



LUMBERYARD at PAINT CREEK

PROGRESS REPORT

PHASE 2 – CONCEPT

Report to the Board

For the Period 3/15/25 – 4/15/2025

April 15, 2025 @ 6:30pm

By: Matthew Gibb, Executive Director



The project is nearly complete as to initial clean up and deconstruction. The entire demolition contract has been fulfilled and the site regraded to provide safe access, next steps in topographical survey work, environmental inspection, and site/concept planning. This report outlines what has been done in the immediately prior work period and concludes with next steps.

DEMOLITION AND SITE GRADING

Final removal of all concrete, pads, footings and foundations was completed. As this work involved the surface disruption of soil, it was decided to complete the soil erosion and sediment permit process through Oakland County and install sediment barrier fencing around the affected areas. This silt fence will remain in place during planning, to be adjusted to areas of affect or concern. Following removal of obsolete concrete areas, and awaiting the lifting of frost laws, the site was regraded to provide a safe working surface and provide sediment/runoff protection.

Environmental Note: We appeared for the Orion Township ERC to respond to a question raised by a committee member concerning our management of the identified contaminants shown in the Baseline Environmental Report. All details were discussed, including that the former underground storage tanks were removed and cleared by the state more than 40 years ago. That the only soil issues that require attention are found in the southeast corner (along Atwater) and we have taken great care not to disturb any topsoil. The remainder of the site is being managed through our soils management plan provided by the original testing firm and in accord

with applicable state and federal rules. All hazardous materials identified as part of demolition were properly removed and disposed of according to the required manifests.



NORTH BOUNDARY - FENCING

The survey revealed that our Northern Boundary lies within the existing fenced area of the MDOT spillway. There is a gate covering the public sanitary easement, and extending from the gate westward, the staking revealed the actual location of our boundary. This staked line will be re-fenced with a matching black chain-link. The area must be fenced for both safety and regulatory reasons, and the area will connect to the existing fencing along the south side of the bypass bike lane between our property and the Oat Soda building.



The **RED** line is our boundary line, where new fencing will be placed.

ORIGINAL RETAIL OFFICE

The original office was stripped of salvageable materials and prepped for rehabilitation in January. The building is now being prepped for further repairs and the replacement of windows and siding. At the April meeting, the board will receive and consider ratifying an agreement for the repair of structural elements and installation of windows, such windows in the style of the original windows of the era that the building was constructed (1917).



NEXT STEPS

1. Temporary, safe, parking areas will be reintroduced pending plan and construction development.
2. Repair of the Main Barn, Supply House and Lumber Rack. Detailed quotes are being gathered that will allow a single contractor to repair and make safe the three buildings included in the grant obligation of the public space project. This includes:
 - a. Correcting the block supports of the main barn annex and repairing the beams under the original flooring.
 - b. Using existing/historical materials to shore up the lumber rack and stabilize the structure.
 - c. Repairing the roof sheathing and sistering the truss' to prepare for a replacement roof.
 - d. Stabilizing the supply shed, repairing the beam work, and saving the façade to allow for a permanent roof.
 - e. Completing all other repair and safety work on the structures.
3. Site Design. Move from concept to actual site plan design with PEA.
4. Public Space Plan. Call the advisory board for the start and planning of public space.

ADDITIONAL CURRENT PHOTOGRAPHS

