

REQUEST FOR PROPOSALS

FIRE PROTECTION SYSTEM EVALUATION, DESIGN, AND INSTALLATION

MARKET BARN AT THE LUMBER YARD AT PAINT CREEK

Issued By: Lake Orion Downtown Development Authority
118 N BROADWAY ST., Lake Orion, Michigan 48362

Matthew Gibb
gibb@downtownlakeorion.org
(248) 464-0307 mobile
(248) 693-9742 office

PROJECT LOCATION: 215 S BROADWAY LAKE ORION MICHIGAN 48362
PROJECT NAME: Lumber yard at Paint Creek

PROPOSAL DUE DATE: 12:00 p.m. JULY 20, 2026

IN A SEALED PACKAGE/ENVELOPE

One (1) signed unbound hard copy and one (1) electronic PDF loaded on a flash drive must be submitted to:

DIRECTOR – LAKE ORION DDA
RFP – Fire Suppression Services – Lumber Yard at Paint Creek
118 N BROADWAY ST., LAKE ORION, MI 48362

EMAILED SUBMISSIONS AND LATE SUBMISSIONS WILL BE REJECTED AS UNOPENED

ON SITE INSPECTION MEETING (OPTIONAL BUT STRONGLY ENCOURAGED)

The DDA Director will host an on-site meeting to allow inspection, analysis and questions. Attendance is **strongly** encouraged. All questions will be answered on site and NOT added to this proposal document, or uploaded to BidNet/MTN.

Date: July 9, 2026
Time: 9:00am
Location: 215 S Broadway, Lake Orion MI 48362
Place: Main Barn – behind Leo's (M24/Atwater Street)

1. INTRODUCTION

The Lake Orion Downtown Development Authority (“DDA”) is soliciting proposals from qualified fire protection contractors, fire suppression system designers, and licensed fire protection firms to evaluate, design, and provide budget pricing for fire protection improvements within the **Market Barn** located at the Lumber Yard at Paint Creek development in Downtown Lake Orion, Michigan.

The DDA seeks professional recommendations regarding the most practical, cost-effective, and code-compliant fire protection solution for the facility. The DDA is specifically requesting both a traditional dry-pipe fire suppression proposal and alternative recommendations that may provide equivalent life-safety and property protection benefits while minimizing installation and long-term operating costs.

The DDA reserves the right to select the proposal that provides the best overall value and is not obligated to accept the lowest-priced proposal.

2. PROJECT DESCRIPTION

The Market Barn is a seasonal public gathering facility located within the Lumber Yard at Paint Creek redevelopment project.

The structure is generally characterized as:

- Open-air assembly structure
- Approximately 4,500–5,500 square feet
- Unheated building
- Metal roof construction
- Approximately 28-foot clear-span structure
- Seasonal occupancy
- Public Markets, performances, markets, events, and community gatherings
- Exposure to freezing temperatures
- Adjacent vendor and public gathering areas

The facility is intended to serve as a flexible community venue and public Market space.

Respondents shall independently verify site conditions and dimensions as necessary.

3. PROJECT OBJECTIVES

The DDA seeks proposals that:

- Address applicable fire protection requirements.
- Enhance public safety.
- Provide practical and reliable operation in a seasonal, unheated environment.
- Minimize lifecycle costs.
- Consider ongoing inspection and maintenance obligations.
- Identify all supporting infrastructure requirements.
- Provide clear recommendations regarding the most appropriate fire protection strategy for the facility.

The DDA is interested in understanding not only installation costs but also long-term operational, maintenance, testing, and compliance costs associated with each proposed solution.

4. SCOPE OF SERVICES

Respondents shall:

- A. Review available project information and site conditions.
 - B. Evaluate applicable requirements under: • Michigan Building Code • Michigan Fire Code • NFPA Standards • Applicable local requirements • Fire Marshal requirements
 - C. Develop conceptual fire protection recommendations.
 - D. Identify applicable design criteria and assumptions.
 - E. Provide budget-level pricing and narrative recommendations.
 - F. Identify all required supporting infrastructure, utility improvements, and water supply requirements.
 - G. Provide estimated installation schedules.
 - H. Provide estimated annual maintenance and inspection costs.
-

5. REQUIRED PROPOSAL ALTERNATIVES

Each proposal shall include the following alternatives.

ALTERNATIVE A: DRY PIPE FIRE SUPPRESSION SYSTEM

Provide a conceptual design and budget estimate for a complete dry-pipe sprinkler system suitable for an unheated assembly structure.

The proposal shall include:

• Design assumptions • Estimated coverage area • Water supply requirements • Equipment description • Control systems • Installation requirements • Testing and commissioning requirements • Budget estimate • Annual inspection and maintenance requirements

ALTERNATIVE B: BEST VALUE RECOMMENDED SOLUTION

Provide the respondent's recommended fire protection solution based upon overall value, reliability, lifecycle cost, maintainability, and suitability for the facility.

Respondents may recommend:

- Dry pipe sprinkler systems • Pre-action systems • Antifreeze systems • Water mist systems • Hybrid systems • Alternative code-compliant fire protection systems • Other innovative approaches deemed appropriate

The respondent shall explain the basis for the recommendation and identify advantages and disadvantages relative to a traditional dry-pipe system.

ALTERNATIVE C: OPTIONAL ALTERNATIVE SOLUTIONS

Respondents may submit additional alternatives that provide equivalent or enhanced protection, operational efficiency, or lifecycle value.

6. UTILITY AND INFRASTRUCTURE REQUIREMENTS

Respondents shall identify all utility, water supply, and infrastructure improvements necessary to support the proposed fire protection system.

The proposal shall specifically identify whether any of the following are required:

- Dedicated fire service lines • Water main improvements • Hydrant installations or upgrades • Fire pumps • Booster pumps • Water storage tanks • Backflow prevention devices • Utility service upgrades • Monitoring systems • Alarm systems • Other supporting infrastructure

Any assumptions regarding available water flow, pressure, municipal water supply, or utility capacity shall be clearly stated.

Respondents shall identify all work that is excluded from the proposed pricing.

7. LIFE SAFETY AND SYSTEM PURPOSE ANALYSIS

Because the Market Barn is a seasonal, open-air assembly structure, respondents shall identify the primary purpose of the proposed system and explain the rationale supporting the recommendation.

At a minimum, respondents shall address whether the proposed system is intended primarily for:

- Life safety protection • Property protection • Insurance risk reduction • Regulatory compliance • Business continuity • A combination of the above

Respondents shall explain how the proposed system addresses the unique characteristics of an open-air public assembly facility and why the recommended approach represents the most appropriate solution.

8. OPERATIONS, TESTING, AND MAINTENANCE

Respondents shall provide estimated annual costs associated with:

• Required inspections • Testing and certification • Monitoring services • Routine maintenance • Required repairs • NFPA compliance activities • Freeze protection requirements • System startup and shutdown procedures, if applicable

The DDA intends to evaluate lifecycle costs in addition to installation costs.

9. PROPOSAL CONTENT REQUIREMENTS

Each proposal shall include:

A. Company Information

• Company name • Address • Contact person • Phone number • Email address •
Applicable licenses and certifications

B. Relevant Experience

Provide at least three examples of comparable projects involving:

Open-air structures • Community gathering spaces • Public assembly occupancies

C. Technical Approach

Describe: • Proposed system • Design methodology • Applicable codes and standards •
Water supply assumptions • Freeze protection approach • Advantages and limitations

D. Cost Proposal

Provide separate pricing for each alternate.

Pricing shall identify: • Design • Engineering • Permitting • Materials • Installation • Testing
• Commissioning • Training • Exclusions

E. Schedule

Provide estimated timelines for: • Design • Permitting • Procurement • Installation • Final acceptance

10. EVALUATION CRITERIA

Proposals may be evaluated based upon: • Relevant experience • Understanding of project objectives • Quality of technical recommendation • Compliance with applicable codes • Long-term operational value • Installation cost • Lifecycle cost • Maintenance requirements • Schedule • Overall suitability for the facility

The DDA reserves the right to negotiate scope, pricing, and project delivery methods with one or more respondents.

11. RESERVATION OF RIGHTS

The Lake Orion Downtown Development Authority reserves the right to:

- Reject any or all proposals
- Waive informalities or irregularities
- Request additional information
- Negotiate modifications to proposals
- Select the proposal determined to provide the best overall value
- Cancel the solicitation at any time

Submission of a proposal shall not create any contractual obligation on the part of the DDA.

END OF REQUEST FOR PROPOSALS

AS-BUILTS FOR:

**215 S. BROADWAY ST.
LAKE ORION, MI 48362**



BUILDING MANAGED BY:

LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY
CONTACT: MATTHEW GIBB
EMAIL: GIBB@DOWNTOWNLAKEORION.ORG
PHONE: (248) 646-0307

PROJECT TEAM

INTERIOR DESIGNER & ARCHITECT:
DAVIS & DAVIS
30500 NORTHWESTERN HWY., SUITE 311
FARMINGTON HILLS, MI 48334

PHONE: (248) 855-7040

JEREMIAH DOORNBOS
JEREMIAH@DAVISINTERIORDESIGN.COM

CHANCE LAPRATT
CHANCE@DAVISINTERIORDESIGN.COM

NOT FOR CONSTRUCTION

THESE "AS-BUILT" DRAWINGS ARE INTENDED TO DOCUMENT EXISTING CONDITIONS AS OBSERVED AT THE TIME OF SURVEY OR INVESTIGATION. THEY REFLECT FIELD OBSERVATIONS TO THE BEST EXTENT POSSIBLE.

THESE DOCUMENTS ARE PROVIDED FOR RECORD AND REFERENCE PURPOSES ONLY. THEY ARE NOT INTENDED FOR PERMITTING OR FUTURE DESIGN WITHOUT FURTHER VERIFICATION. ALL DIMENSIONS, LOCATIONS, AND CONDITIONS SHOWN SHOULD BE FIELD-VERIFIED BY OTHERS PRIOR TO ANY FUTURE WORK OR DESIGN ASSUMPTIONS.

ALTERNATES AND SEPARATE PRICING

PRICING TO BE PROVIDED FOR SPECIFIED ALTERNATE

DRAWING INDEX

NO.	DRAWING NAME	ISSUANCE	
		AS-BUILT	11.07.25
	ARCHITECTURAL		
A000	COVER SHEET	•	
A001	EXISTING PHOTOS	•	
A101	FOUNDATION PLANS	•	
A102	FLOOR PLANS	•	
A103	ENLARGED MAIN BARN PLAN	•	
A105	ENLARGED ANNEX PLAN	•	
A104	ENLARGED MAIN BARN FRAMING PLAN		
A106	ENLARGED ANNEX PLAN FRAMING PLAN		
A107	ROOF PLAN		
A300	BUILDING ELEVATIONS	•	
A301	BUILDING ELEVATIONS		
A404	SECTION DETAILS	•	
A405	SECTION DETAILS	•	

DRAWN BY: CWL
CHECKED BY: JD

PROJECT NUMBER

25121

SHEET TITLE

COVER SHEET

SHEET NUMBER

A000

CONSULTANTS

SEAL

DEPARTMENT OF BUILDINGS SCAN

EXTERIOR



01



02



03

INTERIOR



04



05



06

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE	Rev.	Issued for	Date
	1	AS-BUILTS	11/07/25

DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER
25121

SHEET TITLE
EXISTING PHOTOS

SHEET NUMBER

A001

FOUNDATION PLAN REFERENCE NOTES



FOUNDATION PLAN LEGEND



SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ESSUE

Rev.	Issued for	Date
1	AS-BUILTS	11/07/25

DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER

25121

SHEET TITLE

FOUNDATION PLANS

SHEET NUMBER

A101



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

Rev.	Issued for	Date
1	AS-BUILTS	11/07/25

DRAWN BY: Author
CHECKED BY: Checker

25121

FLOOR PLANS

CONSTRUCTION LEGEND

AREA NOT IN CONTRACT

REFERENCE NOTES

NAME
X.XX

D1
AS500

D1
AS500

D1
AS500

INDICATES ROOM OR AREA NAME

INDICATES ROOM OR AREA NUMBER

ELEVATION NUMBER

DRAWING NUMBER

DETAIL NUMBER

DRAWING NUMBER

EXISTING PARTITION TO REMAIN

EXISTING DOOR & FRAME TO REMAIN.
PROTECT DURING CONSTRUCTION.

INDICATES ALIGNMENT OF FINISHED
SURFACES

NEW

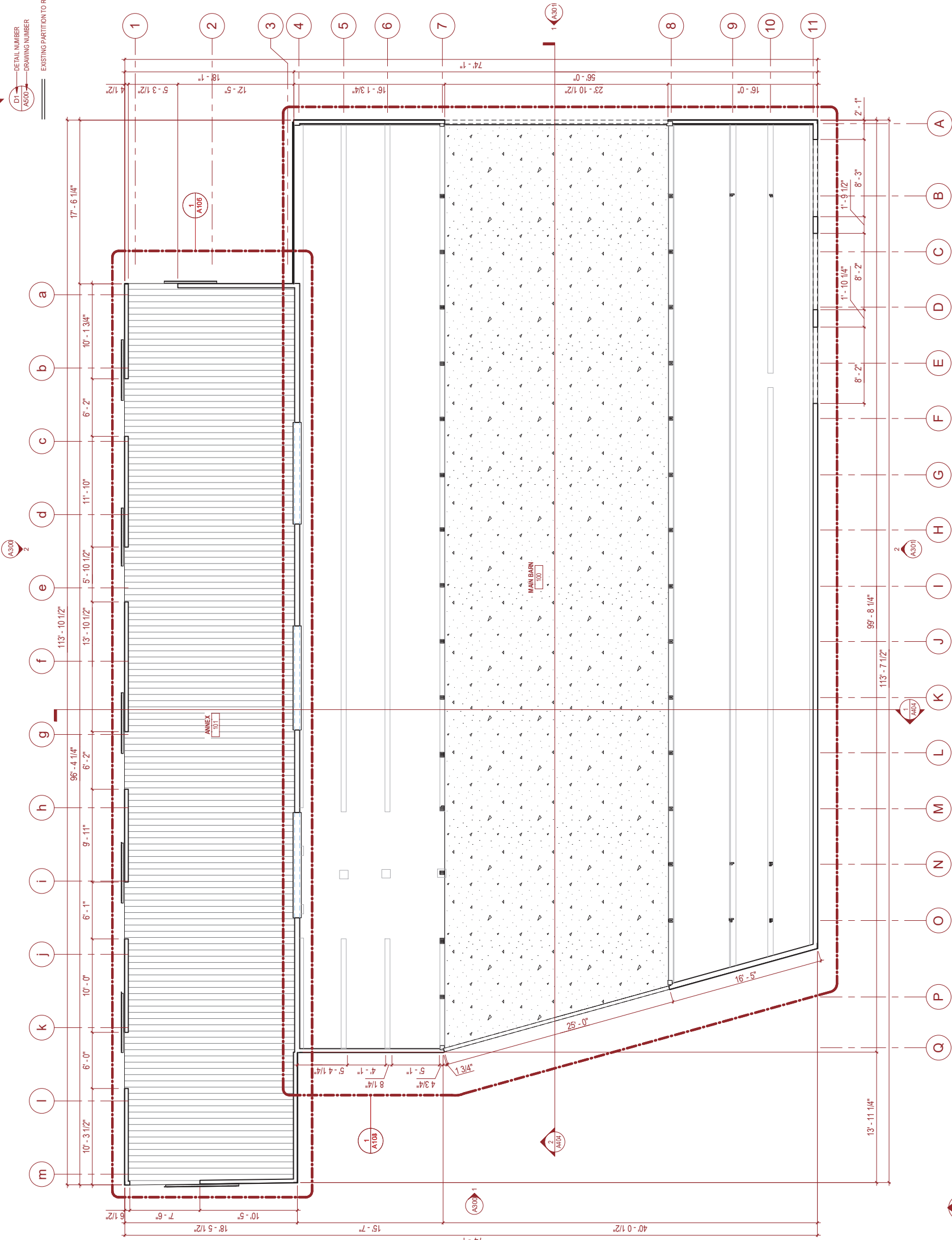
INDICATES PARTITION TYPE (SEE
DRAWING A-601 FOR SPECIFICATIONS AND
DETAILS)

GLASS (DEMOUNTABLE) PARTITION

INDICATES DOOR NUMBER

NEW DOOR AND FRAME

INDICATES MILLWORK (SEE ELEVATIONS
AND DETAILS)



ARCHITECT



3600 NORTHWESTERN HWY. SUITE 311
FARMINGTON HILLS, MICHIGAN 48334
TEL: 248.486.1000
WWW.DAVISINTERIORDESIGN.COM

CONSULTANTS

SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE

Rev.	Issued for	Date
1	AS-BUILTS	11/07/25

DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER

25121

SHEET TITLE

ENLARGED MAIN BARN
PLAN

SHEET NUMBER

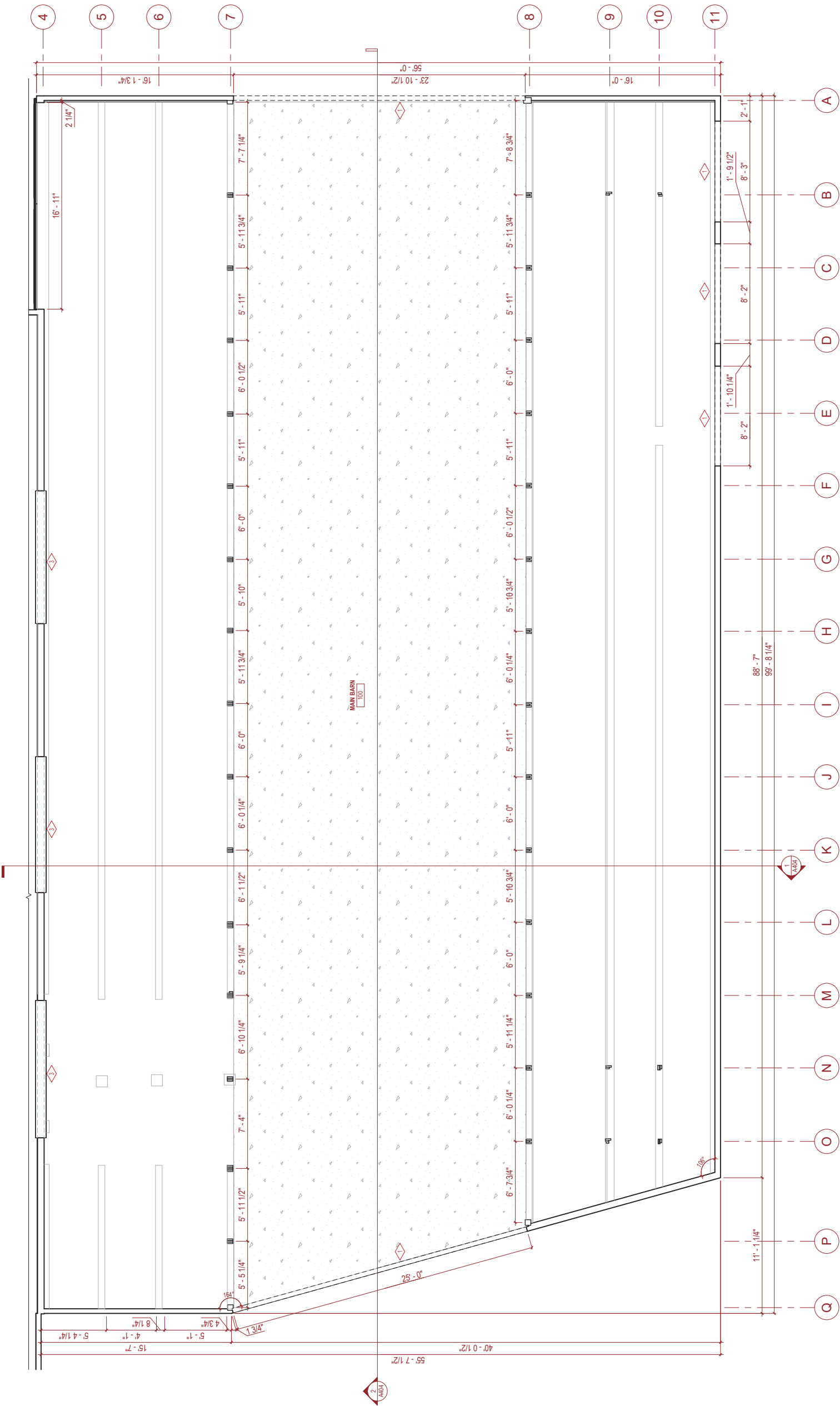
A103

AS-BUILT REFERENCE NOTES

- EXISTING OPENING
- EXISTING RAISED OPENING (OUT-THROUGH TO ANNEX)

CONSTRUCTION LEGEND

- AREA NOT IN CONTRACT
- REFERENCE NOTES
 - NAME: INDICATES ROOM OR AREA NAME
 - XX: INDICATES ROOM OR AREA NUMBER
- D1: ELEVATION NUMBER
- AS500: DRAWING NUMBER
- D1: DETAIL NUMBER
- AS500: DRAWING NUMBER
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN, PROTECT DURING CONSTRUCTION.
- INDICATES ALIGNMENT OF FINISHED SURFACES
- NEW
- INDICATES PARTITION TYPE (SEE DRAWING A-601 FOR SPECIFICATIONS AND DETAILS)
- GLASS (DEMOUNTABLE) PARTITION
- INDICATES DOOR NUMBER
- NEW DOOR AND FRAME
- INDICATES MILLWORK (SEE ELEVATIONS AND DETAILS)



1 ENLARGED MAIN BARN PLAN

1/4" = 1'-0"



AS-BUILT REFERENCE NOTES

- 1 EXISTING RAISED OPENING (CUT-THROUGH TO MAIN BARN)
- 2 EXISTING SLIDING DOOR (VARYING SIZES)
- 3 EXISTING GALVANIZED STEEL WALL FINISH
- 4 EXISTING 1X6 DECKING

CONSTRUCTION LEGEND

AREA NOT IN CONTRACT

REFERENCE NOTES

NAME → INDICATES ROOM OR AREA NAME

X XX → INDICATES ROOM OR AREA NUMBER

DT → ELEVATION NUMBER

A 600 → DRAWING NUMBER

DT → DETAIL NUMBER

A 500 → DRAWING NUMBER

EXISTING PARTITION TO REMAIN

EXISTING DOOR & FRAME TO REMAIN, PROTECT DURING CONSTRUCTION.

INDICATES ALIGNMENT OF FINISHED SURFACES

NEW

EX

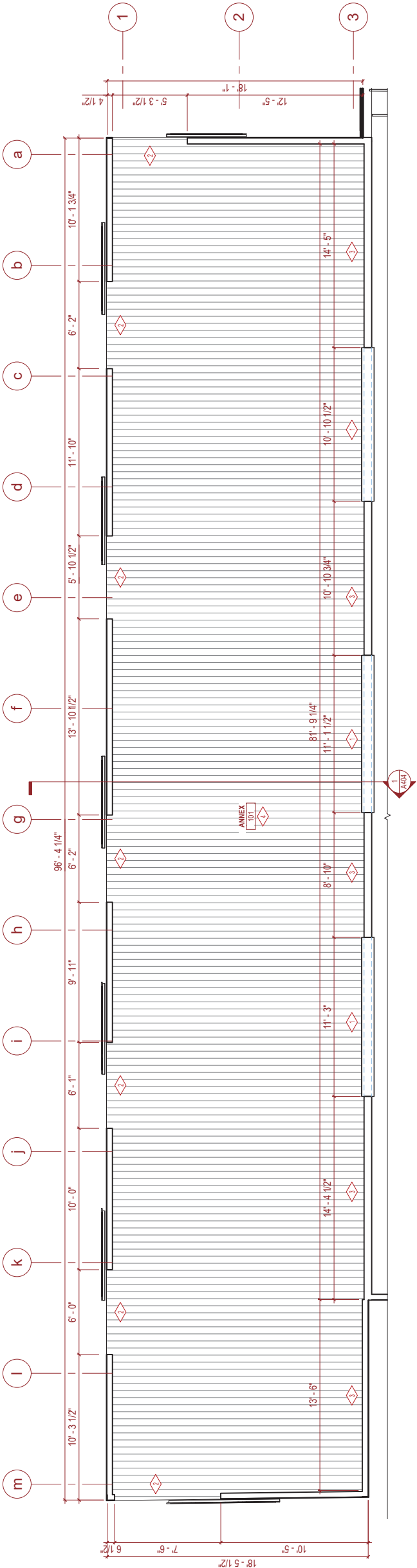
INDICATES PARTITION TYPE (SEE DRAWING A-601 FOR SPECIFICATIONS AND DETAILS)

GLASS (DEMOUNTABLE) PARTITION

INDICATES DOOR NUMBER

NEW DOOR AND FRAME

INDICATES MILL WORK (SEE ELEVATIONS AND DETAILS)



PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE	Rev.	Issued for	Date
1	AS-BUILTS		11/07/25

DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER

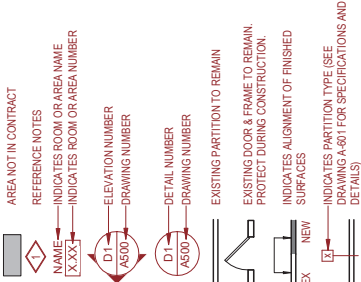
25121

SHEET TITLE
ENLARGED ANNEX
PLAN

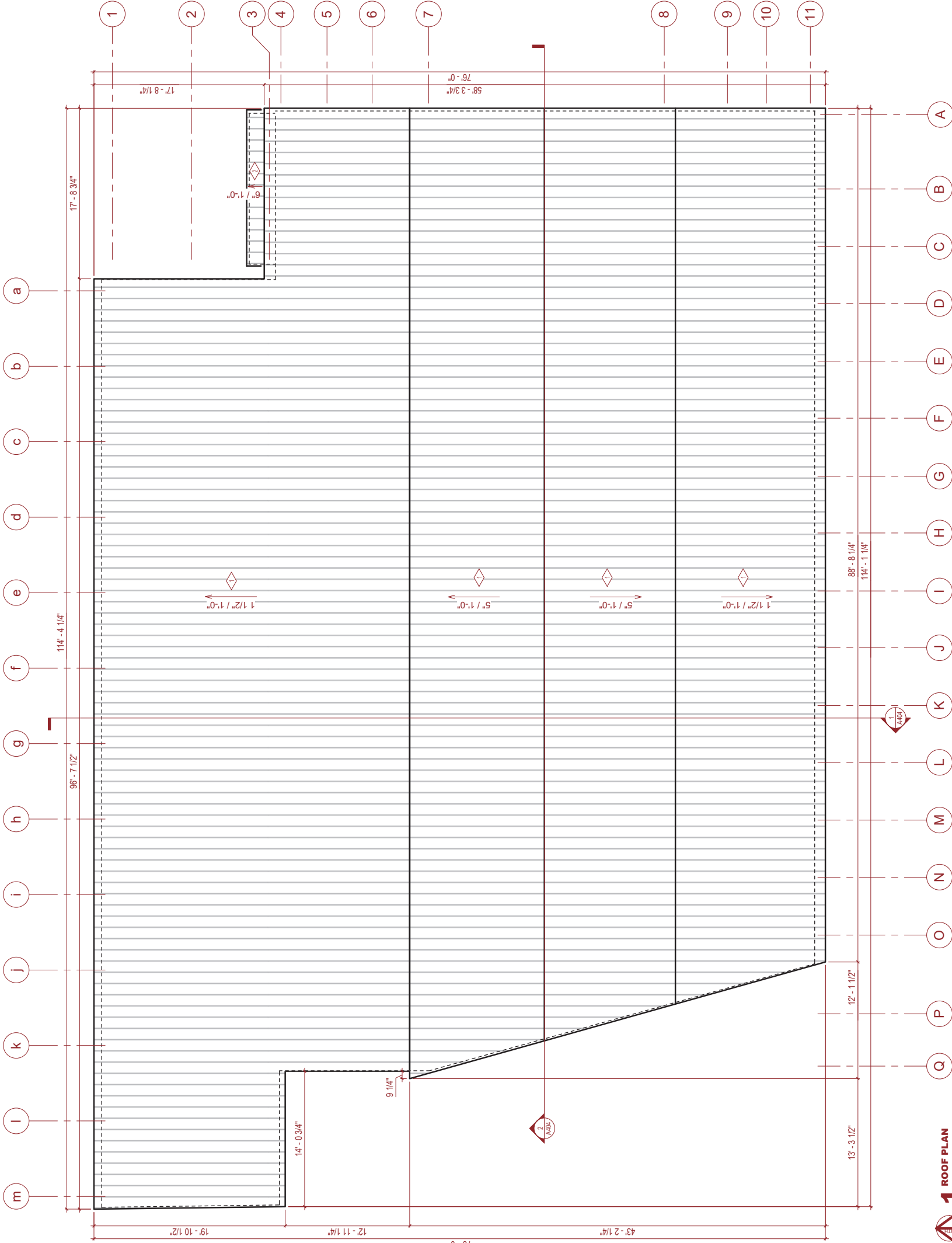
SHEET NUMBER

A105

FOUNDATION PLAN LEGEND



ROOF REFERENCE NOTES



SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE		Date
Rev.	Issued for	11/07/25
1	AS-BUILTS	

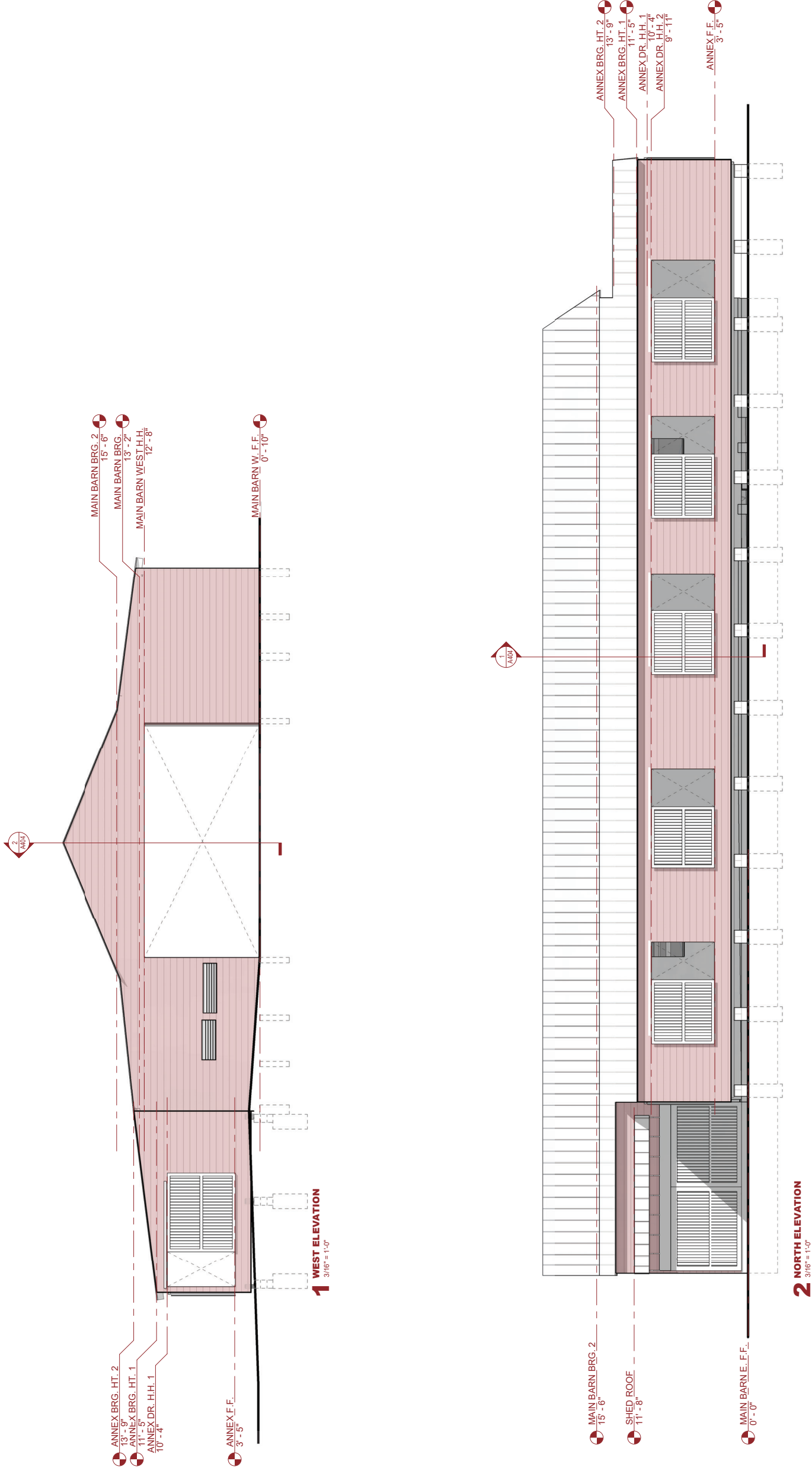
DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER
25121

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

A300



CONSULTANTS

SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE		Date
Rev.	Issued for	11/07/25
1	AS-BUILTS	

DRAWN BY: Author

CHECKED BY: Checker

PROJECT NUMBER

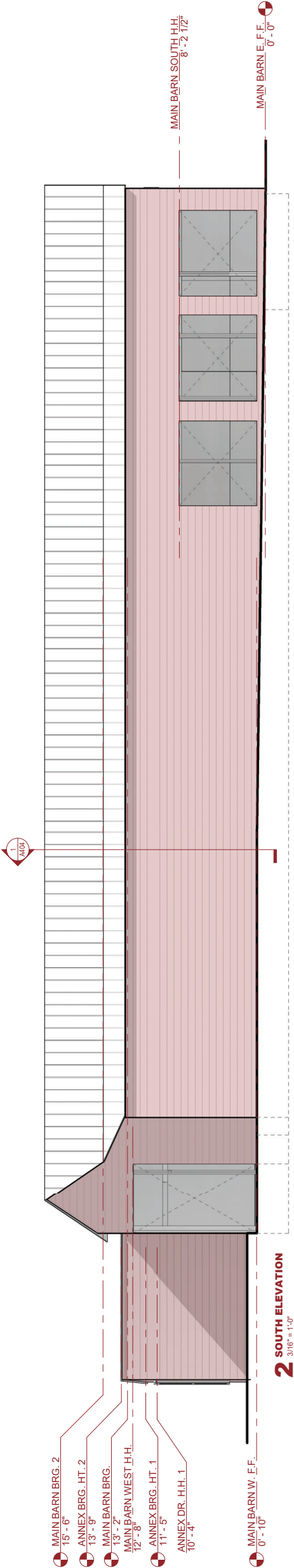
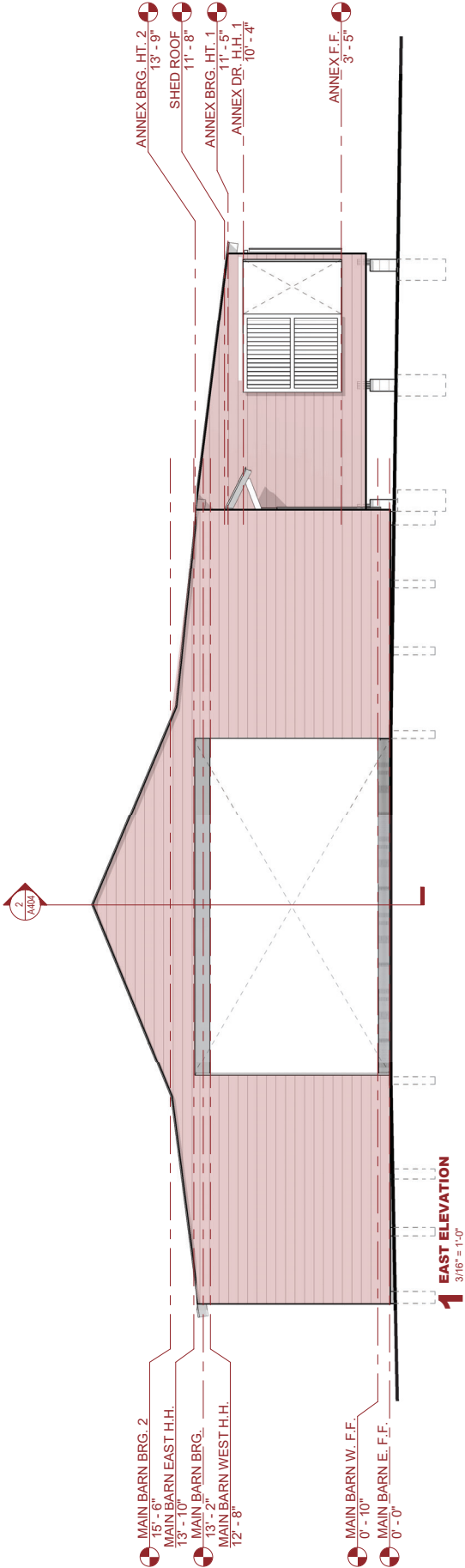
25121

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A301



SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT

CLIENT LOGO

DDA
LAKE ORION
DOWNTOWN
DEVELOPMENT

MAIN STREET
AMERICA

LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE

Rev. Issued for

Date

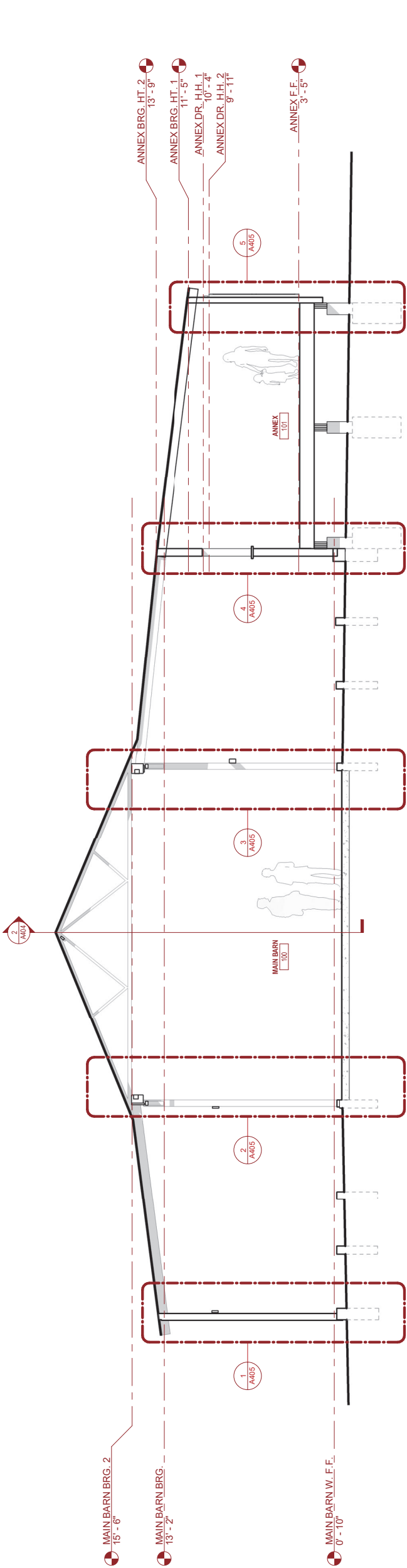
DRAWN BY: Author

CHECKED BY: Checker

PROJECT NUMBER

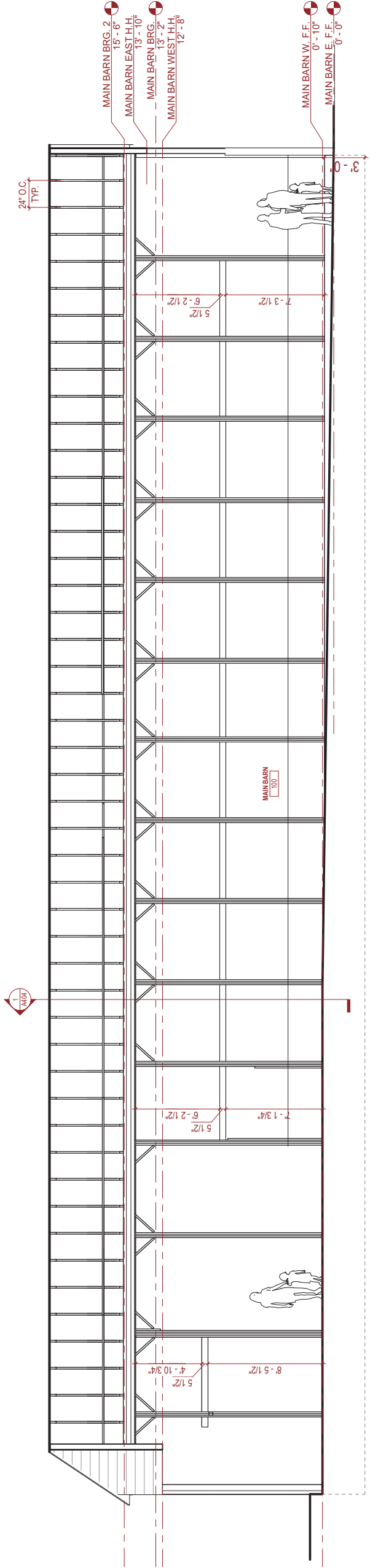
25121

SHEET TITLE
SECTION DETAILS



1 MAIN BARN / ANNEX TRANSVERSE SECTION

1/4" = 1'-0"



2 MAIN BARN LONGITUDINAL BUILDING SECTION

1/4" = 1'-0"

SEAL

DEPARTMENT OF BUILDINGS SCAN

PROJECT



LUMBER YARD AT
PAINT CREEK
215 S. BROADWAY ST.
LAKE ORION, MI 48362

ISSUE

Rev. Issued for

Date

DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER

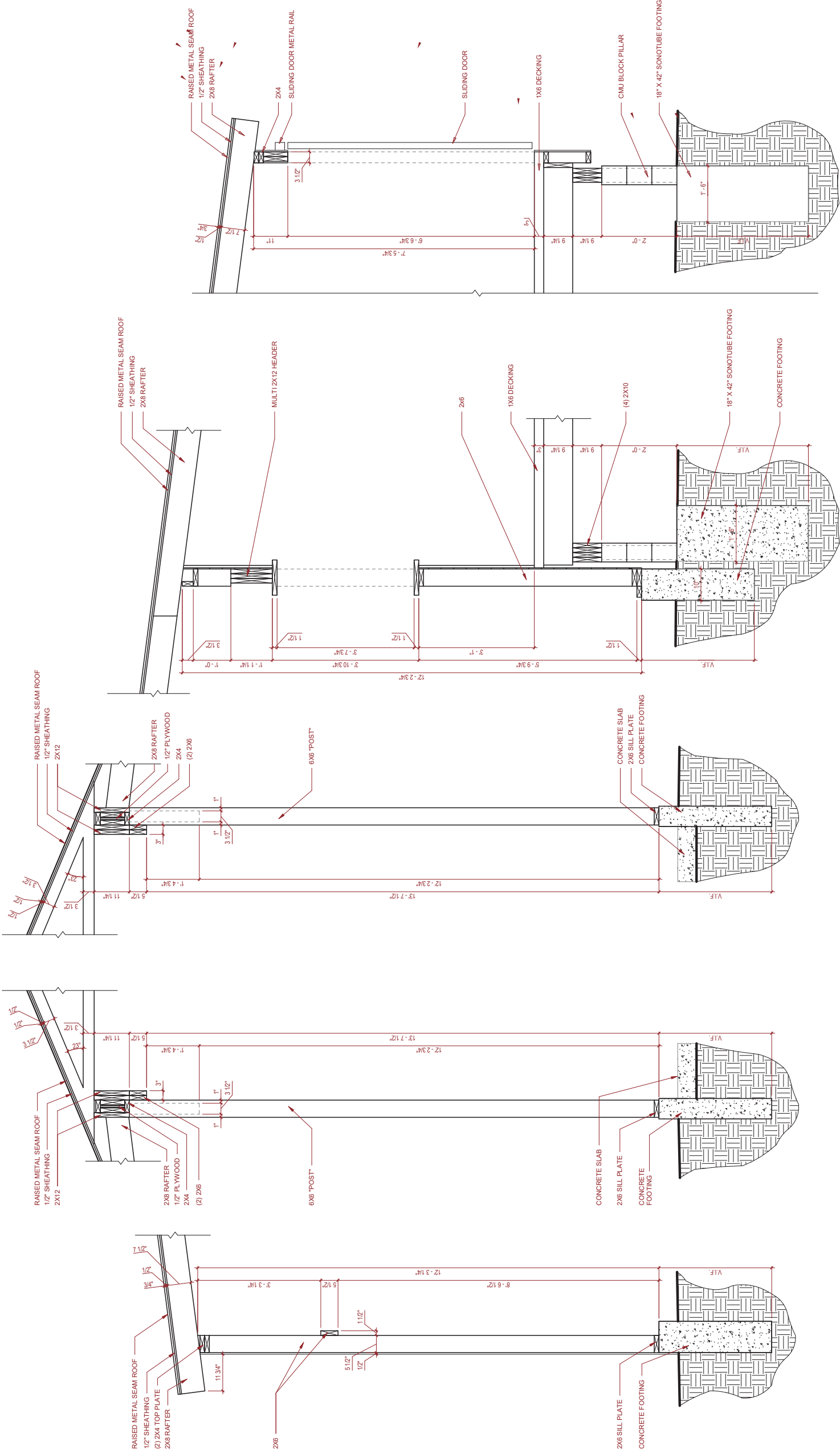
25121

SHEET TITLE

SECTION DETAILS

SHEET NUMBER

A405



1 TYP. MAIN BARN SOUTH WALL DETAIL
3/4" = 1'-0"

2 TYP. MAIN BARN COLUMN SOUTH
3/4" = 1'-0"

3 TYP. MAIN BARN COLUMN NORTH
3/4" = 1'-0"

4 MAIN BARN TO ANNEX SECTION
3/4" = 1'-0"

5 TYP. ANNEX NORTH WALL DETAIL
3/4" = 1'-0"