



REQUEST FOR PROPOSAL STRUCTURAL ENGINEER FOR HISTORIC BARN

Located at 1630 Stoney Creek Rd, Oakland Twp, MI 48363

PROJECT OVERVIEW

The Charter Township of Oakland Historic District Commission (HDC) is requesting proposals for a structural engineering work for a historic barn in Oakland Twp, Michigan. The barn is 30'x70' gable style, timber-framed, with board and baton vertical wood siding. It was moved onto a new (2025) concrete block foundation with a crawl space. A new shingled roof was completed in 2025. The current wood plank flooring and substructure are in various degrees of decay. HDC requires the floor loads to meet 100 psf. A current floor loads assessment report is attached which was completed in June 2026 by MacMillan Associates. The project requires that both linear stability and lateral stability calculations are completed, with design deliverable and construction documents prepared.

Oakland Township and the managing architectural firm Ekocite Architecture will only accept bids from structural engineers familiar with barns, timber-frame structures, and historic preservation standards.

AGENCY: Charter Township of Oakland, Oakland County, Michigan



Objectives:

The barn site will contribute to the aesthetic quality of Oakland Twp and serve as a community landmark for residents. We anticipate the site to offer a variety of use with focus on utilizing the barn for public access, support for agricultural trends, and a potential farmers market.

The objective of this project is to repair rather than replace although integrating new floorboards from replacement or entirely new sections may be necessary.

Building Code group U utility, Barns, agricultural buildings, and possibly a proposed change of use to Group M mercantile, markets with seasonal use of interior space.

A Brief Description of the Garling Barn

Originally built as a bank-barn in 1870s-1890s, the barn was part of the John Garling homestead and later owned by his son, Harry Garling, remaining in the family for 98-years. The barn was moved down Stoney Creek Road in January 2025. A new home, and new preservation project, retaining a 150-year history in Oakland Twp's agricultural landscape.

THE PROJECT:

Both linear stability and lateral stability calculations are to be included, with design deliverable and construction documents prepared.

Stabilization requirements. There are two options being considered for structural engineering for the floor loads.

Option 1: Current crawl space; reinforce existing floor framing for a 100 PSF Live Load. Re-Use and replace floorboards.

Option 2: Slab on Grade floor. Remove existing floorboards, floor joists, and beams. Reinforced 4" concrete slab on rigid insulation on vapor barrier on compacted engineered fill. Finish floor shall be floorboards similar to existing on pressure treated sleepers. Provide structure for timber frame posts above.

Note; both options should have engineering for gravity and lateral loads.

Additional engineering possibilities:

- Electric floor heating options
- Timber framing repair and siding restoration tasks

Compliance Standards: Require adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties as highlighted in the attached.

The contractor shall be duly licensed by being a State of Michigan registered structural engineer to perform this work and meet Oakland Twp insurance requirements. (attached)

The contractor shall perform to all applicable Federal, State and Local laws.

THE PROPOSAL SHALL INCLUDE:

1. Company Name, Business Address, Company Phone Number, Website
2. Primary Contact, Primary Contact's Phone Number, Email Address
3. Project Approach: A description of the services and activities that your firm proposes to provide. Include the following information:
 - a) The overall scope of work
 - b) The schedule and ability to complete the project within projected time frame
 - c) The assignment of work within your firm's work team. Provide resume for the person who will be conducting the work
 - d) Provide information regarding your firm's background and qualifications.
4. Fee Proposal:
Include hourly rates, minimum hourly charges and itemized costs may be used to negotiate changes in the scope of work if necessary.
5. Provide proof of your liability insurance coverage that meets Township requirements
6. Submit Sealed Bid by the DEADLINE of September 10, 2026 at 3:00 pm.

TIMELINE:

HDC meeting on Sept 16, 2026 for contractor recommendation. Sept 22, 2026 Oakland Twp Board of Trustees contractor award. Structural engineering work to be completed October 2026 through February 2027. HDC would like to begin the construction project in early spring 2027.

BID DEADLINE 9/10/26 3:00PM at Oakland Twp Hall:

Date Sept 10, 2026 3:00 pm received by mail or hand delivery to the Clerk's Dept., 4393 Collins Road, Rochester, MI 48306.

Mail: Oakland Township
Office of the Township Clerk
4393 Collins Road
Rochester, MI 48306

ATTN: Garling Barn Structural Engineering Bid

OPTIONAL SITE VISIT: Wed 9/2/26 2:00pm to 2:30pm or Contact HDC office to schedule a time. For questions and/or directions, please email or call Barb Barber at bbarber@oaklandtwpmi.gov 248-608-6807.

Project Location is 1630 Stoney Creek Rd., Oakland 48363, near the intersection of Lake George and E. Clarkston. The barn is EAST of Lake George Rd. on Stoney Creek on the north side.

GENERAL CONDITIONS FOR PROPOSAL SUBMISSION:

All proposals received by the due date and time will be evaluated. Submitted proposals shall remain in effect for 90 days from the due date. All costs incurred for proposal preparation, presentation, or contract negotiations are the responsibility of the firm. The Charter Township of Oakland reserves the right to reject any or all proposals submitted in response to this request for proposal and/or to select the proposal that it determines, in its sole discretion, to best meet the needs of the community. The Township reserves the right to extend any time period stated herein, including the due date for entering into a contract.

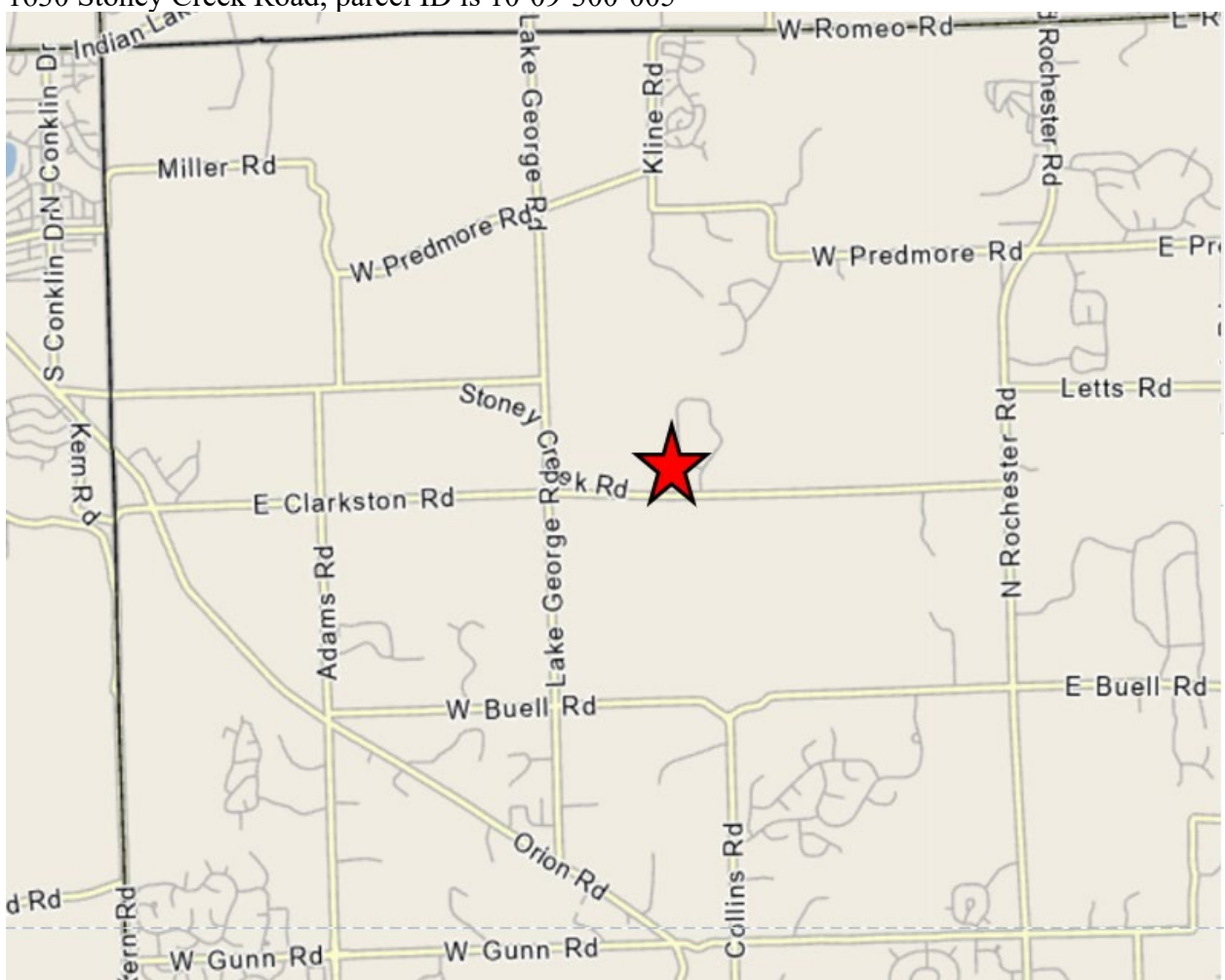
QUESTIONS:

Contact Barb Barber, Preservation Planner by email bbarber@oaklandtwpmi.gov or by phone 248-608-6807.

Oakland Township is an Equal Opportunity Employer and does not discriminate on the basis of race, color, sex, religion, national origin, age, or disability.



1630 Stoney Creek Road, parcel ID is 10-09-300-005



Oakland Township, Michigan 48363

Additional photos of foundation work, roof, site



Attachments:

1. MacMillan Associates structural review report
2. Calculation of Current floor loads psf
3. Ekocite Architecture Foundation Plan
4. Structural Engineer Insurance Requirements

CLIENT: Charter Township of Oakland
Historic District Commission
4393 Collins Road, Rochester, MI 48306
Attn: Ms. Barbara Barber

DATE: 6/5/2026

PROJECT NAME/LOCATION:
Relocated Garling Barn

MAI PROJECT NO.: 2026-01039

INTRO/SCOPE

This project is for limited structural review of this structure. We have been asked to review the floor structure, which includes floor decking, joists, floor beams and the steel girder. Review of the building lateral stability and foundations are beyond the scope of this project. This study must be done prior to its occupancy by the public.

Per Ekocite Architecture's letter dated 4-6-2026, the floor must be reviewed for a 100 psf live load as a service load for anticipated use as a public venue.

OBSERVATIONS

During a site visit on 5-28-2026, the following was observed and is supplemented by following images:

The floor decking is rotted/lifted at far east bay and southwest corner (see Image 1-3). The floor is noticeably bouncy in the 2nd bay in from the northeast corner.

The W16x40 steel girder shown on the drawings dated 1-07-2025 was installed as a W10x45 steel girder. This girder is short of the east wall. To carry proposed load this beam section will likely be required to be extended.

The floor beams are a combination of round timbers and rectangular timbers.

A floor beam in the northeast corner of the building has collapsed (see Image 4). There is splitting in multiple floor beams at the east bay (see Image 5 and Image 6). A floor joist in the 3rd bay is split and no longer able to support any loading (see Image 7).

The sill is visibly rotted at all exterior doors/opening.

CONCLUSION

The existing floor framing is not adequate for a 100 psf live load. See SK1 below for the existing live load capacities.



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7

Julia Chrysler

Julia C. Chrysler, E.I.T.

William D. Thayer

William D. Thayer, P.E.

CC: Tammis Donaldson, Exocite
Jonathan H. Beythan, MAI
File

Attachments: SK1

1. LIVE LOAD CAPACITY OF CANTILEVER PORTION OF W10 BEAM = 250 PSF. ADJACENT TIMBERS DO NOT CURRENTLY LOAD THIS CANTILEVER.



 - 10 PSE TO 20 PSE

20 DCF TO 40 DCF

 - 40 PSF TO 50 PSF

 - 70 PSF TO 80 PSF

4" PROJECTION
(PLASTER)

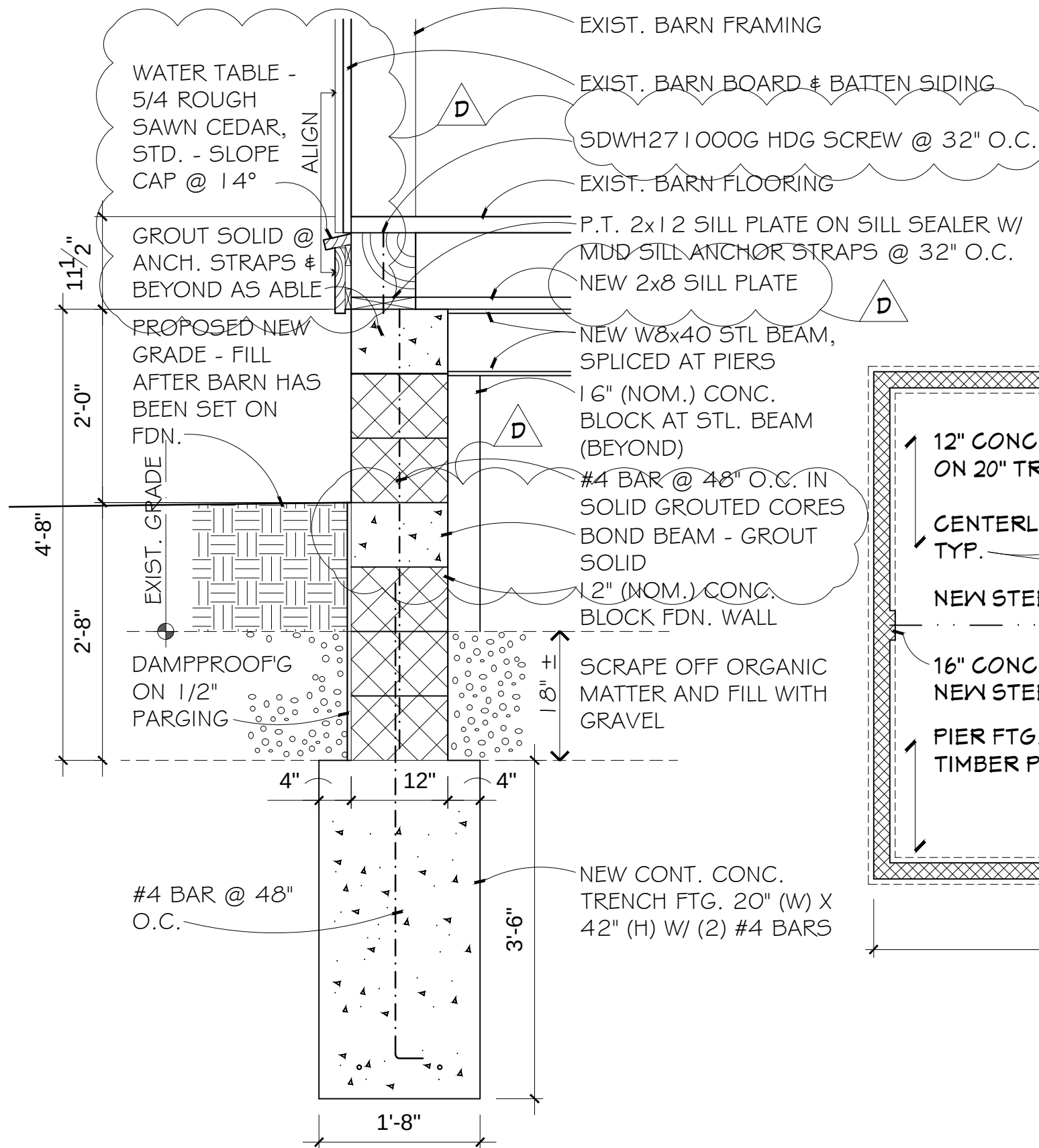

$$\frac{1}{4}'' = 1'-0''$$


MACMILLAN ASSOCIATES
CONSULTING ENGINEERS

714 EAST MIDLAND STREET
BAY CITY, MICHIGAN 48706
WWW.MACMILLANASSOCIATES.COM
(989) 894-4300

SINCE 1963

MAIN FLOOR FRAMING PLAN



FDN SECTION

SCALE: 3/4" = 1' - 0"

GARLING BARN RELOCATION

PERMIT SET - OPTION A

11-22-2024

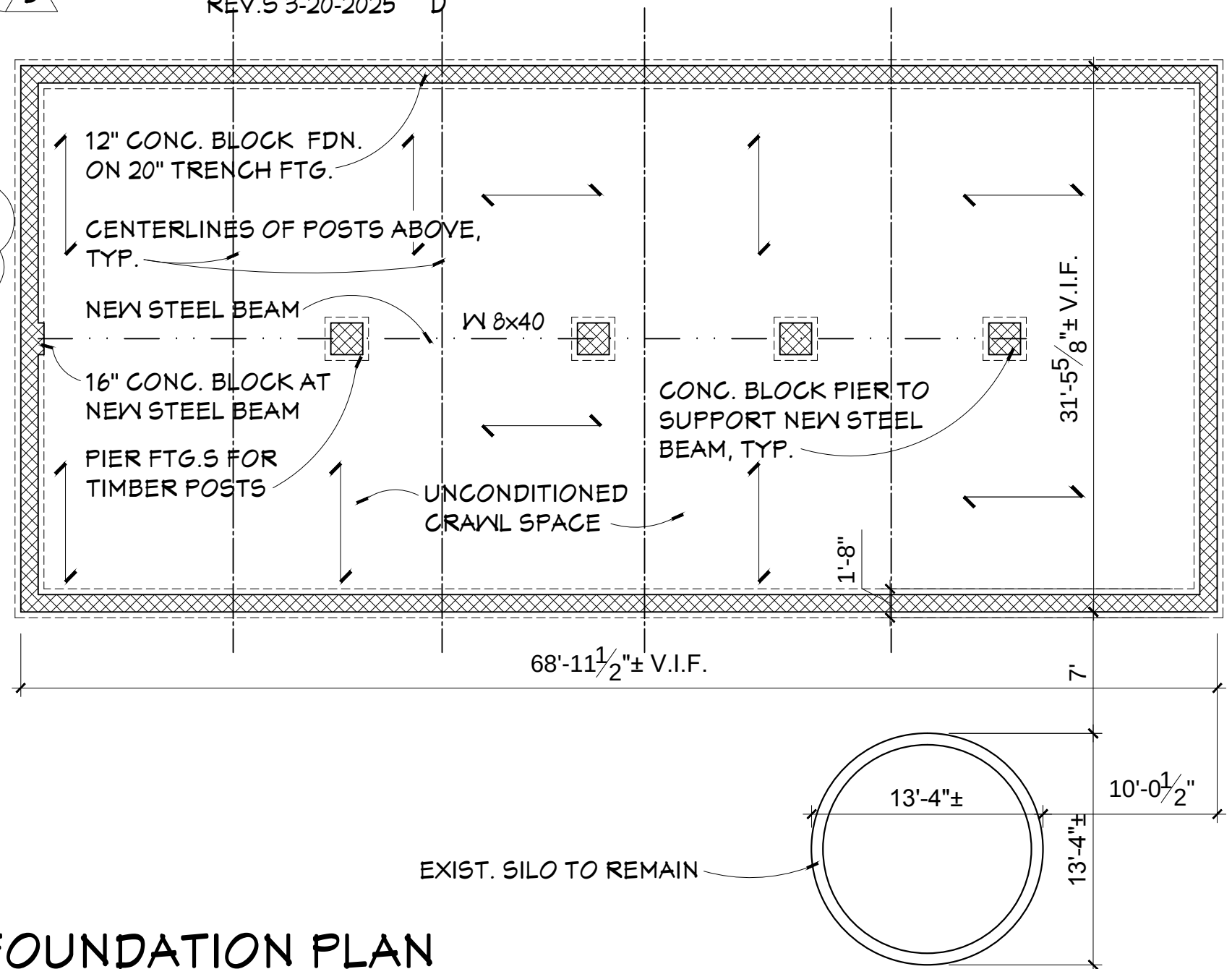
REV.S 1-07-2025 A

REV.S 1-08-2025 B

REV.S 1-21-2025 C

REV.S 3-20-2025 D

Tammis Donaldson
Ekocite Architecture
137 E Bloomfield Ave.
Royal Oak MI 48073
248-629-7428
tammis@ekocite.com



FOUNDATION PLAN

SCALE: 1/8" = 1' - 0"

Structural Engineering Firm Insurance Requirements for Garling Barn Project

The Contractor, and all subcontractors, shall not commence work under this contract until they have obtained the insurance required under this paragraph, and shall keep such insurance in force during the entire life of this contract. All coverage shall be with insurance companies licensed and admitted to do business in the State of Michigan and acceptable to Charter Township of Oakland. The requirements below should not be interpreted to limit the liability of the Contractor. All deductibles and Self-Insured Retentions are the responsibility of the Contractor.

The Contractor shall procure and maintain the following insurance coverage:

1. **Workers' Compensation Insurance**, including Employers' Liability Coverage, in accordance with all applicable statutes of the State of Michigan.
2. **Commercial General Liability Insurance** on an "Occurrence Basis" with limits of liability not less than \$1,000,000 per occurrence and aggregate. Coverage shall include, but not limited to, the following: (A) Contractual Liability; (B) Ongoing Operations; (C) Products and Completed Operations; (D) Independent Contractors Coverage; (E) Broad Form General Liability Extensions or equivalent; (F) Explosion, Collapse, and Underground, if applicable.
3. **Automobile Liability**, including Michigan No-Fault Coverages, with limits of liability not less than \$1,000,000 per occurrence combined single limit for Bodily Injury, and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.
4. **Excess and/or Umbrella Liability**: Commercial General Liability and Automobile Liability required liability limits may be obtained by using an Excess/Umbrella Liability policy in addition to the primary liability policy(ies). If coverage limits are satisfied by an Excess and/or Umbrella policy, coverage must follow form of the primary liability policy(ies), including but not limited to additional insured and primary/non-contributory coverage.
5. **Additional Insured**: The Charter Township of Oakland, all elected and appointed officials, all employees and volunteers, agents, all boards, commissions, and/or authorities and board members, including employees and volunteers thereof shall be named as *Additional Insureds* on an endorsement form of the Commercial General Liability Insurance policy with respect to liability arising out of work or operations performed by or on behalf of Contractor.
6. **Primary Coverage**: Insurance as required herein shall be primary and non-contributory, and any other insurance the Charter Township of Oakland may have in effect shall be considered secondary and/or excess.

7. **Professional Liability** in an amount not less than \$1,000,000 per claim. If this policy is claims made form, then the contractor shall be required to keep the policy in force, or purchase “tail” coverage, for a minimum of 3 years after the termination of this contract.
8. **Cancellation Notice:** Policy(ies), as described above, shall be endorsed to state the following: It is understood and agreed Thirty (30) days, Ten (10) days for non-payment of premium, Advance Written Notice of Cancellation or Non-Renewal shall be sent to the Certificate Holder: (Charter Township of Oakland, Attention: Joseph Merucci, 4393 Collins Road, Rochester, Michigan, 48306).
9. **Proof of Insurance Coverage:** The Contractor shall provide the Charter Township of Oakland at the time the contracts are returned for execution a Certificate of Insurance as well as the required endorsements. In lieu of required endorsements, a copy of the policy sections, where coverage is provided for additional insured and cancellation notice, may be acceptable.
10. **Renewal Certificate(s) / Endorsement(s):** If any of the above coverages expire during the term of this contract, the Contractor shall deliver renewal certificates, endorsements, and/or policies to Charter Township of Oakland at least ten (10) days prior to the expiration date.