



118 N. Broadway, Lake Orion, MI 48362
Phone: 248-693-9742 Fax: 248-693-9749
www.downtownlakeorion.org

COMMUNICATION
RFP LODDA 25-0001
QUESTIONS SUBMITTED February 4, 2025

QUESTION: Please clarify that the deadline for concept design drawings is June 1, 2025.

ANSWER: It is our target that we would receive construction drawings and bid ready information for the described initial phase in June 2025. Please note that the RFP seeks a partner to start developing the construction drawings necessary for the start of reconstruction of the three historic structures, and thereby reserves needed additional work.

QUESTION: Are there other key milestone dates for CDs?

ANSWER: We are targeting the start of reconstruction in July 2025
We are targeting site plan approvals in September 2025

QUESTION: Will fundraising imagery be required and/or desired?

ANSWER: Fundraising imagery is always desired, but not a part of this RFP. We are managing the start of reconstruction due to the declining conditions of the historic buildings. We simply have to get working on the structures and do not want to absorb the time or cost of vision based work right now. For this phase, we would only require permit ready construction documents. There is a distinct opportunity to be eligible for additional work, including site imagery and further design, as the project moves forward.

QUESTION: Will the buildings be for seasonal use? Will they require heating and/or cooling?

ANSWER: Coal Office: Yes this is a proposed commercial opportunity as stated in the RFP and will be year round. There is water, sanitary and utilities at the building.
Main Barn: This is intended as an extended seasonal space, not requiring year round treatment. Concepts of code compliant seasonal heating will be explored, but not full HVAC.
Supply Canopy: This is only intended as a historic canopy/façade to act as cover for a public space.

QUESTION: Do you have a site plan that you can share, either in PDF or CAD format?

ANSWER: We have survey work and some base design concepts, and are in the process of team development for site plan and engineering. This RFP is intended to get the work started on the three key historic elements of our public project, and not waiting on further deterioration as we are finalizing site plan details.

THE SELECTED PARTNER WILL BE CONSULTED ON FUTURE WORK IN ACCORD WITH OUR
PROCUREMENT POLICY ON THE LUMBER YARD

ADDITIONAL QUESTIONS SHOULD BE DIRECTED TO

MATTHEW GIBB DDA EXECUTIVE DIRECTOR
gibb@downtownlakeorion.org