



SOUTH PERSPECTIVE

Orion Township Municipal Complex

EXECUTIVE REPORT #01

August 2020



PREPARED BY

Cunningham-Limp
BUILDING BETTER COMMUNITIES

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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 new Orion Township Municipal Complex, including the Township Hall, Sheriff's substation, trail head to the Polly Ann Trail, and future municipal park is officially under construction. The board approved the project on August 17, after 20 years of evaluating the needs of the Township.

- Development of the 77 acres of future parks, consistent with Orion Township Parks and Recreation Master Plan.
- 43,637 sf of Township Hall and Community use space.
- A new 8,820 Oakland County Sheriff's substation sized for current and future staffing needs to enhance the level of service for the township residents.

Design Summary.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

The design is complete, and ready for construction. The Municipal property sits on 77 acres, with the project utilizing 14 acres, of existing field space preserving many of the natural woodland area and wetland areas.

The Sheriff's substation is 8,820 sf and sits adjacent to Township Hall.

The Township Hall is 43,637sf. The structure is a single –story Building, with a full, walkout Basement.

Inspection Summary.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- Soil Erosion Inspection for initial soil erosion measures was approved on September 1st, 2020.

Construction Highlights.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- The contract was approved by the Board and executed by the Supervisor on August 18, 2020.
- Cunningham-Limp has mobilized their field office.
- Soil erosion measures have been installed and inspected.
- The Earthwork subcontractor has cleared the initial trees from the site.
- Mass balancing of the site has started.

CONSTRUCTION ISSUES

Buried AT&T lines in the Joslyn Road Right-of-Way installed several years ago may need to be modified. The team is working with AT&T and OHM for different options regarding the buried AT&T infrastructure.

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

Contingency Status:

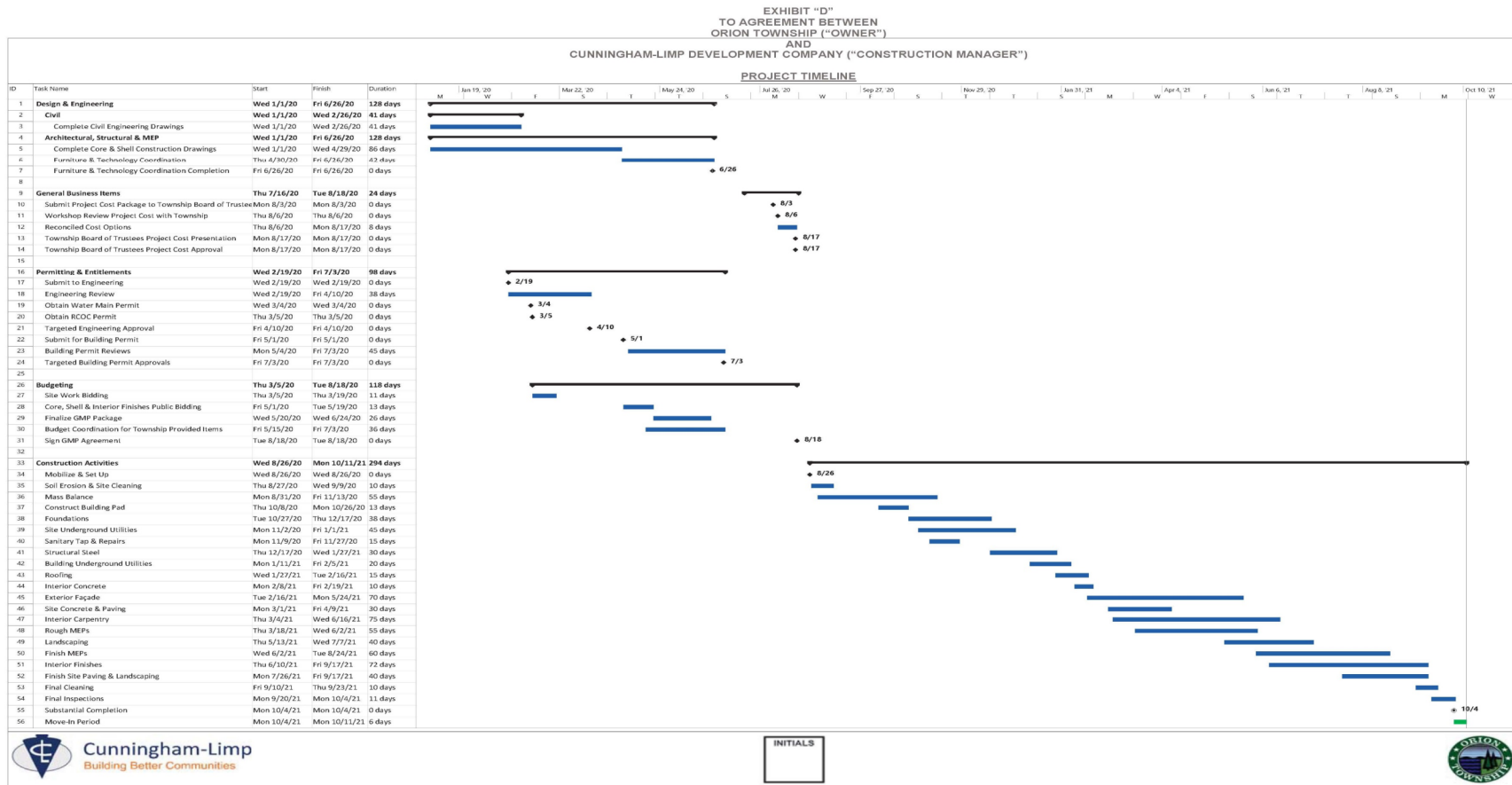
- Original Contingency Value: \$500,000
- Current Contingency Value: \$500,000

Budget Issues:

- AT&T fiber lines may have cost impacts to the contingency; however, this is TBD pending options from the team.

Project Schedule

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Site Photographs.

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Joslyn Road Access Drive.



Initial Land Clearing

Site Photographs.

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Joslyn Road Temp Drive



Site Access Road (initial stages)

Aerial Photographs.

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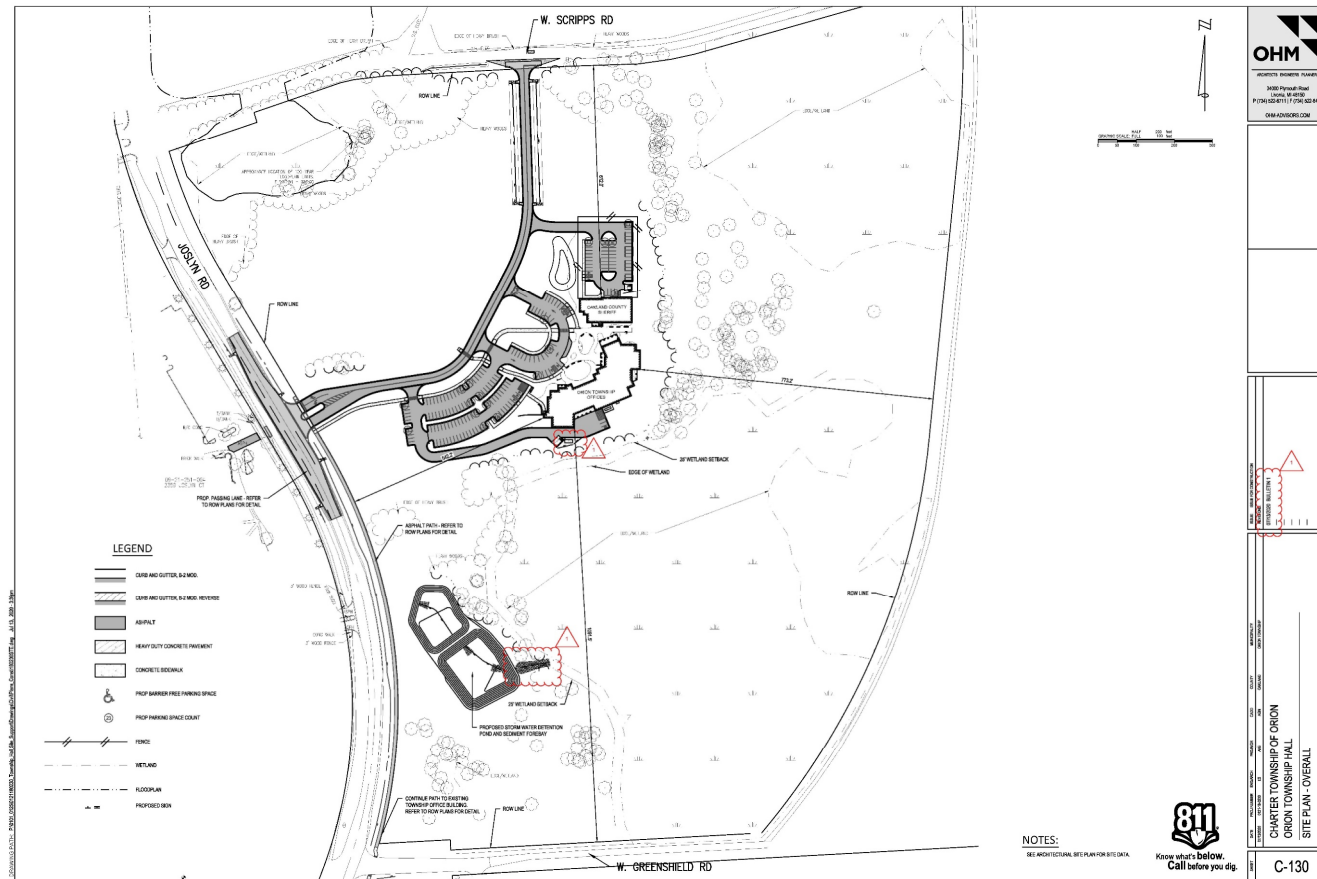
Joslyn & Scripps Road Intersection



Aerial photo above Canterbury Village

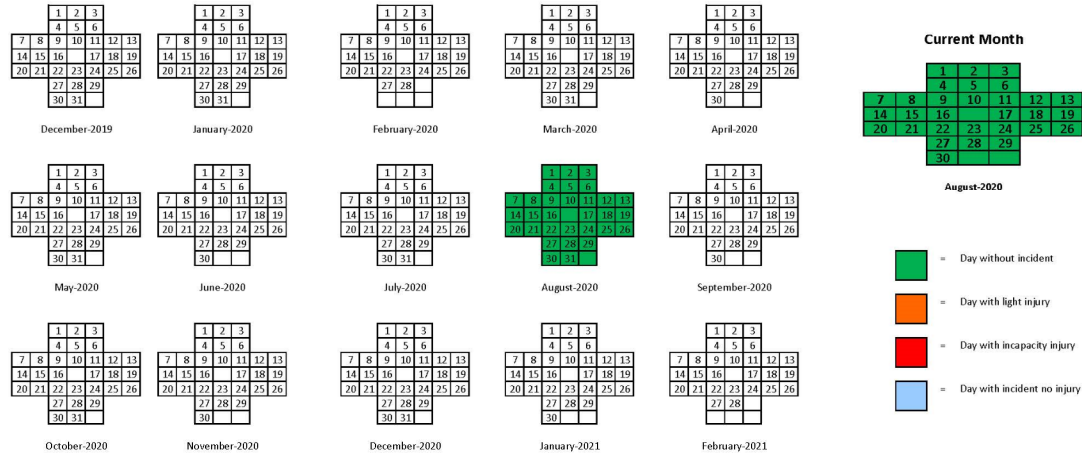
Site Plan.

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Safety Cross.

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PROJECT DIRECTORY.

Cunningham-Limp Directory

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Cunningham-Limp	Sam Ashley	Vice President	28970 Cabot Drive Suit 100 Novi MI	NA	248-489-2300	sashley@clc.build
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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
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