



AGENDA

SPECIAL MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD

Tuesday, November 11, 2025

5:00 PM

DDA OFFICE - 118 N Broadway Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of Agenda
4. Call to the Public

The DDA welcomes comments related to the work and spirit of the DDA on non-agenda items. Each person wishing to address the DDA Board shall be afforded an opportunity to do so. When recognized, give your name and address and direct your comments to the Chair. Comments on the agenda items may be allowed upon the calling of the item.

COMMENTS ARE LIMITED TO THREE (3) MINUTES, OR AS ALLOWED BY THE BOARD CHAIR.

5. New and Old Business
 - A. CONSIDERATION AND AWARD OF CONTRACT – CONCRETE (LUMBER YARD)
6. Adjournment

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Village, at least three (3) business days in advance of the meeting, if requesting accommodations. The Village of Lake Orion will provide foreign language or hearing impaired interpretation services for those individuals who contact the village to request such services at least seven (7) days prior to the meeting.

En el espíritu de la observancia de la Ley de Estadounidenses con Discapacidades, las personas con discapacidad debe sentirse libre para ponerse en contacto con el pueblo, por lo menos tres (3) días hábiles de antelación a la fecha de la reunión, si se solicitan alojamiento. El municipio de Lake Orion proporcionará idioma extranjero o personas con problemas de audición servicios de interpretación para

las personas que se ponen en contacto con el pueblo de solicitar dichos servicios con no menos de siete (7) días antes de la reunión.



DDA ACTION SUMMARY SHEET

SPECIAL MEETING – NOVEMBER 11, 2025 @ 5:00PM

MEETING DATE: November 11, 2025

TOPIC **CONSIDERATION AND AWARD OF CONTRACT – CONCRETE (LUMBER YARD)**

BACKGROUND BRIEF:

The interior of the main barn, being proposed as the centerpiece of the public market, was originally used as a lumber rack, storage barn. The north and south rack areas have been removed and all salvaged materials saved. Those areas that were used as rack storage originally used 2”x12”x20’ flooring boards. We have salvaged much of that material and are repurposing it throughout the project, but there is not enough to re-floor those areas where we will be using the barn for market and event facilities. This area is approximately 3900 sq ft.

This proposed work falls under our existing zoning compliance permit which allows us to finish the foundational repairs necessary for the repaired roofing and structural load. This will be inspected and permitted by the Township, as required.



FINANCIAL IMPACT:

The proposed work is planned and budgeted. The change from wood floor to concrete floors in the market barn is actually a cost saving over replacing the wood flooring. The estimated cost of materials to replace the wood flooring has come back between \$35,000 and \$46,000. We would then have to absorb labor for installation. The concrete is a permanent and reduced maintenance solution, at a lower cost.

CAVEAT – We are proposing an exposed aggregate surface preparation. This allows us to prep the concrete for aesthetic, and to have a non-slip surface. We are maintaining the step up to the side market areas, as recommended by our architect and building official review. There is a cost addition for the use of an exposed aggregate surface, but using this approach presents a significantly better result in both finish and use. If the Board would prefer the most economical solution, we would likely save 15% off the cost of this project element, and we would use a brushed concrete application, which this office feels would substantially hinder the impact of the project.

This is budgeted and is intended to be included in the public spaces grant, of which we were awarded \$595,000. To date we have expended approximately \$346,000 of the grant proceeds.

RECOMMENDED MOTION:

Move to accept and approve the proposal from JAH Services for the preparation and finish of approximately 2900 sq ft of concrete surface in the main barn, at a cost not to exceed \$34,560, with funding from GL 248-726-980-001 – Public Spaces Grant – General.



2900 Newberry Rd.
Waterford, MI 48329
(248) 459-4218

ES Section 5, Item A.

101725

Customer: Mickeys Construction
Address: 643 Shelmar Lane
City, ST, ZIP: Ortonville, MI 48462
Phone: 248-884-0464
Contact: Mike -
mickeysconstruction@hotmail.com

Work to be performed at:
Address: 215 South Broadway
City, ST, ZIP: Lake Orion
Contact:

DATE	DATE REQ.	TERMS	DAYS ON SITE	PROJECT
10-17-25	TBD	COD	1-2	Concrete

QUANTITY	DESCRIPTION	UNIT	PRICE
	Prep and pour approximately 2900 sq ft of 4" exposed Aggregate concrete		\$34560.00

Work to be performed is for concrete only unless otherwise specified above. JAH is not responsible for repairs or replacement of any landscape, hardscape, underground wiring, pipes, sprinklers or any other items that may be found when digging/prepping for concrete work. Customers are responsible for calling Miss Dig if needed and the pulling of any permits if required.

Please sign below and return via email to indicate your approval of the estimate above.

Approved by:

Date:

Presented by:

Jim DiMarco/Jose Hernandez

Date:

10-17-25



Crown Construction, Inc.

Armada, MI 48005

Materials

95 tons of 21aa crushed concrete with compaction

Concrete 4000 PSI pea stone mix

6x6x10 wire mesh

Includes all sawcuts sealer to be a brown stone finish

Area approximately 2980 sq ft @ \$15.00 square foot

Total \$44,700.00

PROPOSAL MID-MICHIGAN SEALCOATING, LLC.

144 South Street, P.O. Box 294, Ortonville, MI 48462
(248) 431-4550 Phone

Lake Orion DDA

November 5, 2025

118 N Broadway

Attn: Matthew Gibb

Lake Orion MI

gibb@downtownlakeorion.org

We propose hereby to furnish material and labor-complete in accordance with the specifications below, for the sum of:

Total Job cost.....\$ 44,800.00

We submit estimate for: Concrete

- 1.) Grade north side and south side of barn approx. 2900 sq. ft. 8" below finish floor
- 2.) Install layer of geo tec fabric on sub grade
- 3.) Place and compact 4" certified crushed concrete
- 4.) Place and finish 4" of pea stone mix concrete with 7 sack mix, spray top with concrete retardant for exposed aggregate look
- 5.) Saw cut concrete for control joints
- 6.) Clean work area upon departure

Exclusion: Hailing of any soils off site, Permits or permit fees

All material is guaranteed to be as specified. All work to be completed in workman-like manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the original estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation. All materials are owned by contractor until paid in full.

Authorized Signature _____ Date _____

Jerry Sherman 248-431-4550
Sean Robinson 701-570-3044

East Side
(586) 914-0516
(586) 726-6091



CONCRETE
FLAT ROCK
CONSTRUCTION, INC.
License # 2104156861

West Side
(248) 577-0579
(248) 379-0250

PROPOSAL

Licensed & Insured | Removal & Replacement Specialist
THE FAMILY OF CONCRETE

* ATT (Lake Orion PDA)
 NAME Matthew gibb DATE 11-6-2025 TIME OF ESTIMATE
 ADDRESS 215 S. Broadway St #2722 CITY Lake Orion STATE Mi ZIP 48362
 PHONE 248-464-0307 NEAREST CROSSROADS M 24

WE HEREBY SUBMIT THE FOLLOWING SPECIFICATIONS:

<input type="checkbox"/> Remove & Dispose of Grass / Soil	<input type="checkbox"/> Decks \$ _____	Concrete Depth: <input checked="" type="checkbox"/> 4" <input type="checkbox"/> 6" <input type="checkbox"/> 8" <input type="checkbox"/> 10"
<input checked="" type="checkbox"/> Remove & Dispose of Previous Concrete -		<input checked="" type="checkbox"/> Pour <u>6</u> Bag Mix - 4000 psi
<input checked="" type="checkbox"/> Parking Lot <u>20x100 20x100</u>		<input checked="" type="checkbox"/> Crushed stone for grade requirement - 21AA
<input type="checkbox"/> Driveway <u>*Floor</u>		<input checked="" type="checkbox"/> Expansion Paper All Structures
<input type="checkbox"/> Circular <input type="checkbox"/> Extended		<input type="checkbox"/> Fiber Mesh <input checked="" type="checkbox"/> Ever Clear Sealer \$ _____
<input type="checkbox"/> 6" Approach _____		<input type="checkbox"/> Wire Mesh (Also a curing compound)
<input type="checkbox"/> Garage Floor _____		<input checked="" type="checkbox"/> Re-Rod <input type="checkbox"/> Ashlar Slate
<input type="checkbox"/> Sidewalk _____		<input type="checkbox"/> Broom Finish <input type="checkbox"/> Random Stone
<input type="checkbox"/> Walkway _____		<input type="checkbox"/> Trowel Finish
<input type="checkbox"/> Shed Pad _____		<input type="checkbox"/> Tool Cut
<input type="checkbox"/> Patio _____		<input checked="" type="checkbox"/> Saw Cut
<input type="checkbox"/> Porch _____		<input type="checkbox"/> Stamped Concrete _____
<input type="checkbox"/> Steps _____		<input checked="" type="checkbox"/> Other <u>exposed agg finish.</u>
Total Square Footage <u>4,000</u>		

We hereby propose to furnish all labor and materials - complete in accordance with the above specifications, for the sum of _____ dollars (\$ 57,400.00) with payment to be made upon completion:

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimation. All agreements are contingent upon strikes, accidents, weather, acts of God, availability of materials or delays, which are beyond the control of the Contractor. The Contractor shall not be responsible for unforeseen conditions. The Contractor shall complete the job within a reasonable amount of time but shall not be liable for delays or conditions beyond the control of the contractor as specified above. The contractor shall not be liable for cracks in new, old or resurfaced concrete or brick. The contractor shall not be responsible for movement due to frost heave. contractor shall not be responsible for grass, landscape, sprinkler systems or discoloration of concrete. Salt should never be used on concrete. Contractor not responsible for pitting, scaling or chipping due to salt or any other products that have been applied to the concrete surface. Any use of salt products will void any and all warranties. Colored concrete may not always be an exact match, due to the application of color by the ready mix plant. This warranty does not cover accidental excavation, fire, flood, gasoline, oil, chemicals, subsurface water, overloading or other misuse and may void any warranty or guarantee and will result in a 1.5% monthly penalty on any balance due until full payment is received. A \$35.00 fee will be assessed on all N.S.F.. If legal action is necessary for collection, Customer agrees to pay the Contractor's actual attorney fees and costs All concrete should be sealed. Initial here _____ if you do not want it to be sealed. Any project over \$9,000 will require a payment of 50% upon form set up.

ACCEPTANCE OF PROPOSAL

The above prices, conditions and specifications are acceptable. I authorize Reliable Concrete Pros & Flat Rock Concrete Const. to do the work as quoted.

Contractor Signature Kevin Moore Date 11-6-2025
 Customer Signature _____ Date _____

We thank you for your business and hope to service all your concrete needs!

www.reliableconcretepros.com