

LUMBER YARD at PAINT CREEK

PROGRESS REPORT

PHASE 1 – CLEAN UP

Report to the Board

For the Period 12/1/24 – 1/15/25

January 21, 2025 @ 6:30pm

By: Matthew Gibb, Executive Director



The project remains in initial clean up and deconstruction. The Board has approved contracts for project work performed during this covered period, including, several phases of hazardous waste management, salvage of historic materials, and demolition. This report outlines what has been done in the immediately prior work period and concludes with next steps.

ASBESTOS REMOVAL AND DISPOSAL

The hazardous materials report completed by Baker International in 2024 revealed asbestos in the flooring within the original coal office building and in the roofing materials of south annex shed to the main barn. The removal and proper disposal of this hazardous condition was included in the Board approved contract with TBD Construction Services. All material has been removed and disposal completed in accord with Michigan Law. The disposal manifests for the work completed are in the possession of the DDA with copies attached to this Report.







DISPOSAL OF PAINT, SEALERS AND OTHER WASTE

The property was filled with left over paint, stain and other hazardous waste products from the commercial operation of the Lumber Yard. Approximately 900 cans, varying in size from pint to 10 gallon, were found, moved and sorted for disposal. The Board approved a contract with ERG Environmental Services for disposal. Prior to their removal, staff was asked to (and did) re-locate and organize the entire material inventory. All acids, paint, concrete sealers, and a variety of other materials were properly disposed and the manifests are now held by the DDA, with copies attached.



SALVAGE OF MATERIALS

TBD Construction Services was awarded a contract to perform the process of salvaging siding and other materials. All usable material is now stored in the main barn.







CHANGE ORDER(S)

As the salvage and environmental work commenced and was ongoing, it was decided that the main office building is not only salvageable, but a very good repurpose opportunity to create revenue from the DDA project (included potential revenue to the village). This would allow non-tax based revenue to be used towards the bonds and site development. To preserve the exposed structure, prepare for eventual permitted construction work, and several change orders were identified and approved.

1. Add the removal and salvage of original siding, removal of all non-hazardous insulation, install code based insulation, outside board, and dry wrapping to seal the building. Complete repairs to the east(rear) roofing area to seal off any moisture and reconstruct roofing material with salvaged wood.

Approved Cost - \$14,400

2. Add Barn 8 (identified on the Demo Inventory) as an additional structure for de-construction, storing all salvaged materials as contracted, and remove from the scope of work the collapsed north wall of building 18. Add security fencing, rental(6 months) and installation due to safety and trespass issues.

Approved Cost - \$6,500

3. Remove dangerous condition of the overhanging canopy on the front of the building made unstable by rotted wood and exterior conditions

Approved Cost - \$3,500

4. Repair and protect additional rotted corner boards. Remove and inspect interior stud work and framing, replace rotted sill(s) and complete other pre-emptive structural repairs to protect the integrity of the structure and allow for OSB and sealing with dry-wrap

Approved Cost - \$8,800



DEMOLITION

Above grade demolition was scheduled to begin the first week of January 2025, but weather and delays caused by the disposal of hazardous materials has pushed the demolition start date to on or about January 27, 2025. Demolition will remove all debris and non-preservation structures on site. Demolition is scheduled pursuant to the required 10 day notice to the state of Michigan through EGLE and is supported by a Oakland County Soil Erosion Permit, applied for by PEA.



NEXT STEPS

- 1. Post demolition, security fencing will be addressed and a more permanent solution implemented. Temporary, safe, parking areas will be reintroduced pending plan and construction development.
- 2. Requests for Proposal(s)
 - a. Architectural Services Analysis, design and construction drawings for the Main Barn, Trailhead Canopy, and Repurposed Office, including accessibility and landscape.
 - b. Roofing Incoordination with the selected architectural firm, seeking metal roof installation for the main barn and canopy.
 - c. Private Partner Development Seeking development concept and plan, cost estimate and use proposal for development of the excess site, in partnership with the public space and parking required by the DDA.
- 3. Marketing Plan Development an attraction and recruitment plan for identifying tenant and partner users within the developed site.

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NON-HAZARDOUS SPECIAL WASTE & ASBESTOS MANIFEST

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