248) 693-9742

21. E Church Street
Lake Orion, MI 48362

Job Address:
215 S. Broadway Street
Lake Orion, MI 48362

Print Date: 3-12-2026

Proposal for 300 - Lake Orion Lumber Yard

Lake Orion Lumber Yard at Paint Creek Design Assist + Negotiated GMP - Phase 1 Core Infrastructure

215 S. Broadway Street, Lake Orion, MI

State Electric Company is to provide Phase 1 Lump Sum Pricing.

Scope of Work is as follows:

Provide Phase 1 Design-Assist - as listed below:

1. Review DTE preliminary service direction and planning materials.
2. Participate in coordination meetings with DDA and DTE.
3. Develop:
 - Preliminary One-Line Diagram
 - Campus-level electrical distribution layout
 - Feeder routing plan
 - Panel location strategy
 - Phasing plan
4. Refine load calculations specific to Phase 1.
5. Confirm voltage class, transformer configuration, and routing per DTE direction.
6. Identify trenching strategy, conduit routing, and site coordination constraints.
7. Provide:
 - Basis of Design Narrative
 - Updated load summary
 - Preliminary equipment schedules
 - Line/trench or other base drawings supporting the narrative
8. Provide cost modeling for:
 - Service installation
 - Transformer pad (if required)
 - Main distribution equipment
 - Underground distribution
 - Vendor stall circuits
 - Site lighting

- Future phase stub-outs

9. Provide value engineering options.

10. Provide documentation sufficient to define scope for GMP negotiation.

Contractor Fee Percentage is 15% on labor provided and 15% on materials provided, plus MI sales tax.

All of State Electric Company's field employees are licensed electricians, including: (3) Master Electrician, (10) Journeyman Electrician, (20) Apprentice Electrician.

Our office staff also includes (1) Electrical Engineer/State of Michigan Engineering PE, and (10) full-time staff employees from Estimators, Project Managers, Accounting, HR, etc.

Digital copy of this proposal as well as relevant experience, timeline, etc. to be sent through email to the DDA.

Items	Description	Price
Design-Assist Lump Sum		\$20,000.00
Contractor Fee Percentage for GMP	Contractor Fee Percentage is 15% on all labor provided and 15% on materials provided, plus MI sales tax.	\$0.00
Electrician Hourly Rate	Electrician Hourly Rate is \$120/hr.	\$120.00
Engineering Hourly Rate	Engineering Hourly Rate is \$200/hr.	\$200.00
Unit Pricing - Trenching	\$75 per linear foot - based on new feeders for service(s).	\$75.00
Unit Pricing - Panels	\$4,000 per electrical panel - presumed 200A 120/208V 3PH.	\$4,000.00
Unit Pricing - Vendor Circuits	\$1,500 per vendor circuit - based on information given.	\$1,500.00
Unit Pricing - Lighting	\$350 per light fixture - no specification provided. IE; interior/exterior.	\$350.00
Unit Pricing - Transformer Pad	\$2,000 per Transformer Pad.	\$2,000.00

Qualifications and Notes

- Based on new electrical system.
- Permit and inspection fees.
- Price includes labor and material.
- Quote is based on drawings provided and/or specifications known at the time of bid invitation.
- It is assumed that DTE will bring in the necessary power as required - there are (2) poles on the property, both may need to be used to support the new construction.
- ACAD site/floor plans to be provided by others.

Exclusions

- Liquidated damages.
- HVAC, Fire Alarm and any LV/Data.
- Inclement weather conditions or charges
- Utility company fees or charges
- Roofing repairs or penetrations
- Unforeseen obstructions, items not known at time of quotation.
- Demolition of any items except what is called for in quotation
- Pricing is contingent upon continuous project from start to finish. Delays caused by material delivery, or disruption to mobilization due to customer cause may result in additional costs.

General Conditions

- Workman's compensation insurance
- Normal business hours of 7AM–5PM M-F
- General liability insurance
- Material as required and supplied by subcontractor
- Site supervision/Project management (trade specific)
- Coordination with owner and owner's representative
- Trade specific demolition (disposal/dumpsters by others)
- Daily housekeeping of trade specific material/debris
- Price includes tax

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:

Phase 1 Electrical – Proposed Schedule

April – June 2026

April 2026 — Design-Assist / Preconstruction

Week of April 1

- Contract execution
- Kickoff meeting with owner and DTE
- Receive preliminary DTE service planning documents

Week of April 6

- Site walkthrough and infrastructure review
- Begin load calculations for Phase 1 buildings
- Initial service configuration review

Week of April 13

- Develop **preliminary one-line diagram**
- Draft campus electrical distribution layout
- Establish feeder routing concepts

Week of April 20

- Coordinate with DTE on:
 - service voltage
 - transformer configuration
 - meter location
- Develop trenching and underground routing strategy

Week of April 27

- Prepare:
 - Basis of Design narrative
 - Preliminary equipment schedules
 - Site trench / conduit layouts

May 2026 — Design Finalization & GMP Development

Week of May 4

- Refine load calculations
- Finalize campus distribution backbone concept
- Define stub-outs for future phases

Week of May 11

- Cost modeling for:
 - primary service
 - transformer pad
 - main service equipment
 - underground distribution
 - site lighting
 - vendor stalls

Week of May 18

- Value engineering review with owner
- Submit **GMP cost breakdown**
- Owner review and negotiations

Week of May 25

- Final GMP approval
- Order long-lead equipment:
 - switchgear
 - transformers
 - lighting poles
 - panels
- Mobilization planning



State Electric Company
15045 Dixie Hwy
Ste A
Holly MI
48442

3/12/2026

Subject – Resume / Statement of Qualification / Projects performed

State Electric Company is a corporation within the State of Michigan and is fully licensed, bonded and insured to meet all clients needs and concerns. Below is a partial list of past and recent completed projects.

Vendors/MSA's

Vendor for the following companies/organizations - Kroger Grocery Stores, Meijers Grocery Stores, Sherwin Williams Paint Stores, Hobby Lobby Stores, Oakland Mall (Troy MI), Detroit Public Schools, Crittenton Hospital Medical Office Buildings, St. Joseph Mercy Hospital Medical Office Buildings, Beaumont Hospital Medical Office Buildings, American Home Shield, MEP Engineering, LCI General Contractors, Kirco Management, Dunhams Sporting Goods, EMS Field Services, DTE Energy, Consumers Energy, TESLA, Q Merit, General Motors, SunRun Solar, Future Energy, RedE Charge etc.

Projects

1. City of Marlette, MI Waste Water Treatment Plant renovation, City of Capac, MI Arsenic Removal Facility. Work consisted of complete new 480/277 service, secondary transformers, underground conduit and branch circuit infrastructure, Class 1 Div. 1 Explosion-proof environment, low voltage wiring to all valves, etc.
2. City of Linden, MI radio telemetry (SCADA) system. Work consisted of complete ground up construction and installation of electrical service, branch circuit infrastructure, Standby power generation system, lighting, etc. Work consisted of installation of water tower radio telemetry system for (4) individual sites. Installation of complete PLC control system in order to monitor.
3. City of Capac, MI radio telemetry (SCADA) system. Work consisted of installation of water tower radio telemetry system for (4) individual sites. Installation of complete PLC control system in order to monitor.
4. City of Capac, MI Arsenic Removal facility for community well system. Work consisted of complete ground up construction and installation of electrical service, branch circuit infrastructure, Standby power generation system, lighting, etc.
5. Associated Retinal Services (Crittenton Hospital). Work consisted of tenant demolition and remodel.
6. Bloomfield Surgical Associates (St. Joseph Mercy Hospital). Work consisted of tenant demolition and remodel.
7. Multiple Detroit metro area Ferguson Enterprise plumbing/mechanical supply stores. Work consisted of tenant demolition and remodel.
8. American Axle and Manufacturing Addition (Hamtramck, MI) and Technical Center located in Rochester Hills, MI. Work in Hamtramck consisted of installation of 15KV circuit from rooftop substation to exterior service and pad-mount transformer location, Complete in slab cable tray system and branch circuit wiring to machinery and various manufacturing equipment. Work in Rochester Hills consisted of the complete installation and wiring of chassis dynamometers and PLC controls within the research area of building.
9. Ford Motor Company, Wayne Assembly Body Shop Addition. Work consisted of complete grounding electrode and bonding system for entire Body Shop building.

10. Top of Troy Building, 755 Big Beaver Rd Troy, MI. 30 story Bldg. Rooftop primary transformer replacement. On two occasions due to lightning strikes the following work was performed: Removal of roof structure on 30th floor, disconnection of the 15KV circuitry which fed primary service, removal of existing 750 KVA transformer through roof opening via helicopter and replacement with new.
11. Oakland University, Rochester Hills, MI. Campus Police Department Renovation. Work consisted of tenant demolition and remodel, branch circuit infrastructure to all new HVAC units.
12. Cranbrook Schools, Bloomfield Hills, MI. Multiple on site projects ranging from IT server room upgrades, site lighting, School renovations.
13. DTE (Detroit Edison electric utilities) Vendor (Multiple facilities). Work scope has consisted of service related work to inventory and itemizing of existing equipment at various locations.
14. Kirco/Manix Construction, Troy, MI. Various projects ranging from Crittenton Hospital, St. Joseph Mercy Hospital, Henry Ford Health Care Systems, Plante Moran, etc. Work consisted of tenant demolition and remodel.
15. Toltest Inc., Maumee Ohio. Various projects from retail to Tractor Supply Stores. Work consisted of tenant demolition and remodel.
16. Dunhams Sporting Goods, Waterford, MI. Various projects from ground up to approved vendor for servicing all South East MI stores. Work consists of service work as required on a job by job basis.
17. Detroit Public Schools. (51) Schools installation of complete structured wiring system throughout school facility. Work consisted of installation of all new CAT5E data cabling, classroom surface mount raceway installation, Data openings and jacks, fiber optic installation and terminations, MDF and IDF closets and racks, LIU fiber racks, Grounding and bonding of IT equipment.
18. Detroit Public Schools. (13) primary electrical service upgrades including complete renovation/addition/installation of new branch circuit infrastructure. Work consisted of complete removal or existing 4800 volt service equipment and transformers, re-installation of new service equipment and primary transformers in conjunction with Detroit PLD (Public Lighting Department), complete new 120/208 secondary branch circuit infrastructure including new surface mount raceway system and outlets within classrooms.
19. Masco-tech/Braun Detroit MI. Work consisted of installation of 12 Megawatt substation and erection of overhead supports. Complete installation of underground secondary service from substation to pad-mount 13.2 KV primary service as well as 480 volt service into building. Installation of buss duct distribution and wiring of various Komatsu presses and stamping machines.
20. Swansea, MA. 2.2 MW Ground Mount solar installation including all racking, solar modules, electrical infrastructure, excavation, backfill, site grading, testing and QC
21. Ware, MA. 1.1 MW Ground Mount solar installation including all racking, modules and inverter installation
22. New Salem, MA. 883 KW Ground Mount solar installation including all racking, solar modules, electrical infrastructure, excavation, backfill, site grading, testing and QC
23. Oxford, MA. 4.2 MW Ground Mount solar installation including all racking, solar modules, electrical infrastructure, excavation, backfill, site grading, testing and QC
24. Charlton, MA US Army Corp of Engineers rooftop solar array
25. General Motors Vendor for EV, Bidirectional EV, Battery Storage and PV systems
26. Qmerit contractor for EV, PV, Bidirectional EV and Battery Storage Systems supporting all of the major OEM Auto manufacturers

27. Tesla vendor for Level 3 Supercharger installations as well as Level 2 installations
28. RedE Charge vendor for Level 3 DCFC and Level 2 EV Charging sites
29. ABM vendor for Level 3 DCFC and Level 2 EV Charging sites
30. Future Energy vendor for Level 3 DCFC and Level 2 EV Charging Sites
31. SunRun Solar vendor for EV bi directional charging and PV installation
32. Meijer Grocery Store vendor electrical services for all Meijer locations
33. The Hamilton Apartments - Completed , Customer - Customer - The WODA Group, Lance Paulick (912) 210-9992
34. Winston Commons Apartments – Completed, Customer - The WODA Group, Lance Paulick (912) 210-9992
35. Maplehill Apartments — Completed, Customer - The WODA Group, Lance Paulick (912) 210-9992
36. Edison Crossings – Completed, Customer - The WODA Group, Lance Paulick (912) 210-9992
37. TRU Hotel Sterling Heights MI - Completed, Customer - Stellar Development/Midwest Lodging, Robert Carmack (248) 770-7928
38. Holiday Inn Express Roseville MI - Completed, Customer - Robert Nofar (owner) - (248) 787-6511
39. Homewood Suites, Novi MI - Completed, Customer - Stellar Development/Midwest Lodging, Robert Carmack (248) 770-7928
40. Fairfield Inn, Ypsilanti MI - Completed
Customer - Stellar Development/Midwest Lodging, Robert Carmack (248) 770-7928
41. TRU Kentwood MI - Completed, Customer - Stellar Development/Midwest Lodging, Robert Carmack (248) 770-7928
42. Hampton Inn Dundee MI - Complete, Customer - Stellar Development/Midwest Lodging, Robert Carmack (248) 770-7928
43. Staybridge Suites Grandville MI - Completed, Customer - Stellar Development/Midwest Lodging, Robert Carmack (248) 770-7928
44. Staybridge Suites Southgate MI - In process, Customer - Stellar Development/Midwest Lodging, Robert Carmack (248) 770-7928
45. Home2 Kentwood MI - Completed, Customer - Stellar Development/Midwest Lodging, Robert Carmack (248) 770-7928
46. Hampton Inn Bloomfield Hills - In process, Customer - Namou Hotel Group
47. TRU Novi - in process, Customer - Namou Hotel Group
36. Holiday Inn Express Flint - in process, Customer - Namou Hotel Group
37. Knight Inn Sterling Heights - Completed, Customer - Mahir Zelfa, (248) 303-5094
38. Hampton Inn Adrian, Customer - Namou Hotel Group
39. Courtyard Marriott - Customer - Namou Hotel Group

Certifications:

1. Master Electrician and Electrical Contractor License in the following states (MI, MT, UT, NC, AL,FL,GA, LA, MS, OH, SC, TN, TX, VA, AZ, MS, NE, NM, ID, Washington DC, Guam, US Virgin Islands).
2. Licensed State of MI Electrical Inspector and plan reviewer
3. Mechanical Contractors License (State of Michigan)
4. Builders License (State of Michigan).
5. EVITP (Electric Vehicle Infrastructure Training Program) certified and licensed
6. Member of IAEE (International Association of Electric Inspectors)
7. Member of RECI (Reciprocal Electrical Code Council) which is a MI based electrical inspectors association
8. Design Build Electrical Engineering with PE certification
9. Design Build Electronics Engineering
10. Certified High Voltage Splicer up to 15 KV.
11. Certified Fire Alarm design and installation.
12. Certified fiber optic cabling and terminations.
13. US Department of Labor electrical apprenticeship program

Regards,

Dylan Lobbstaël
State Electric Company

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Licensing Section
P.O. Box 30254
Lansing, MI 48909

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Master Electrician License

DUANE L LOBBESTAEL
15045 Dixie Hwy
Ste A
Holly, MI 48442

License No: 6212049 Expiration Date: 12/31/2026



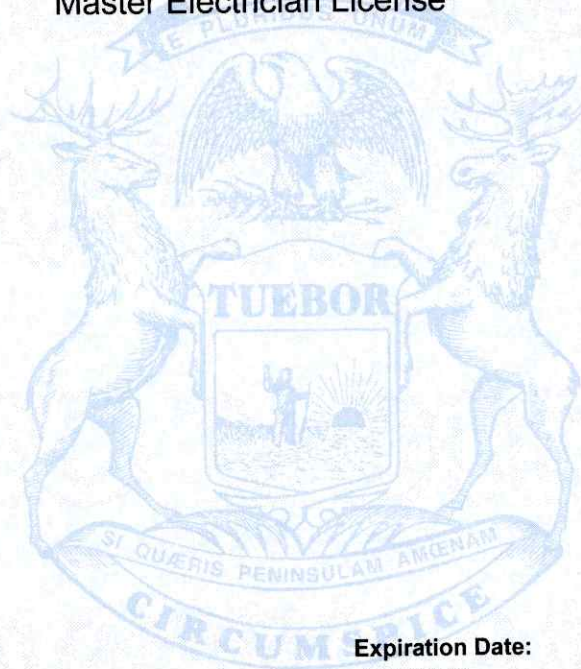
DUANE LOUIS LOBBESTAEL
15045 Dixie Hwy
Ste A
Holly, MI 48442

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Master Electrician License

R523165

DUANE LOUIS LOBBESTAEL
15045 Dixie Hwy
Ste A
Holly, MI 48442



License No.
6212049

Expiration Date:
12/31/2026

This document is duly
issued under the laws of the
State of Michigan

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Licensing Section
P.O. Box 30254
Lansing, MI 48909

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Electrical Contractor License

DUANE L LOBBESTAEL
15045 Dixie Hwy
Ste A
HOLLY, MI 48442-9751

License No: 6109584 Expiration Date: 12/31/2027



DUANE L LOBBESTAEL
15045 Dixie Hwy
Ste A
HOLLY, MI 48442-9751

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Electrical Contractor License

R523163

DUANE L LOBBESTAEL
15045 Dixie Hwy
Ste A
HOLLY, MI 48442-9751



License No.
6109584

Expiration Date:
12/31/2027

This document is duly
issued under the laws of the
State of Michigan



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER leuter Insurance Group 414 Townsend Midland MI 48640	CONTACT NAME: PHONE (A/C. No. Ext): 989-835-6701		FAX (A/C. No.): 989-835-2964
	E-MAIL ADDRESS: certs@leuter.com		
		INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED State Electric Company/State Contracting 15045 Dixie Hwy Ste A Holly MI 48442-9660	STATELE-01	INSURER A: Grand River Insurance Company	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 575194596

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	CP7002641	7/1/2025	7/1/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	CA7001092	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			UM7001219	7/1/2025	7/1/2026	EACH OCCURRENCE	\$ 3,000,000
							AGGREGATE	\$
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y	WC7000833	7/1/2025	7/1/2026	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 500,000
							E.L. DISEASE - EA EMPLOYEE	\$ 500,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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TRIPLE R ELECTRIC, INC.
4581 S Lapeer Rd. Suite A
Lake Orion, MI 48359

LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY

Electrical Contractor Services – Design Assist
Lumber Yard at Paint Creek Redevelopment
215 S. Broadway Street
Lake Orion, Michigan

Submitted by:
Triple R Electric, Inc.

Date: March 12, 2026

PROPOSAL FOR ELECTRICAL CONTRACTOR SERVICES DESIGN-ASSIST + NEGOTIATED GMP – PHASE 1 CORE INFRASTRUCTURE

INTRODUCTION

Triple R Electric appreciates the opportunity to submit this proposal to provide electrical design-assist and construction services for the Lumber Yard at Paint Creek redevelopment project.

Triple R Electric is a licensed Michigan electrical contractor with extensive experience in commercial electrical construction, site infrastructure, and campus-style electrical distribution systems. We understand that the success of this redevelopment project depends on establishing a clear and scalable electrical backbone early in the design process.

Our approach focuses first on coordination with DTE Energy to determine the optimal point of service, voltage class, and transformer configuration, followed by development of a campus distribution strategy that efficiently serves the Event Barn, Market Pavilion, retail structures, trailhead facilities, and site lighting systems while allowing for future tenant expansion.

By evaluating load diversity, trench routing, and phased development requirements during Stage 1 design-assist, Triple R Electric will help the DDA implement an electrical

infrastructure plan that supports both the immediate Phase 1 improvements and the long-term build-out of the Lumber Yard site.

UNDERSTANDING OF THE PROJECT

The Lumber Yard at Paint Creek redevelopment represents a unique campus-style project consisting of multiple structures and public gathering spaces distributed across a single site.

Based on the information provided in the RFP, the concept site plan, and our site walk-through, Triple R Electric understands that Phase 1 infrastructure planning must consider several important electrical factors:

- Coordination with DTE Energy to determine service location and utility interface
- Development of a campus-level electrical distribution backbone
- Accommodation of multiple building loads and outdoor site infrastructure
- Routing of underground conduit systems in coordination with site circulation and stormwater design
- Provision for future phases of development and tenant expansion
- Efficient distribution of power to event, retail, and public-use spaces

The electrical infrastructure must be designed not only to serve the initial Phase 1 facilities but also to support future phases of development without requiring major rework of the primary distribution system.

Triple R Electric believes that early planning of the electrical backbone and distribution nodes will be critical to maintaining project efficiency, controlling trenching costs, and ensuring long-term flexibility for future tenants and public uses.

DESIGN-ASSIST APPROACH

Triple R Electric proposes the following design-assist approach for Stage 1 of the project.

Utility Coordination

Triple R Electric will coordinate with DTE Energy service planning representatives to determine the appropriate service voltage, transformer configuration, and point of service for the project. Utility coordination will also address any existing overhead or underground facilities affecting the site.

Electrical Infrastructure Planning

Working with the DDA and project design team, Triple R Electric will assist in developing a campus electrical distribution concept that establishes the main service equipment location and the underground electrical backbone serving each building.

Load Modeling and Service Sizing

Triple R Electric will assist in refining project load calculations based on the anticipated electrical demands of the Event Barn, Market Pavilion, retail areas, public facilities, and site lighting. This analysis will help determine the appropriate service capacity and distribution configuration for the development.

Constructability and Trenching Strategy

The design-assist process will also evaluate trench routing, conduit pathways, and electrical infrastructure coordination with site circulation, stormwater facilities, and other underground utilities.

Cost Modeling

Triple R Electric will assist the DDA in developing preliminary cost modeling for the electrical infrastructure, including service installation, transformer placement, underground conduit systems, distribution equipment, vendor stall circuits, and site lighting.

These efforts will provide the basis for development of a negotiated Guaranteed Maximum Price (GMP) for Phase 1 construction.

CONCEPTUAL ELECTRICAL INFRASTRUCTURE

Included with this proposal are two conceptual exhibits prepared by Triple R Electric to illustrate our planning approach for the site:

- Conceptual Electrical Service and Distribution Layout
- Conceptual Electrical Distribution One-Line Diagram

These drawings are provided solely to demonstrate Triple R Electric's understanding of the project and our approach to campus electrical infrastructure planning. Final service configuration, equipment sizing, and conduit routing would be developed in collaboration with the DDA and DTE Energy during the Stage 1 design-assist process.

RELEVANT EXPERIENCE

Triple R Electric has extensive experience in commercial electrical construction and site infrastructure projects requiring coordination with utility providers, underground electrical distribution systems, and phased development.

Our team has successfully completed projects involving:

- Campus-style electrical distribution systems including storage facilities and multi-unit commercial installations.
- Commercial and retail electrical infrastructure
- Utility coordination and service upgrades

- Underground electrical conduit and feeder systems
- Public and mixed-use development projects

Our electricians and project managers bring many years of experience in the design, installation, and coordination of complex electrical systems.

STAFFING AND LICENSING

Triple R Electric is a fully licensed Michigan electrical contractor. Our team includes experienced project managers, licensed master electricians, and skilled field personnel capable of delivering both design-assist services and full construction installation.

Triple R Electric maintains all required insurance coverage and licensing necessary to perform electrical construction work in the State of Michigan.

FEE PROPOSAL

Stage 1 – Design Assist (Lump Sum)

\$12,500

Contractor Fee for Negotiated GMP

10%

General Conditions

6%

Hourly Rates

Project Manager – \$150/hr

Master Electrician – \$125/hr

Journeyman Electrician – \$95/hr

Apprentice Electrician – \$70/hr

Unit Pricing (Planning-Level Budget Values subject to actual conditions)

Trenching – \$40 per LF (typical electrical conduit trench; final cost subject to soil conditions and restoration requirements)

Underground Conduit Installation – \$28 per LF

Distribution Panel Installation – \$2,500 each

Vendor Stall Circuit Installation – \$850 each

Pole Lighting Installation – \$4,200 each

Transformer Pad Installation – \$3,500 each

ASSUMPTIONS AND EXCLUSIONS

Stage 1 services are limited to design-assist, electrical infrastructure planning, and cost modeling as described in the RFP.

Final service location, transformer configuration, feeder sizing, and equipment selection will be determined through coordination with DTE Energy and the project design team during Stage 1.

Construction pricing for Phase 1 will be developed through the negotiated Guaranteed Maximum Price (GMP) process following completion of Stage 1 design-assist.

SCHEDULE

Triple R Electric confirms our ability to begin Stage 1 design-assist services upon contract execution and anticipates availability to support the project schedule with an April 2026 design-assist commencement and June 2026 construction start, subject to utility coordination and project approvals.

CONCLUSION

Triple R Electric is excited about the opportunity to participate in the redevelopment of the Lumber Yard at Paint Creek and to assist the Lake Orion Downtown Development Authority in developing a reliable and flexible electrical infrastructure for this important community project.

We look forward to the opportunity to work collaboratively with the DDA, DTE Energy, and the project design team to successfully deliver Phase 1 electrical infrastructure and support future phases of development.

Respectfully submitted,

Kristopher Richardson
Kregg Richardson

Triple R Electric, Inc.

Lumber Yard at Paint Creek

A DOWNTOWN LAKE ORION GATEWAY PROJECT



DMIS & DMIS

PLANNING • INTERIOR ARCHITECTURE • DESIGN

FRAMEWORK FOR NEXT STEPS

02/16/2026



Framework for Next Steps
02/16/2026

Overall Site

Includes Public Space (open lawn), Oil Shed relocation, site artwork, and wayfinding. New freestanding buildings (hotel/restaurant, retail building, public restrooms) will be shown for concept only. Drawings will be provided by manufacturer(s) and/or provided under a separate contract.

Overall Site – Phase I

*Layout options, overall design intent creation, light branding/signage development for inspiration and communication, and photorealistic renderings to present
\$17,500 – current, requesting approval concurrent with Main Barn & Annex*

Overall Site – Phase II

*Civil / Utilities planning and drawings
Est. \$20,000 – future*

Overall Site – Phase III

*Permit drawings, as needed per Lake Orion
\$TBD – future*

Main Barn & Annex

Includes Event Barn and attached Public Restrooms, exterior design, interior design, signage

Main Barn & Annex – Phase I

*Programmatic review and schematic planning, layout options, overall design intent creation and photorealistic renderings to present
\$25,000 – current, requesting approval concurrent with Overall Site*

Main Barn & Annex – Phase II

*MEP planning, structural review and details, architectural detailing, specifications
Est. \$29,000 – future*

Main Barn & Annex – Phase III

*Permit drawings
Est. \$20,000 – future*



Market Shed

Includes Market Shed, exterior design, signage, electrical and lighting design/coordination

Market Shed – Phase I

Programmatic review and schematic planning, layout options, overall design intent creation and photorealistic renderings to present

\$9,500 – current, requesting approval

Market Shed – Phase II

MEP planning, structural review and details, architectural detailing, specifications

Est. \$8,500 – future

Market Shed – Phase III

Permit drawings

*\$TBD – future *if needed**

Trailhead Barn

Includes Trailhead Barn building only

Trailhead Barn – Phase I

Layout options, overall design intent creation and photorealistic renderings to present

\$7,500 – current, requesting approval

Trailhead Barn – Phase II

MEP planning, structural review and details, architectural detailing, specifications

*\$TBD – future *if needed**

Trailhead Barn – Phase III

Permit drawings

*\$TBD – future *if needed**



Public Restrooms (near Trailhead)

Includes restroom buildings only

Public Restrooms – Phase I

*Layout options, overall design intent creation and photorealistic renderings to present
\$2,500 – current, requesting approval concurrent with Main Barn & Annex*

Public Restrooms – Phase II

*MEP planning, structural review and details, architectural detailing, specifications
\$TBD – future*

Public Restrooms – Phase III

*Permit drawings
\$TBD – future*

Lumber Yard at Paint Creek

A DOWNTOWN LAKE ORION GATEWAY PROJECT



DMIS & DMIS

PLANNING • INTERIOR ARCHITECTURE • DESIGN

PROPOSAL FOR ARCHITECTURAL & DESIGN SERVICES
MAIN BARN & ANNEX – PHASE I

02/16/2026



Proposal for Architectural & Design Services

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

February 16, 2026
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 site in Lake Orion, Michigan. We appreciate the opportunity to continue the collaboration on this exciting project and are committed to delivering thoughtful, creative, and professional design solutions.

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.

PROJECT DESCRIPTION

This proposal includes Architectural and Design Services for the Main Barn & Annex, consisting of the Event Barn and attached Public Restrooms, including exterior design, interior design, and signage.

SCOPE OF SERVICES – PHASE I (MAIN BARN & ANNEX)

The Phase I design package will include:

- Programmatic Review and Planning
- Layout Options
- Overall Design Intent Creation
- Photorealistic Renderings for Presentation

PROPOSED FEES

Main Barn & Annex – Phase I (requesting approval concurrent with Overall Site)

Total Fee: \$25,000

Hourly services for work outside of the above scope will be billed at \$150/hour, with prior notification and approval required.

Projects are generally billed on a phased, monthly progress basis. Payment terms are Net 30.



We are passionate about creating exceptional spaces that elevate the human experience and look forward to the continued partnership with you on the Lumber Yard at Paint Creek project.

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

Thank you for your consideration.

Jamie Jordan, Assoc. AIA, NCIDQ
Partner & CEO

Jeremiah Doornbos, Assoc. AIA, LEED AP
Director of Architecture



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

APPROVAL

By signing below, the Client authorizes Davis & Davis to proceed with the services outlined in this proposal under the terms described herein.

Approved by: _____

Signature: _____

Title: _____

Date: _____

Lumber Yard at Paint Creek

A DOWNTOWN LAKE ORION GATEWAY PROJECT



DMIS & DMIS

PLANNING • INTERIOR ARCHITECTURE • DESIGN

PROPOSAL FOR ARCHITECTURAL & DESIGN SERVICES
MARKET SHED – PHASE I

02/16/2026



Proposal for Architectural & Design Services

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

February 16, 2026
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 site in Lake Orion, Michigan. We appreciate the opportunity to continue the collaboration on this exciting project and are committed to delivering thoughtful, creative, and professional design solutions.

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PROJECT DESCRIPTION

This proposal includes Market Shed, exterior design, signage, electrical and lighting design/coordination.

SCOPE OF SERVICES – PHASE I (MARKET SHED)

The Phase I design package will include:

- Programmatic Review and Schematic Planning
- Layout Options
- Overall Design Intent Creation
- Photorealistic Renderings for Presentation

PROPOSED FEES

Market Shed – Phase I

Total Fee: \$9,500

Hourly services for work outside of the above scope will be billed at \$150/hour, with prior notification and approval required.

Projects are generally billed on a phased, monthly progress basis. Payment terms are Net 30.



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Partner & CEO

Jeremiah Doornbos, Assoc. AIA, LEED AP
Director of Architecture



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Women Owned Business, third-party certification pending

APPROVAL

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Approved by: _____

Signature: _____

Title: _____

Date: _____

Lumber Yard at Paint Creek

A DOWNTOWN LAKE ORION GATEWAY PROJECT



DMIS & DMIS

PLANNING • INTERIOR ARCHITECTURE • DESIGN

PROPOSAL FOR ARCHITECTURAL & DESIGN SERVICES
OVERALL SITE

02/16/2026



Proposal for Architectural & Design Services

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

February 16, 2026
Proposal for Architectural & Design Services
Lumber Yard at Paint Creek
Lake Orion, Michigan

Dear Matt,

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PROJECT DESCRIPTION

This proposal Includes Public Space (open lawn), Oil Shed relocation, site artwork, and wayfinding. New freestanding buildings (hotel/restaurant, retail building, public restrooms) will be shown for concept only. Drawings will be provided by manufacturer(s) and/or provided under a separate contract.

SCOPE OF SERVICES – PHASE I (OVERALL SITE)

The Phase I design package will include:

- Layout Options
- Overall Design Intent Creation
- Light Branding/Signage Development for Inspiration and Communication
- Photorealistic Renderings for Presentation

PROPOSED FEES

Overall Site – Phase I (requesting approval concurrent with Main Barn & Annex)

Total Fee: \$17,500

Hourly services for work outside of the above scope will be billed at \$150/hour, with prior notification and approval required.

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Partner & CEO

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Director of Architecture



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Women Owned Business, third-party certification pending

APPROVAL

By signing below, the Client authorizes Davis & Davis to proceed with the services outlined in this proposal under the terms described herein.

Approved by: _____

Signature: _____

Title: _____

Date: _____

Lumber Yard at Paint Creek

A DOWNTOWN LAKE ORION GATEWAY PROJECT



DMIS & DMIS

PLANNING • INTERIOR ARCHITECTURE • DESIGN

PROPOSAL FOR ARCHITECTURAL & DESIGN SERVICES
PUBLIC RESTROOMS – PHASE I

02/16/2026



Proposal for Architectural & Design Services

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

February 16, 2026
Proposal for Architectural & Design Services
Lumber Yard at Paint Creek
Lake Orion, Michigan

Dear Matt,

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PROJECT DESCRIPTION

This proposal includes Public Restroom Buildings only.

SCOPE OF SERVICES – PHASE I (PUBLIC RESTROOMS)

The Phase I design package will include:

- Layout Options
- Overall Design Intent Creation
- Photorealistic Renderings for Presentation

PROPOSED FEES

Public Restrooms – Phase I (requesting approval concurrent with Main Barn & Annex)

Total Fee: \$2,500

Hourly services for work outside of the above scope will be billed at \$150/hour, with prior notification and approval required.

Projects are generally billed on a phased, monthly progress basis. Payment terms are Net 30.



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APPROVAL

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Approved by: _____

Signature: _____

Title: _____

Date: _____

Lumber Yard at Paint Creek

A DOWNTOWN LAKE ORION GATEWAY PROJECT



DMIS & DMIS

PLANNING • INTERIOR ARCHITECTURE • DESIGN

PROPOSAL FOR ARCHITECTURAL & DESIGN SERVICES
TRAILHEAD BARN – PHASE I

02/16/2026



Proposal for Architectural & Design Services

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

February 16, 2026
Proposal for Architectural & Design Services
Lumber Yard at Paint Creek
Lake Orion, Michigan

Dear Matt,

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PROJECT DESCRIPTION

This proposal includes Trailhead Barn building only.

SCOPE OF SERVICES – PHASE I (TRAILHEAD BARN)

The Phase I design package will include:

- Layout Options
- Overall Design Intent Creation
- Photorealistic Renderings for Presentation

PROPOSED FEES

Trailhead Barn – Phase I

Total Fee: \$7,500

Hourly services for work outside of the above scope will be billed at \$150/hour, with prior notification and approval required.

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Signature: _____

Title: _____

Date: _____