



**Orion Township Municipal Complex & Future Park**  
**Construction & Bidding Review**  
August 17, 2020

# Process for Developing a Project

5%

## Pre-Design

### What is the “recipe” for the Project?

- ☐ Develop a Program of Needs & Wants
- ☐ Establish Target Budget & Timeline for entire project
- ☐ Visit projects of similar users and discuss “lessons learned.”
- ☐ Prepare Bubble Diagrams that visually represent size and relationships within the project
- ☐ Reality Check on budget and Scope
- ☐ CLIENT APPROVAL TO PROCEED

10%

## Schematic Design

### How big and what does it look like?

- ☐ Develop “Big Picture Concepts”
- ☐ Early Site Plan, Floor Plans and Exterior Elevations
- ☐ Visit Site(s) to analyze opportunities, constraints, zoning, circulation, context, etc.
- ☐ Client learns enough to make “informed decision” on
  - ☐ Overall Design Concepts
  - ☐ Scope of Work
  - ☐ Preliminary Aesthetics & Itemized Budget
- ☐ CLIENT APPROVAL TO PROCEED

25%

## Design Development

### What are the materials?

- ☐ Continuation of the development of the Schematic Design direction & concepts
- ☐ Development of character and features
  - ☐ Exterior
  - ☐ Interior Features
  - ☐ Selection of Materials
  - ☐ Key Architectural details
  - ☐ Refinement of form & function
- ☐ Revisit Budget
- ☐ CLIENT APPROVAL TO PROCEED

45%

## Construction Documents

### How do we build it?

- ☐ Develop drawings that are the basis of contracts with trades
- ☐ Construction Detailing on how to build the project
- ☐ Technical Specifications of all materials used in the project
- ☐ Detail all aspects of the project
  - ☐ Site Plans
  - ☐ Floor Plans
  - ☐ Exterior Elevations
  - ☐ Structural Design
  - ☐ Mechanical Design
  - ☐ Electrical Design
- ☐ Revisit Budget
- ☐ CLIENT APPROVAL TO PROCEED

15%

## Bidding & Construction Administration

### Lets Build It

- ☐ Obtain & evaluate bids
- ☐ Assist in award of contracts
- ☐ Visit site and attend weekly project meetings
- ☐ Process Shop Drawings
- ☐ Review Application for Payment
- ☐ Monitor requirements & the intent of the design
- ☐ Review Change Orders
- ☐ Produce and monitor Punch List
- ☐ Produce Certificates of Completion

# Process for Developing a Project

5%

## Pre-Design

### What is the “recipe” for the Project?

- ☐ Develop a Program of Needs & Wants
- ☐ Establish Target Budget & Timeline for entire project
- ☐ Visit projects of similar users and discuss “lessons learned.”
- ☐ Prepare Bubble Diagrams that visually represent size and relationships within the project
- ☐ Reality Check on budget and Scope
- ☐ CLIENT APPROVAL TO PROCEED

10%

## Schematic Design

### How big and what does it look like?

- ☐ Develop “Big Picture Concepts”
- ☐ Early Site Plan, Floor Plans and Exterior Elevations
- ☐ Visit Site(s) to analyze opportunities, constraints, zoning, circulation, context, etc.
- ☐ Client learns enough to make “informed decision” on
  - ☐ Overall Design Concepts
  - ☐ Scope of Work
  - ☐ Preliminary Aesthetics & Itemized Budget
- ☐ CLIENT APPROVAL TO PROCEED

25%

## Design Development

### What are the materials?

- ☐ Continuation of the development of the Schematic Design direction & concepts
- ☐ Development of character and features
  - ☐ Exterior
  - ☐ Interior Features
  - ☐ Selection of Materials
  - ☐ Key Architectural details
  - ☐ Refinement of form & function
- ☐ Revisit Budget
- ☐ CLIENT APPROVAL TO PROCEED

45%

## Construction Documents

### How do we build it?

- ☐ Develop drawings that are the basis of contracts with trades
- ☐ Construction Detailing on how to build the project
- ☐ Technical Specifications of all materials used in the project
- ☐ Detail all aspects of the project
  - ☐ Site Plans
  - ☐ Floor Plans
  - ☐ Exterior Elevations
  - ☐ Structural Design
  - ☐ Mechanical Design
  - ☐ Electrical Design
- ☐ Revisit Budget
- ☐ CLIENT APPROVAL TO PROCEED

15%

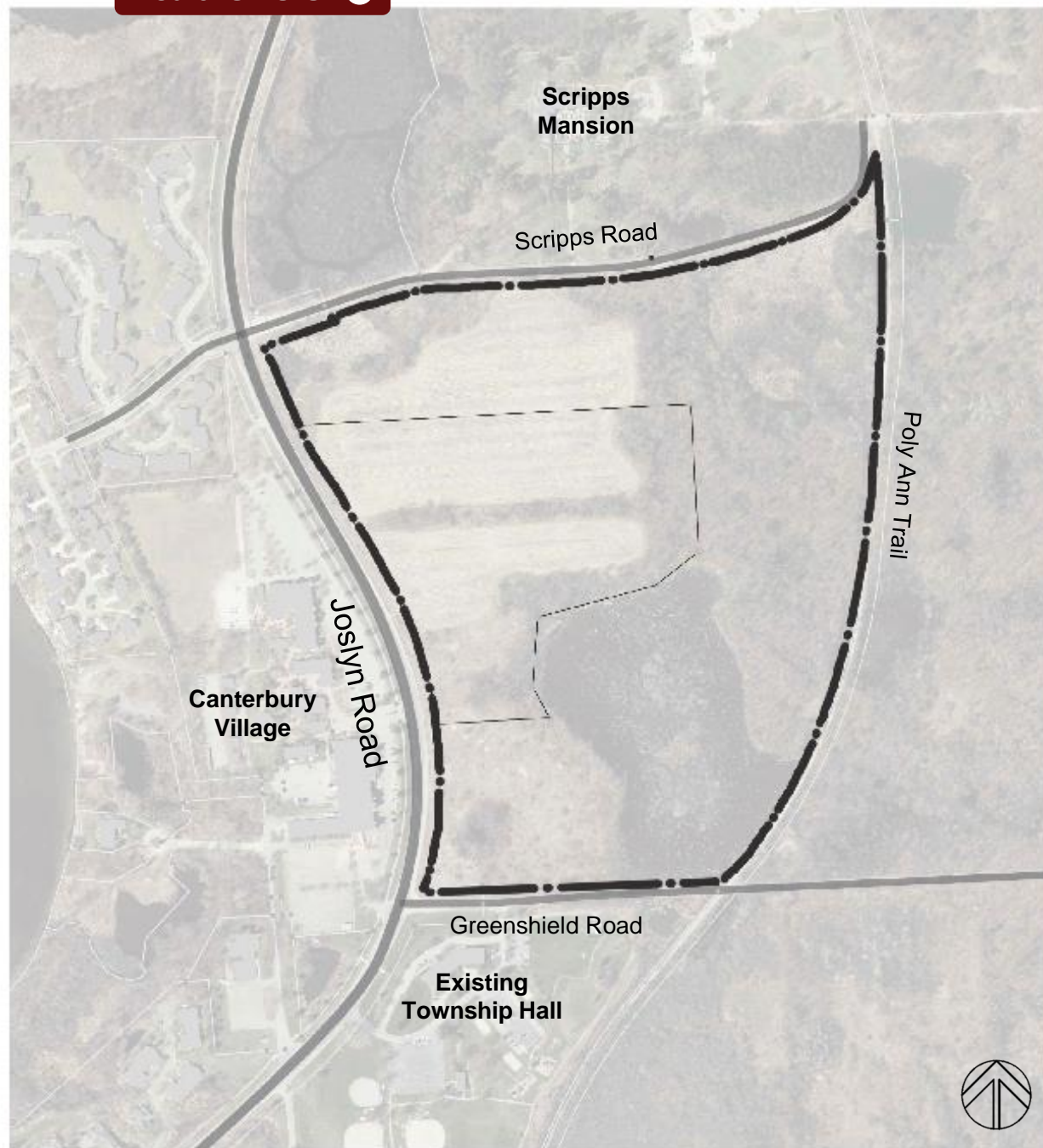
## Bidding & Construction Administration

### Lets Build It

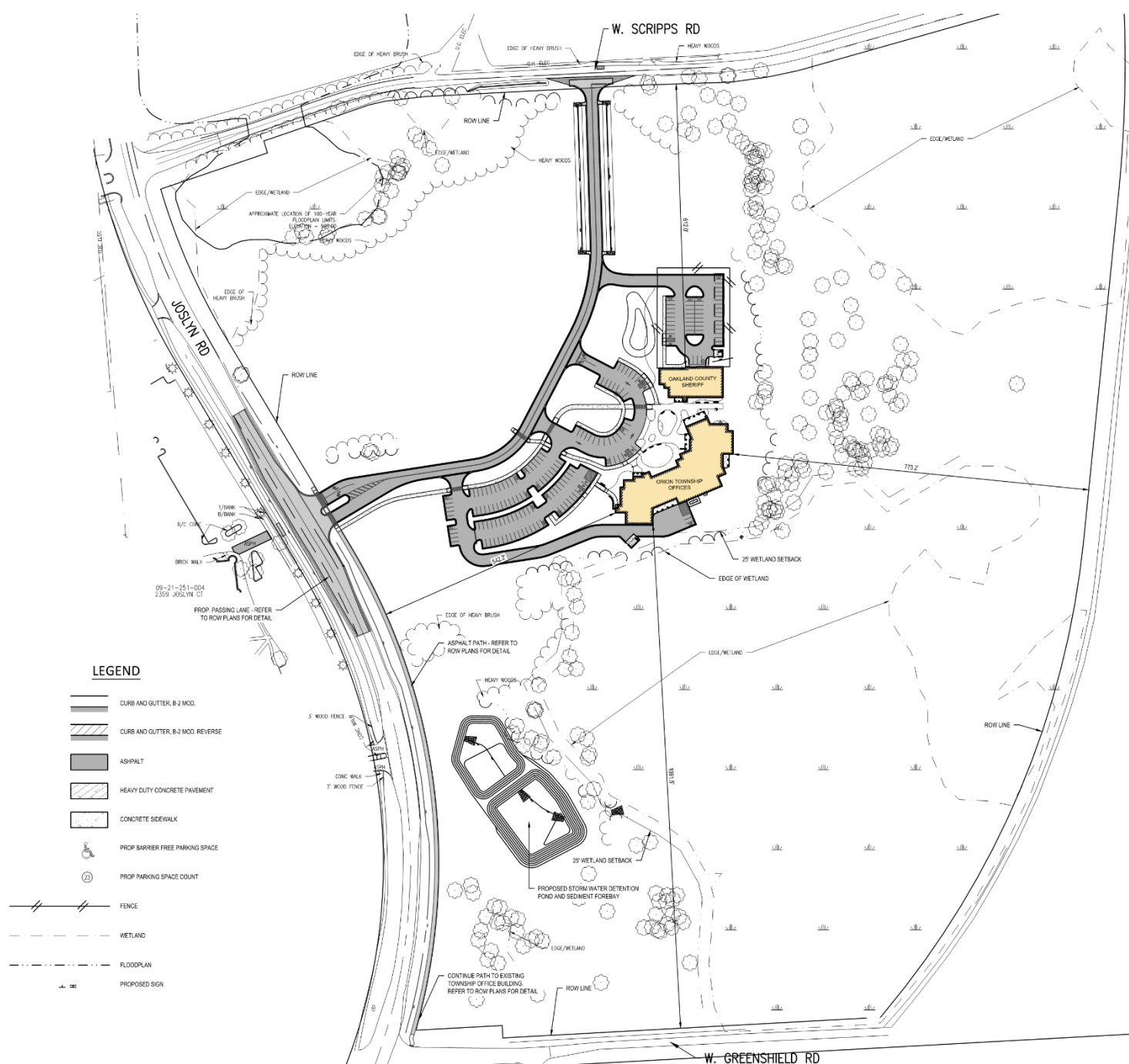
- ☐ Obtain & evaluate bids
- ☐ Assist in award of contracts
- ☐ Visit site and attend weekly project meetings
- ☐ Process Shop Drawings
- ☐ Review Application for Payment
- ☐ Monitor requirements & the intent of the design
- ☐ Review Change Orders
- ☐ Produce and monitor Punch List
- ☐ Produce Certificates of Completion

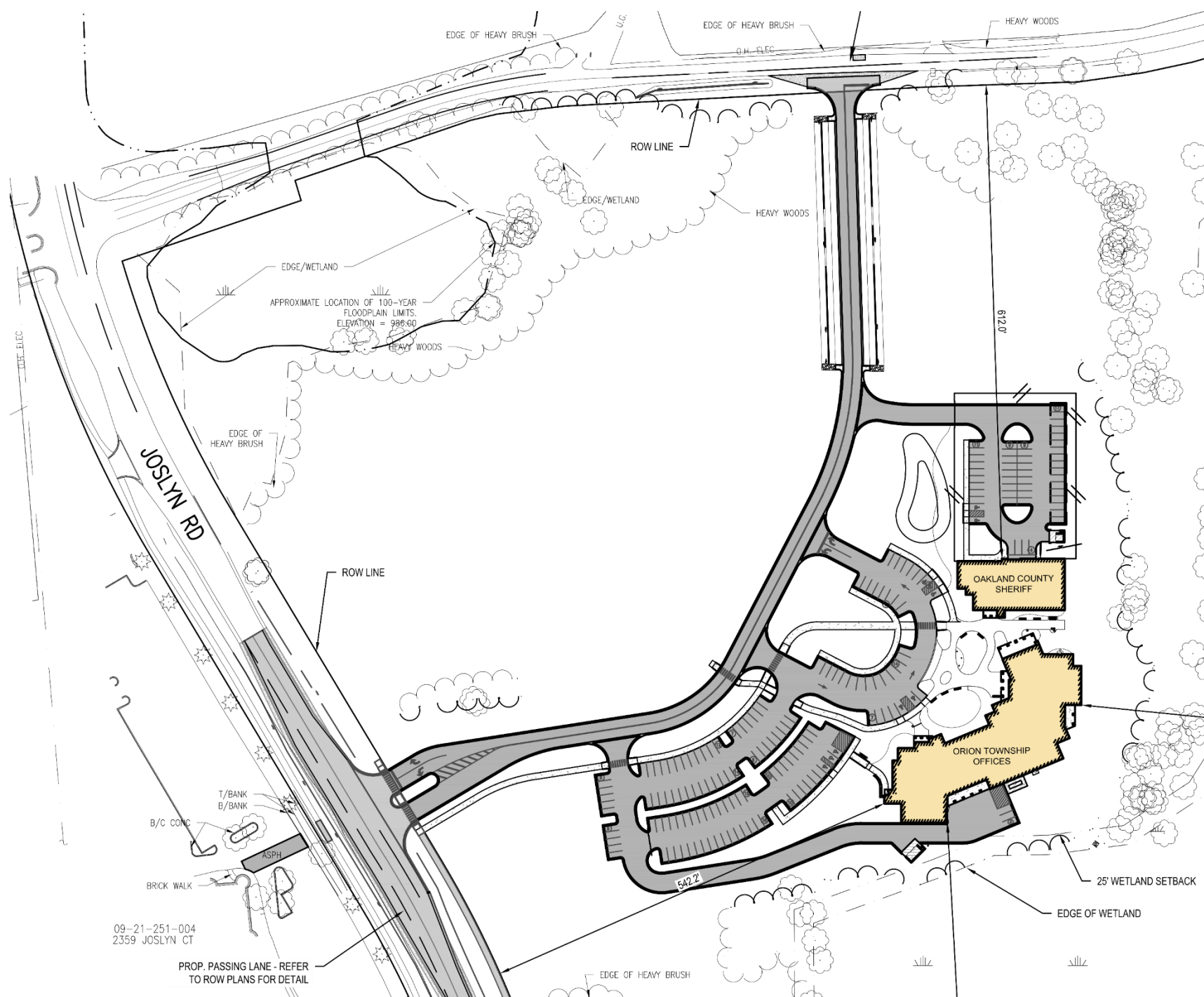


You are here. ●

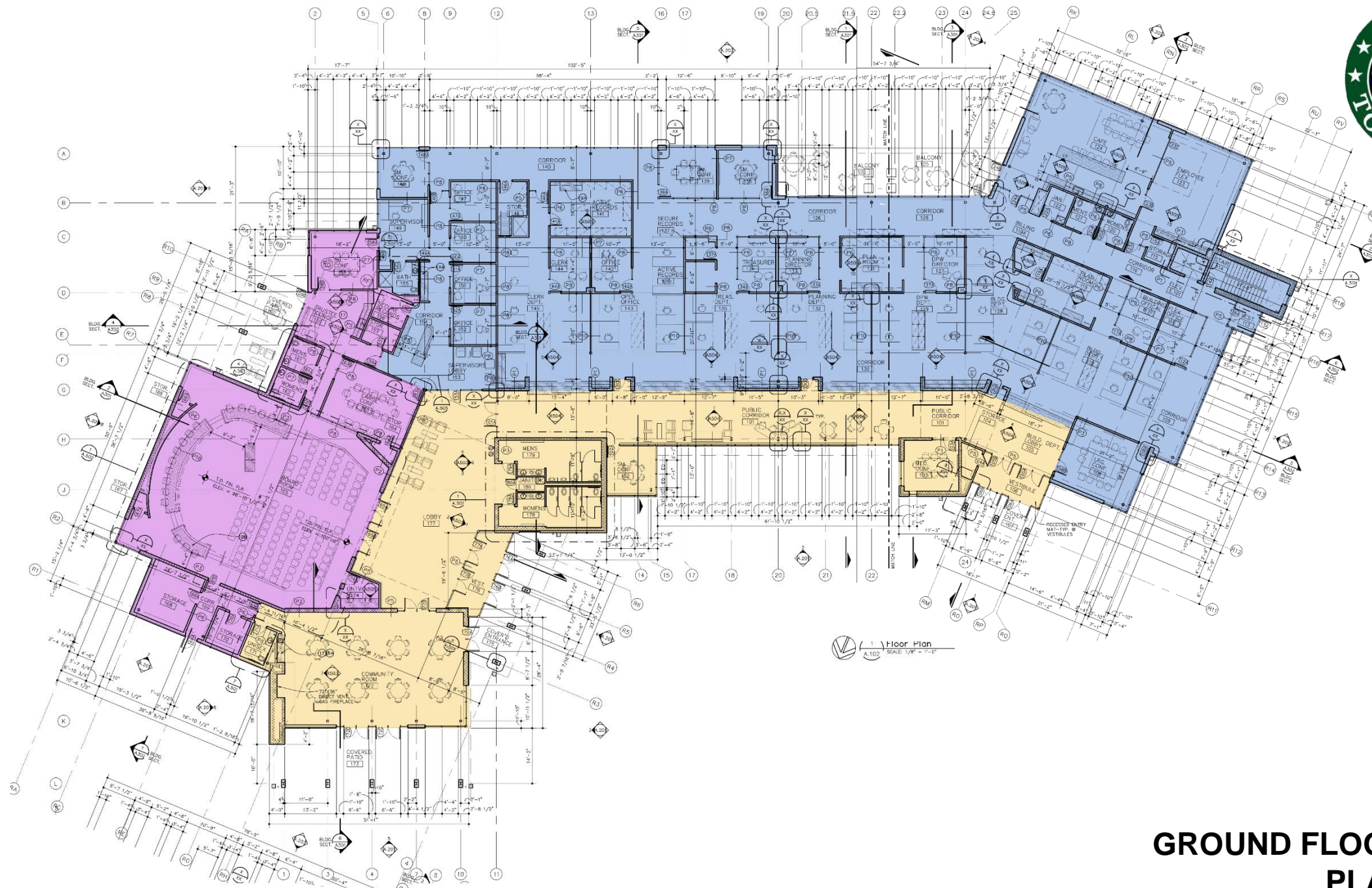


**PROPOSED SITE**



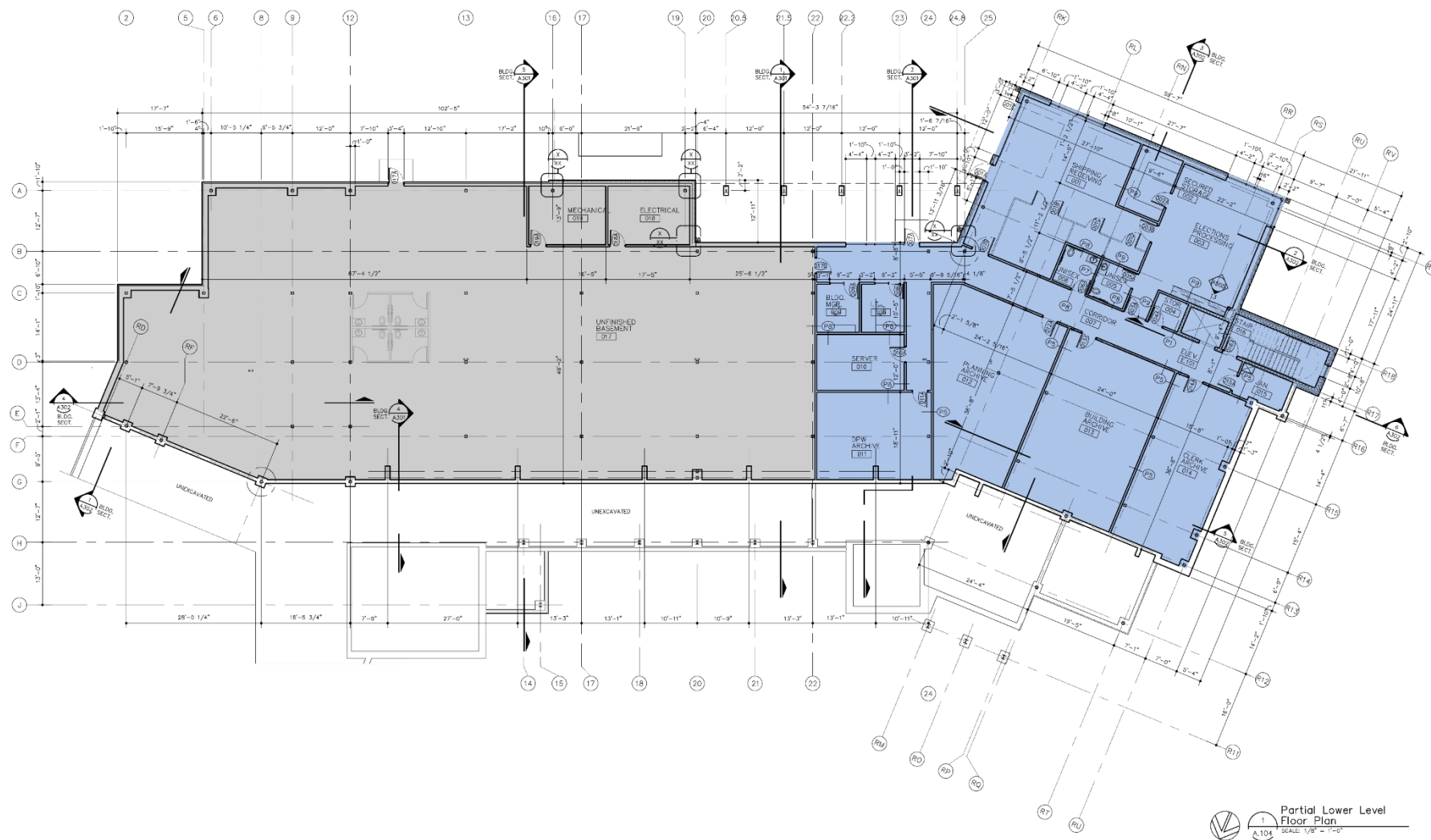






**GROUND FLOOR  
PLAN**





# BASEMENT FLOOR PLAN







 Sheriff Sub-Station Floor Plan  
A.105 SCALE: 1/8" = 1'-0"



**AKA**

AUGER KLEIN ALLER  
ARCHITECTS INC.



**SOUTH PERSPECTIVE**





**BOARD & COMMUNITY  
ROOM ENTRANCE**





**BOARD ROOM**



AUGER KLEIN ALLER  
ARCHITECTS INC.  
303 E. THIRD STREET, STE. 100  
ROCHSTER, MI 48067  
248.814.9100  
WWW.AKA-ARCHITECTS.NET





**PUBLIC CORRIDOR**



AUGER KLEIN ALLER  
ARCHITECTS INC.  
303 E. THIRD STREET, STE. 100  
ROCHSTER, MI 48067  
248.816.9160  
WWW.AKA-ARCHITECTS.NET



## PUBLIC CORRIDOR



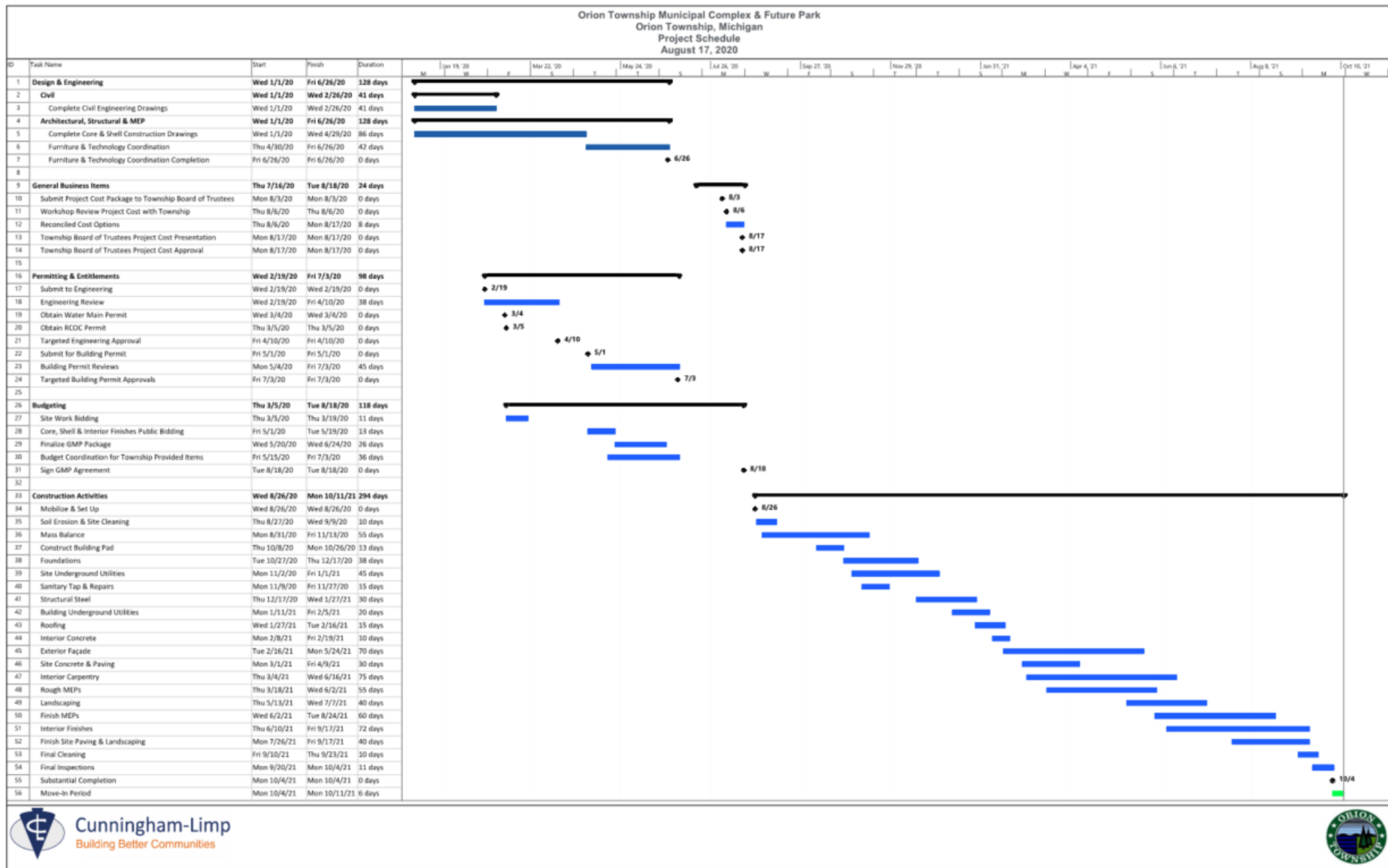
AUGER KLEIN ALLER  
ARCHITECTS INC.  
303 E. THIRD STREET, STE. 100  
ROCHSTER, MI 48067  
248.816.9100  
WWW.AKA-ARCHITECTS.NET



- **Design Items:**
  - Civil Design: Complete
  - Architectural Design:
    - Schematic Design Complete
    - Design Development Complete
    - CD's & Bidding Documents Complete
- **Township Department Review Sessions:**
  - Schematic Review Complete
  - Design Development Review Complete
  - Interior Finishes Presentation Complete
  - Storage and Use Evaluation Complete
  - Construction Drawing Review Complete
  - Furniture Review Complete
  - Technology Design Review On-Going

- **Entitlements and Permitting:**
  - Site Plan Approval Complete
  - Civil and Site Approvals Complete
  - Building Permit Submittal In Review
- **Estimating and Budgeting:**
  - Schematic Estimate Complete
  - Design Development Estimate Complete
  - Value Engineering Studies On-Going
  - Civil Package Public Bidding Complete
  - Building Public Bidding Complete
- **Business Items:**
  - Funding Process On-Going
  - Targeted Board Final Review August 2020
  - Targeted Construction Start August 2020

## MILESTONES



Targeted Commencement of Construction | **August 26, 2020**  
Targeted Completion of Construction | **October 4, 2021**

**SCHEDULE**



**Cunningham-Limp**  
Building Better Communities

**Headquarters**

28970 Cabot Drive • Suite 100  
Novi • MI • 48377

**Traverse City**

818 Red Drive • Suite 30  
Traverse City • MI • 49684

[www.cunninghamlimp.com](http://www.cunninghamlimp.com)

**Orion Township Municipal Complex & Future Park  
Public Bid Results**

Bid Pack I - Sitework		Bid Pack II - Architectural, Structural & MEP	
Received Bid Documents	March 4, 2020	Received Bid Documents	April 29, 2020
Public Bid Posting	March 5, 2020	Public Bid Posting	May 1, 2020
Public Bid Opening	March 19, 2020	Public Bid Opening	May 19, 2020
<i>Received 26 bid responses for a total of 4 trade categories</i>		<i>Received 95 bid responses for a total of 26 trade categories</i>	

Note : A single response has been received for Landscaping and is currently in the process of being rebid.

**BID RESULTS**



# RECOMMENDED QUALIFIED LOW BID SUBCONTRACTORS

Description	Recommended Subcontractors
Earthwork	D&R Earthmoving
Site Utilities	Superior Excavating
Asphalt Paving	ASI Specialists
Site Concrete	Fessler Bowman
Foundations	Fortress Foundations
Masonry	Leidal Heart
Structural Steel	B&A Structural Steel
Membrane & Metal Roof	Advanced Roofing
Metal Siding	Liberty Sheet Metal
Interior Concrete	Ameri Construction
Glass & Glazing	Crystal Glass
Doors, Frames & Hardware	R.K. Hoppe Corporation
Overhead Doors	Crawford Dock & Door
Glue-Lam Systems	Timber Systems
Interior Carpentry	Conquest Construction
Restroom Partitions & Accessories	R.E. Leggette
Millwork	Aria Custom Cabinetry & Fine Furniture
Painting	Eco Painting
Floor Coverings	Interior Image & Applied Flooring
Plumbing	JM & Sons Plumbing
HVAC	Systemp Corporation
Electrical & Fire Alarm	Electrical Power & Design
Fire Protection	Dynamic Fire Protection
Conveyance Systems	Otis Elevator Company

**BID RESULTS**

# PROJECT ECONOMICS

1. Review of Construction Costs
  - A. Historical Construction Cost Evaluation
  - B. Executive Summary of Construction Costs By Allocation
  - C. Preliminary Construction Guaranteed Maximum Price Summary
  - D. Preliminary Construction Cost Cash Flow Graph
2. Review of Owner Direct Purchase Project Costs
3. Preliminary Total Project Cost Executive Summary

**CONSTRUCTION COST**

# EXECUTIVE SUMMARY – HISTORICAL COST EVALUATION

Description:	Associated Value	Comments
<b>Section 1:</b>		
Original Schematic Construction Budget:		See August 12, 2019 Planning Budget
Base Site Work	\$ 2,815,828	Reflects proration of General Costs
Sheriff's Substation (8,000 SF)	2,799,033	Reflects proration of General Costs
Township Hall (31,500 SF)	8,285,139	Reflects proration of General Costs
 Accepted Options:		
Acoustic Roof Decking	\$ 22,000	
VAV System with Boiler and Chiller	484,000	
Full Back Up Generator	250,000	
Main Drive Extension to Scrips Road	95,500	
Joslyn Road Sidewalk	101,500	
Sheriff Substation P-lot Fencing and Gates	30,000	
Revised Construction Cost Subtotal:	<u><u>\$ 14,883,000</u></u>	
 <b>Reallocated Schematic Construction Budget:</b>		
Base Site Work	\$ 3,118,000	
Sheriff's Substation (8,000 SF)	2,824,000	
Township Hall (31,500 SF)	8,941,000	
Revised Schematic Construction Budget:	<u><u>\$ 14,883,000</u></u>	
 Planning Range Recommended for Construction::	 <u><u>\$14,800,000 - \$16,300,000</u></u>	

CONSTRUCTION COST



# EXECUTIVE SUMMARY – HISTORICAL COST EVALUATION

## Section 2:

Design Development Construction Budget Update:

Project Scope of Work Modifications:

Building Size Adjustments:

Township Hall +12,175 SF (43,675 SF Total)	\$	875,000
Due to Basement Increase and Support/Storage Study with Departments		
Sheriff's Substation +820 SF (8,820 SF Total)		

Master Plan Site and Joslyn Road Improvements	478,000
---	---------

Include Weather Conditions due to Schedule Adjustment	200,000
---	---------

Add Snowmelt System to Site	115,000
-----------------------------	---------

Revised Schematic Construction Budget:	<u>14,883,000</u>
--	-------------------

Revised Design Development Construction Cost Subtotal:	<u>\$</u>	<u>16,551,000</u>
--	-----------	-------------------

**Reallocated Design Development Construction Budget:**

Base Site Work	\$	4,011,000
Sheriff's Substation (8,820 SF)		2,899,000
Township Hall (43,675 SF)		<u>9,641,000</u>

Revised Design Development Construction Budget:	<u>\$</u>	<u>16,551,000</u>
---	-----------	-------------------

CONSTRUCTION COST

# EXECUTIVE SUMMARY – HISTORICAL COST EVALUATION

Final Project Construction Costs by Work Segment:	Associated Value	
New Township Hall Facility Construction Cost From Bidding Results:	\$	9,705,000
43,675 Total Square Feet		
Full Basement		
Accepted Value Engineering Options		(54,000)
	\$	9,651,000
New Oakland County Sheriff's Substation Construction Cost From Bidding Results:		2,470,000
8,820 Total Square Feet		
Sizing based on Future Staff Count		
Add Carports		52,500
Accepted Value Engineering Options		(30,500)
		2,492,000
Activation of 76 Acres of Site Development Cost From Bidding Results:		4,148,500
Development of Infrastructure for 76 Total Acres		
Joslyn Road Turn Land and Improvements		
Add Site Furnishings		71,500
Accepted Value Engineering Options		(9,000)
		4,211,000
Subtotal of Construction Costs:		16,354,000
Recommended Construction Contingency		500,000
Guaranteed Maximum Price for Construction:	\$	16,854,000

CONSTRUCTION COST

# EXECUTIVE SUMMARY – FINAL CONSTRUCTION COST

<u>Final Project Construction Costs by Work Segment:</u>	<u>Associated Value</u>
New Township Hall Facility Construction Cost: 43,675 Total Square Feet Full Basement	\$ 9,705,000
New Oakland County Sheriff's Substation Construction Cost: 8,820 Total Square Feet Sizing based on Future Staff Count	2,470,000
Activation of 76 Acres of Site Development: Development of Infrastructure for 76 Total Acres Joslyn Road Turn Land and Improvements Carports & Site Furnishings	4,148,500
<b><i>Subtotal of Construction Costs From Bidding Results</i></b>	<b><i>16,323,500</i></b>
Recommended Construction Contingency	500,000
Add Site Furnishings & Carports	124,000
Accepted Value Engineering Items <i>Per August 6, 2020 Board Workshop Discussion</i>	(93,500)
<b>Guaranteed Maximum Price for Construction:</b>	<b>\$ 16,854,000</b>

**CONSTRUCTION COST**



# DETAILED BUDGET SUMMARY CONSTRUCTION COST

Description	Estimated Cost		
Preconstruction Services	\$ 88,500	Floor Coverings	216,000
Safety & Technology	26,500	Plumbing	406,500
General Conditions	405,000	HVAC	1,029,000
Construction Testing Allowance	70,000	Snow Melt System	101,000
Construction Staking	84,000	Electrical	1,537,000
Earthwork	1,338,000	Fire Alarm	77,500
Site Utilities	828,000	Fire Protection	124,500
Landscaping Allowance	500,000	Window Treatments Allowance	35,000
Site Furnishings	66,000	Conveyance Systems	102,000
Asphalt Paving	612,500	Code Signage, Flag Poles, Fire Ext. & Final Cleaning	35,500
Site Concrete	375,000	Fire Place	25,000
Foundations	1,017,500	Fencing & Gates	108,000
Masonry	615,500	Tool Cribs	21,000
Structural Steel	919,500	Furniture, Fixtures & Equipment	By Township
Membrane & Metal Roof	558,000	Low Voltage / IT	By Township
Metal Siding	543,000	Municipal Permits & Fees Allowance	By Township
Interior Concrete	439,500	Water & Sewer Capital Fees	33,000
Glass & Glazing	566,500	Weather Conditions & Utility Consumption Allowance	250,000
Doors, Frames & Hardware	255,500	Carports	48,500
Overhead Doors	15,500	Overhead & Insurance Reimbursement	607,000
Glue-Lam Systems	137,500	Payment & Performance Bond	125,000
Interior Carpentry	1,081,000		
Restroom Partitions & Accessories	24,000	Subtotal Cost	15,784,500
Millwork	253,000	Contractor Fee	663,000
Painting	83,500		
		<b>Subtotal of Construction Cost</b>	<b>\$ 16,447,500</b>
		Accepted Value Engineering Options	(93,500)
		Construction Contingency	500,000
		<b>Guaranteed Maximum Price for Construction:</b>	<b>\$ 16,854,000</b>

**CONSTRUCTION COST**

# PRELIMINARY CASH FLOW

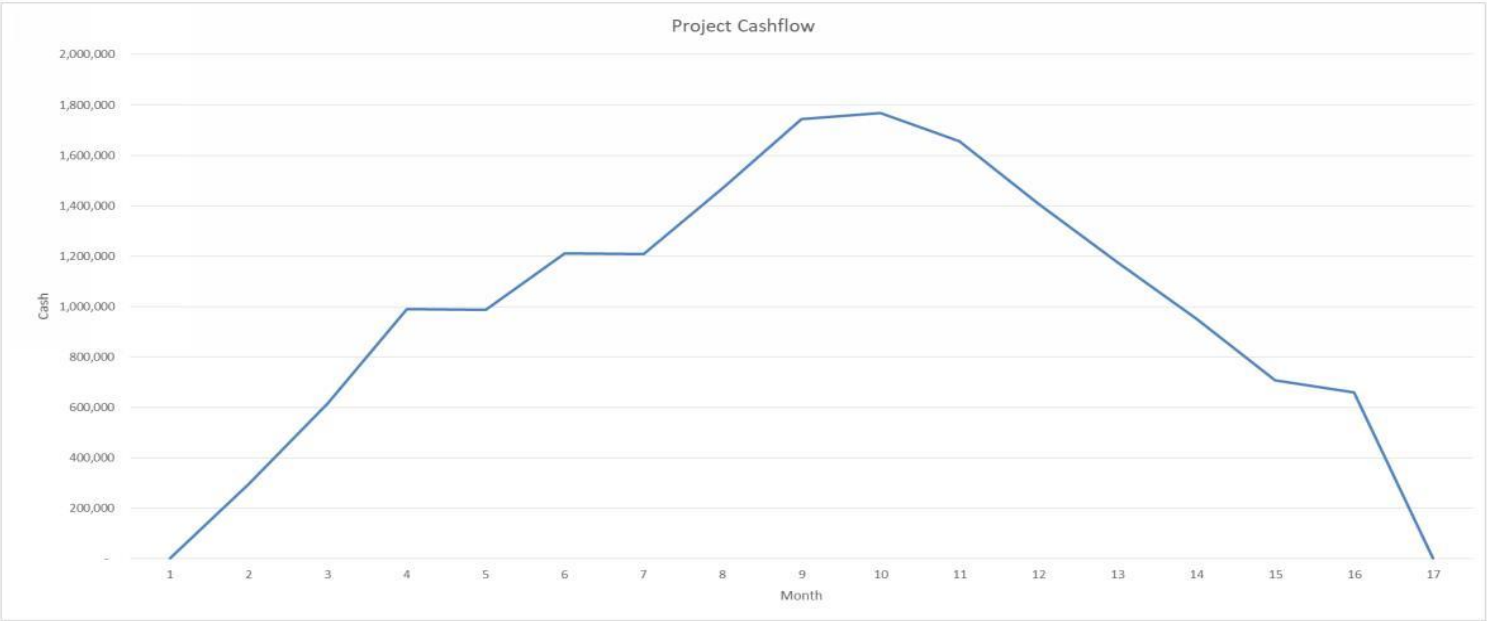


Cunningham-Limp  
Building Better Communities

Headquarters  
28970 Cabot Drive • Suite 100  
Novi • MI • 48377

Traverse City  
818 Red Drive • Suite 30  
Traverse City • MI • 49684

www.cunninghamlimp.com



Total Construction Costs	16,823,500	328,814	684,235	1,098,504	1,095,579	1,346,516	1,343,265	1,634,098	1,835,284	1,861,075	1,716,046	1,481,109	1,238,744	686,678	429,857	43,697	-
Less: Retainage (10% until 50%)		(32,881)	(68,423)	(109,850)	(109,558)	(134,652)	(134,326)	(163,410)	(91,764)	(93,054)	(87,192)	(74,055)	(61,937)	265,666	278,507	616,931	
Cash Outlay (1 month delay)		-	295,933	615,811	988,654	986,021	1,211,864	1,208,938	1,470,688	1,743,519	1,768,021	1,628,854	1,407,054	1,176,807	952,344	708,364	660,628

CONSTRUCTION COST

# EXECUTIVE SUMMARY – OWNER DIRECT PURCHASE COST BREAKDOWN

Description	Estimated Cost	
<b>Municipal Hall Project Cost Breakdown:</b>		
Fixtures, Furniture & Equipment	\$	473,500
Low Voltage Allowance		650,000
Artwork Allowance		32,000
Appliances Allowance		18,000
Active White Noise System		69,000
Building Signage Allowance		28,000
Monument Signage Allowance		35,000
Relocation & Moving Fees Allowance		14,000
<b>Subtotal Cost:</b>		\$ 1,319,500
<b>Sheriffs Substation Project Cost Breakdown:</b>		
Fixtures, Furniture & Equipment		109,700
Low Voltage		300,000
Lockers Allowance		152,000
Emergency Call Tower		20,000
Artwork Allowance		8,000
Appliances Allowance		12,000
Building Signage Allowance		12,000
Monument Signage Allowance		15,000
Relocation & Moving Fees Allowance		6,000
<b>Subtotal Cost:</b>		634,700
<b>Owner Direct Purchase Total Cost:</b>		\$ 1,954,200

**Key Notes:**

Design fees and bonding cost are not included above.  
Cost for design and bonding fees are accounted for in the Township funding matrix.



# EXECUTIVE SUMMARY – TOTAL PROJECT COST

Description:	Associated Value
Preliminary Grand Total of Construction Costs:	
Township Hall Cost	\$ 9,705,000
Sheriff's Substation Costs	2,470,000
Site Development of 76 Acres	4,148,500
Subtotal of Construction Cost	16,323,500
Add Site Furinishings & Carports	124,000
Accepted Value Engineering Items	(93,500)
Recommended Construction Contingency	500,000
<b>Grand Total of Construction Costs:</b>	<b>16,854,000</b>
<b>Grand Total of Owner Direct Purchase Costs:</b>	<b>1,319,500</b>
Bond Issuance Cost	131,500
AKA Design Fees	107,500
Preliminary Grand Total of Project Costs:	\$ 18,412,500



**Orion Township Municipal Complex & Future Park**  
**Construction & Bidding Review**  
August 17, 2020