



SOUTH PERSPECTIVE

Orion Township Municipal Complex

EXECUTIVE REPORT #09

April 2021



PREPARED BY

Cunningham-Limp
BUILDING BETTER COMMUNITIES

Table of Contents.

- About Cunningham-Limp
- Executive Summary
- Design Summary
- Inspection Summary
- Construction Highlights
- Budget Report
- Schedule
- Site Photographs
- Overall Site Plan
- Safety Cross
- Project Directory

At Cunningham-Limp, our mission is to make
a positive impact on people, communities,
and companies.

Project Mission

MISSION

To replace a functionally obsolete facility with failing infrastructure and occupancy constraints, with a community focused Municipal Complex and Future Park that will serve generations of residents in Orion Township.

Executive Summary.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

The Sheriff's Station interior framing is near completion and the interior wall MEP rough-ins are almost ready for inspection. Crews are working on above-ceiling work and final details. Drywall will start later next month, once the building is weather tight. The exterior siding is being installed and will be complete next month.

The structural steel is on site and being erected for the Municipal Complex. The steel crew is working on installing the first-floor deck and the concrete team is pouring the first-floor elevated slab. This will allow us to backfill the basement and start the exterior walls. The masonry team will be back on-site early next month to complete the board room and community room, along with other miscellaneous items and details.

Design Summary.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

The design is complete and permitted for construction. The Municipal property sits on 77 acres, with the project utilizing 14 acres. Excess land, consisting of natural woodland areas and wetland areas, will be preserved as designed.

The Township Hall will be 43,637 square feet. The structure is a single-story building, with a full walkout basement.

The Sheriff's Substation will be 8,820 square feet and will sit adjacent to Township Hall.

Inspection Summary.

7

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- Independent testing inspections are on-going through foundation placement, backfilled locations, and structural steel.
- The Township inspection is complete prior to the footing placement.

CONSTRUCTION ISSUES

- The team is working through the following coordination items:
 - Final coordination of HVAC distribution and ceiling heights.
 - Misc. steel fabrication and coordination.
 - Low Voltage / Data cabling / Security coordination.
 - Interior partition clarification, MEP & fire protection coordination ongoing.
 - Coordination of interior finishes.
 - Final footing item, fireplace coordination and coordination with the finish products (doors, flooring, ceilings, etc.)

Construction Highlights.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- The foundation is 99% complete with only a few misc. pads remaining.
- Structural steel has been erected and the steel deck is near completion.
- Masonry has completed around elevator shaft and stairwell and is continuing around the board room.
- The exterior siding for the Sheriffs station is well underway with only detail work remaining.
- Some of the first floor is poured.
- The basement walls are in the process of being backfilled.
- The addition of five (5) electric vehicle charging stations are installed, no additional cost has been added.

Budget.

ORION TOWNSHIP MUNICIPAL COMPLEX APPROVED CONTRACT

Approved Construction Contract:

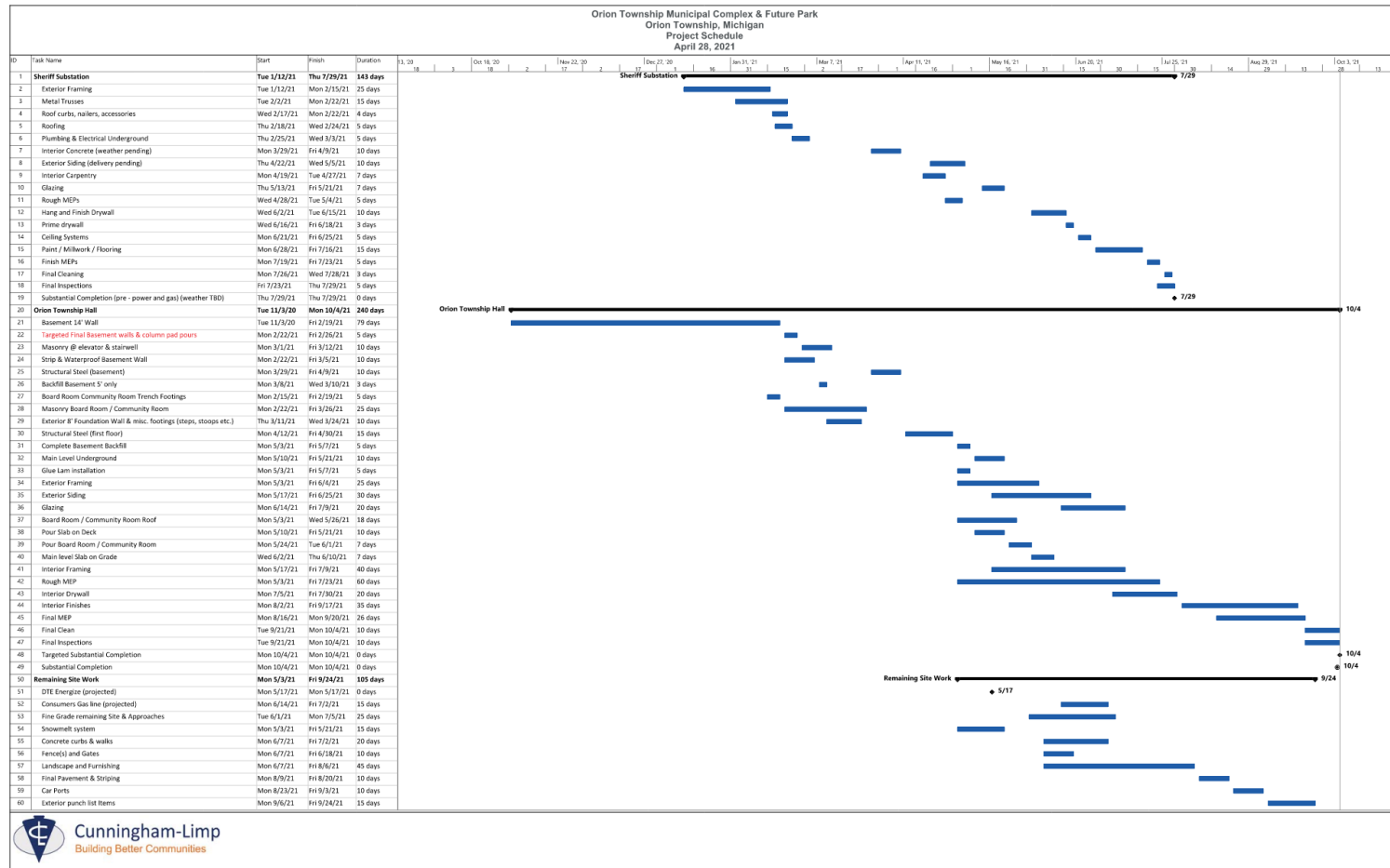
- Original Contract Value: \$16,854,000
- Change Orders to Date: \$0
- Current Contract Value: \$16,854,000
- % completed to date 45%

Contingency Status:

- Original Contingency Value: \$500,000
- Current Contingency Value: \$418,000

Project Schedule

10



Aerial Photographs.

11



April 2, 2021



April 2, 2021

Site Photographs.

12



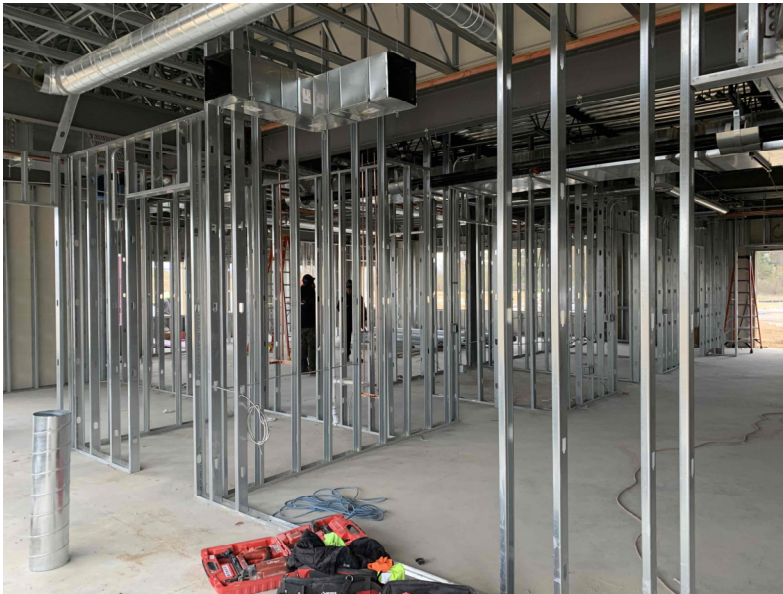
Sheriff's Station



Sheriff's Station

Site Photographs.

13



Sheriff's Station



Sheriff's Station

Site Photographs.

14



Sheriff's Station



Sheriff's Station

Site Photographs.

15



Township Hall



Township Hall

Site Photographs.

16



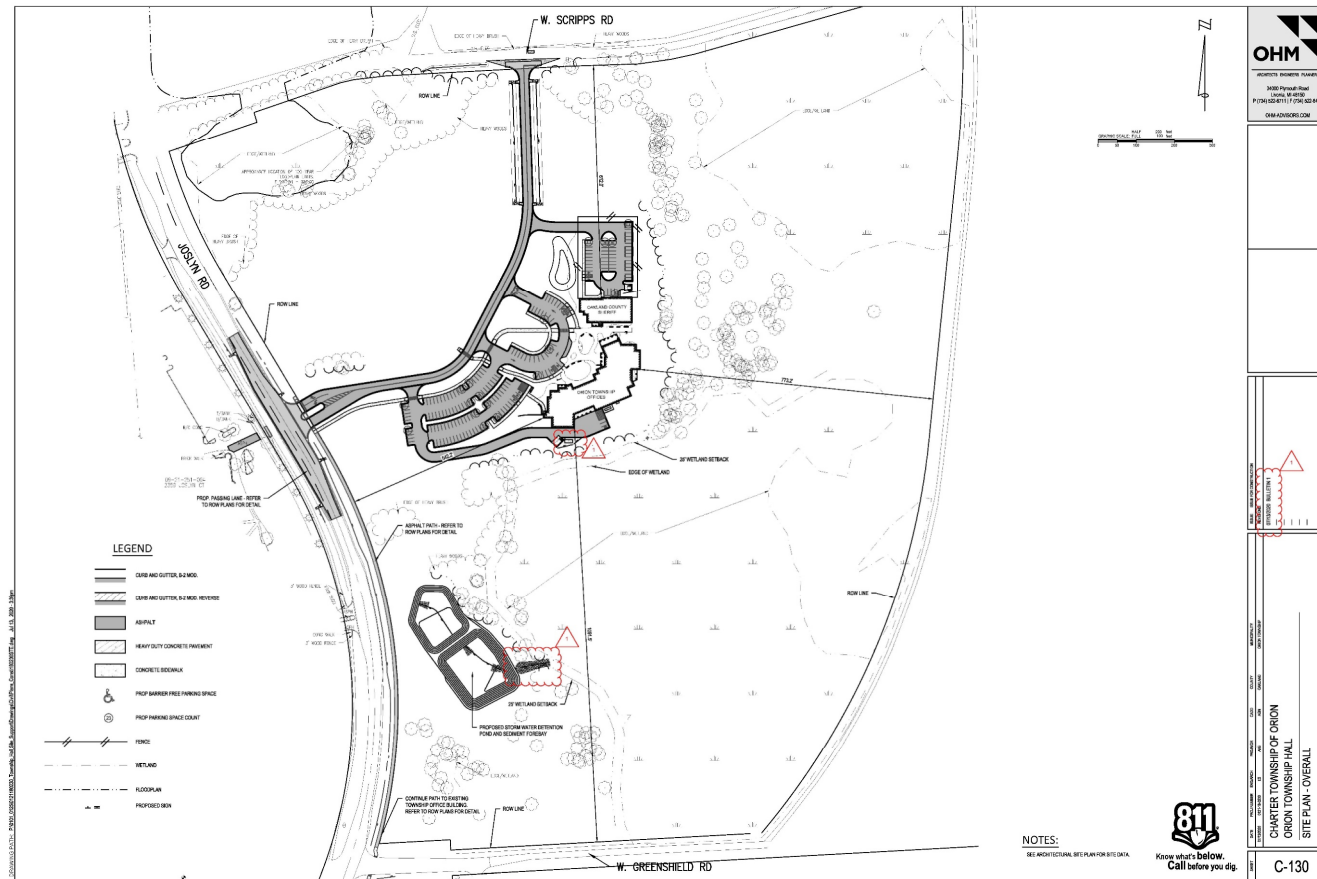
Township Hall



Township Hall

Site Plan.

17



Safety Cross.

18

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May-2020

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June-2020

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July-2020

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August-2020

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September-2020

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April-2020

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October-2020

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November-2020

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December-2020

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January-2021

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February-2021

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March-2020

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April-2020

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May-2020

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June-2020

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July-2020

-  = Day without incident
-  = Day with light injury
-  = Day with incapacity injury
-  = Day with incident no injury

PROJECT DIRECTORY.

Cunningham-Limp Directory

COMPANY	NAME	TITLE	ADDRESS	MOBILE	OFFICE	EMAIL
Cunningham-Limp	Sam Ashley	Vice President	28970 Cabot Drive Suit 100 Novi MI	NA	248-489-2300	sashley@clc.build
Cunningham-Limp	Jacob Gardner	Project Manager	28970 Cabot Drive Suit 100 Novi MI	734-395-0639	248-893-2308	jgardner@clc.build
Cunningham-Limp	Josh Muxlow	Superintendent	28970 Cabot Drive Suit 100 Novi MI	248-763-1643	NA	jmuxlow@clc.build
Cunningham-Limp	Natalie Lawrence	Project Coordinator	28970 Cabot Drive Suit 100 Novi MI	NA	248-488-7752	nlawrence@clc.build
Cunningham-Limp	Matt Sportel	Director of Construction	28970 Cabot Drive Suit 100 Novi MI	NA	248-893-2313	msportel@clc.build

PROJECT DIRECTORY.

Orion Township Directory

COMPANY	NAME	TITLE	ADDRESS	OFFICE	EMAIL
Orion Township	Chris Barnett	Township Supervisor	2525 Joslyn Road, Lake Orion, MI 48360	248-391-0304 EXT 1001	cbarnett@oriontownship.org
Orion Township	Jeff Stout	Director of Public Services	2525 Joslyn Road, Lake Orion, MI 48360	248-391-6842	jstout@oriontownship.org
Auger Klein Aller Architects Inc.	Scott Reynolds AIA	Project Architect / AKA Associate	303 E. Third Street Ste 100 Rochester MI 48307	248-814-9160	s.reynolds@aka-architects.net
OHM Advisors	James Stevens	Principal	34000 Plymouth Rd Livonia, MI 48150	248-751-3100	James.stevens@ohm-advisors.com

CONTACT US.



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