



## 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 bene 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 permit?**

#### **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 regarded to provide a safe working surface and provide sediment/runoff protection.

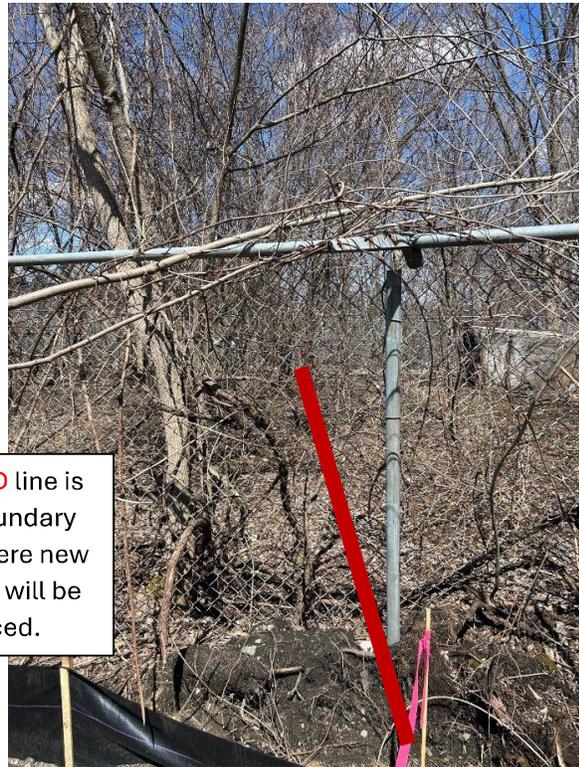
**Environmental Note:** We appeared for the Orion Township ERC to respond to a question raised by a committee member concerning our management of the identified contaminants shown in the Baseline Environmental Report. All details were discuss, including that the former underground storage tanks were 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). **No permit, no architect, no engineer - who is the responsible party for structural modifications?**



## 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. **No permit, no architect, no engineer - who is the responsible party for structural modifications?**
  - 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.

**Who is the advisory board and what credentials and experience do they have for this work?**

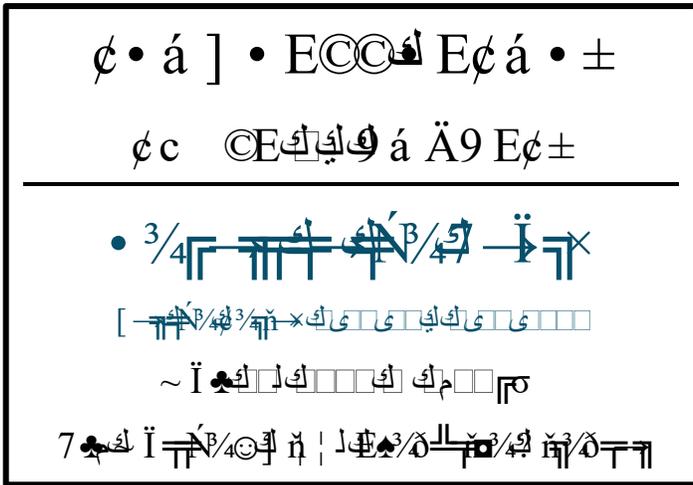
ADDITIONAL CURRENT PHOTOGRAPHS



# May 2025 PROGRESS REPORT



## LUMBER YARD at PAINT CREEK



**All new framing and bracing**

The project has moved from clean up to repair and reroofing. Following the issuance of a zoning compliance permit from the village, we are working closely with the Building Department to review and implement repair work to the four main structures in the public space and continuing the restoration of the historic coal office. This report outlines what has been done in the immediately prior work period and concludes with next steps.

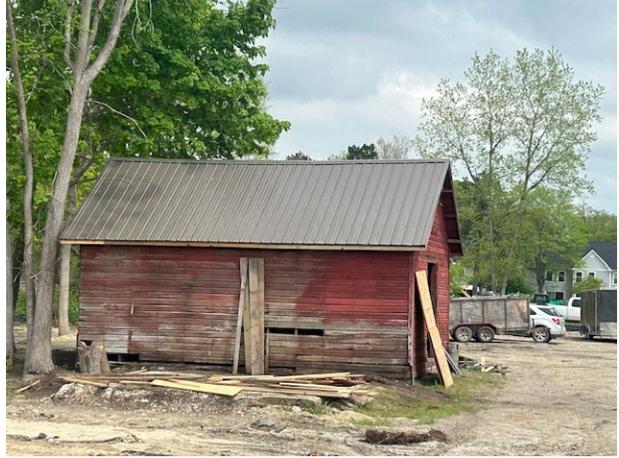
### **REPAIR AND RESTORATION**

The DDA Board approved a contract at it last meeting with Mickey’s Construction for the repair of the four public space buildings, and getting them in condition to be re-roofed and included in final plan design

**The Market Shed:** This structure was originally a lumber rack, and is being transformed into a multi-stall market/vendor pavilion. We have kept the original cedar plank roofing, but added strength through upgraded post, cross support, and headers. Adding new sheeting and a new metal roof. **change of use requiring code compliance**



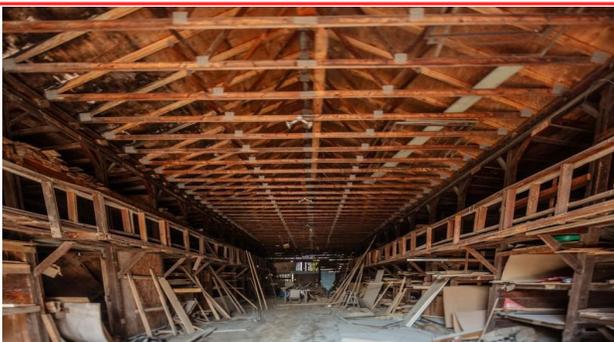
**Cool Shed:** this shed was one of two used by the original railroad and coal operations on site. They were built in 1917. One was not savable, but its foundation is now usable as an approach for the restoration and use of the other. The interior roof materials has been patched to reflect its original character, new sheeting, and internal header support form material found in the barn. A new roof.



**Supply Shed:** This 1917 structure was originally a supply shed and is now transforming into the centerpiece of a trailhead for the Paint Creek Trail. The debris is being carefully removed. The main posts are being reinforced, the beams doubled, and the north and south walls repaired for strength. We are keeping the old façade on both the interior and exterior of those walls.



**Main Barn:** This main structure is next. A standing seam metal roof is the goal, but it requires repairing the foundation/footings on the north side of the annex, and bracing the large truss system.



**NORTH BOUNDARY - FENCING**

We have proceeded with clearing the Waltman Lot. Fencing is being restored around the MDOT spillway area for security and safety.



**ORIGINAL RETAIL OFFICE**

The window package was delivered incorrectly. This is on hold until the remaining windows arrive in May. The window package will be finished in May. Starrs Roofing of Lake Orion will be starting on a new rolled roof in May.



## NEXT STEPS

1. Temporary, safe, parking areas will be reintroduced pending plan and construction development.
2. Site Design. Move from concept to actual site plan design with PEA.
3. Siding for the Main Office will be quoted and awarded for installation in June.
4. Public Space Plan. Advance the mission and goals of the advisory board for the start and planning of public space.





## LUMBER YARD at PAINT CREEK

### PROGRESS REPORT

#### PHASE 2 – CONCEPT

### Report to the Board

For the Period 5/15/25 – 6/17/2025

June 17, 2025 @ 6:30pm

By: Matthew Gibb, Executive Director



The project period has been substantially occupied in pre-site plan, repair and reroofing. Following the issuance of a zoning compliance permit from the village, we are working closely with the Building Department to completed inspected work in the repair and reconstruction of structures, footings and roofing. This report outlines what has been done in the immediately prior work period and concludes with next steps.

#### **REPAIR AND RESTORATION**

The DDA Board approved contract with Mickey’s Construction for the repair of the four public space buildings is continuing. There are several change orders on the June 17, 2025 DDA Board agenda (those can be followed through the agenda) **Minimum 100 p.s.f. live load if public walkway-no such information provided in FOIA response and what was provided is inadequate.**

**The Market Shed:** This structure was repaired to make it solid and safe for public use as a market pavilion, and a new metal roof was installed. The contractor is now moving forward with preparing the existing footings and deck to replace the severely rotted decking where vendors and public will traverse. It was originally intended to re-place the historic 2” planking with salvage, but based on estimates as to how much salvaged material we have left, the decision was made to save that historic material for inside the main barn. We will use new wood intended to grey quickly to the aesthetic.



**Main Barn:**

**Footing Repair** – To support the repair of a new roof, the joist and beam calculations for structural repairs, and support, the pillar footings on the north face the barn needed to be redone and new footings poured in certain places. The holes and type of repair was reviewed with officials and upon inspection the load calculations and supports were approved and updated. **no such informaton provided in FOIA response**



**Re-Roofing:** Structural work and bracing the large truss system in preparation for a new roof



## ORIGINAL RETAIL OFFICE

Windows: The re-ordered window package was delivered and the main windows facing the Paint Creek and Downtown have been installed.



Roof: Five layers of rolled and glued roofing were removed. A new code compliant (R30) roof has been installed by Starrs Roofing.



**Siding:** The next step to the final exterior repair is the siding.

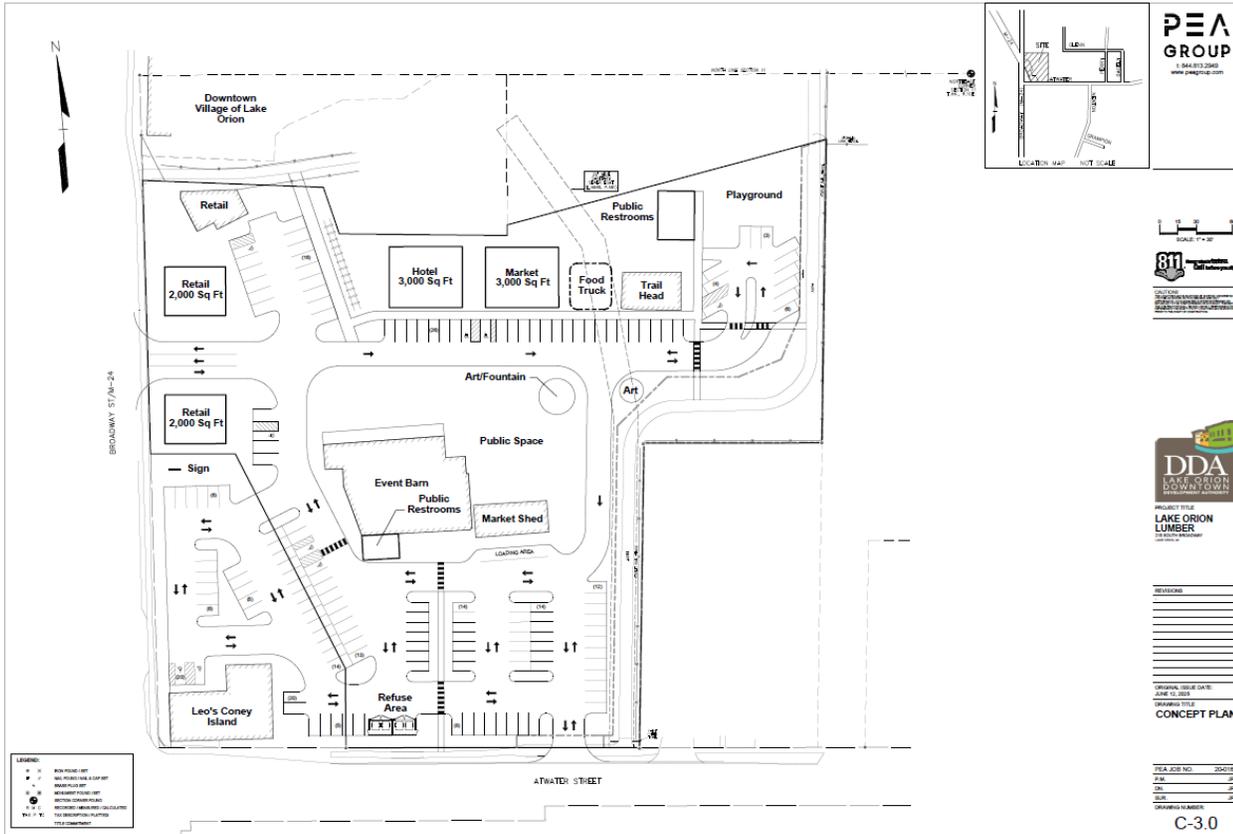


**LOGO(S)**

Staff has been actively starting the process of branding, and have settle don these preliminary logos



**SJTE PLAN:** The topographical survey has been completed and is pending drawings. The site plan has been started, and the following is the initial rough draft. The project is targeting the August 2025 Planning commission meeting. Engineering is already underway, and will be completed following the planning approval.



**NEXT STEPS**

1. Temporary, safe, parking areas will be reintroduced pending plan and construction development.
2. Public Space Plan. Advance the mission and goals of the advisory board for the start and planning of public space.
3. Final Site Plan - August 2025
4. Phase 2 – Main Barn, exterior and access, repair of doors, etc.
5. Pubic Space Grant Fulfilment – September 2025
6. Engineering -October 2025



## 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



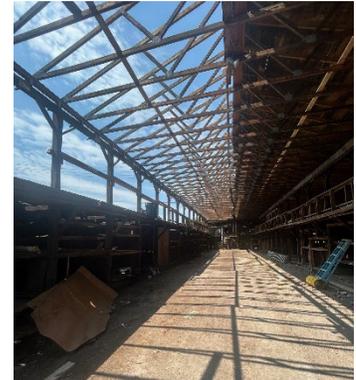
The project is nearing completion of the initial re-construction and repair work necessary to support the roofing and foundational repairs being coordinated with inspection and oversight. The structural repair work is focused on the south and west walls of the main barn, awaiting delivery of steel for 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 er 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