

SOUTH PERSPECTIVE

Orion Township Municipal Complex

EXECUTIVE REPORT #01 August 2020



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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 aeras.

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.

- 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

<u>Contingency Status:</u>

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

<u>Budget Issues:</u>

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



Project Schedule

					ORION TOWNSHIP ("OWNER") AND CUNNINGHAM-LIMP DEVELOPMENT COMPANY ("CONSTRUCTION MANAGER")
					PROJECT TIMELINE
	Task Name	Start	Finish	Duration	ba 19 20 Mar 22 20 Mar 24 20 Mar 24 20 Mar 24 20 Mar 27 20 Mar 22 20 Mar 22 20 Mar 24 21 Mar 24 21 Avr 34 21 Avr 34 21 Avr 34 21 Avr 34 21
	Design & Engineering	Wed 1/1/20	Fri 6/26/20	128 days	M HANNEY F MALE I THAT I AND I THAT I
	Civil	Wed 1/1/20	Wed 2/26/20		
3	Complete Civil Engineering Drawings	Wed 1/1/20	Wed 2/26/20	41 days	
F.	Architectural, Structural & MEP	Wed 1/1/20	Fri 6/26/20	128 days	
	Complete Core & Shell Construction Drawings	Wed 1/1/20	Wed 4/29/20		
я 7	Furniture & Technology Coordination Furniture & Technology Coordination Completion	Thu 4/30/20 Fri 6/26/20	Fri 6/26/20 Fri 6/26/20	42 days 0 days	6/26
8	Furniture & Technology Coordination Completion	Fri 6/26/20	FII 6/26/20	odays	• • •
	General Business Items	Thu 7/16/20	Tue 8/18/20	24 days	
0	Submit Project Cost Package to Township Board of Trus				♦ 6/3
1	Workshop Review Project Cost with Township	Thu 8/6/20	Thu 8/6/20	0 days	♦ 8/6
2	Reconciled Cost Options	Thu 8/6/20	Mon 8/17/20		
3 4	Township Board of Trustees Project Cost Presentation	Mon 8/17/20			• 8/17 • 8/17
4 5	Township Board of Trustees Project Cost Approval	Mon 8/17/20	Mon 8/17/20	u days	♦ 0/17
15	Permitting & Entitlements	Wed 2/19/20	Fri 7/3/20	98 days	
17	Submit to Engineering	Wed 2/19/20			◆ 2/19
18	Engineering Review	Wed 2/19/20	Fri 4/10/20	38 days	
19	Obtain Water Main Permit	Wed 3/4/20	Wed 3/4/20	0 days	• 3/4
20	Obtain RCOC Permit	Thu 3/5/20	Thu 3/5/20	0 days	♦ 3/5
21	Targeted Engineering Approval	Fri 4/10/20	Fri 4/10/20	0 days	÷ 4/10
22	Submit for Building Permit Building Permit Reviews	Fri 5/1/20 Mon 5/4/20	Fri 5/1/20	0 days 45 days	♦ 5/1
13 14	Targeted Building Permit Approvals	Fri 7/3/20	Fri 7/3/20 Fri 7/3/20	45 days O days	• 7/3
5	rargeted building Permit Approvais	FH 7/3/20	Fn 7/3/20	odays	
	Budgeting	Thu 3/5/20	Tue 8/18/20	118 days	
7	Site Work Bidding	Thu 3/5/20	Thu 3/19/20		
28	Core, Shell & Interior Finishes Public Bidding	Fri 5/1/20		13 days	
29	Finalize GMP Package	Wed 5/20/20	Wed 6/24/20		
30	Budget Coordination for Township Provided Items	Fri 5/15/20	Fri 7/3/20	36 days	+ 8/18
31 32	Sign GMP Agreement	Tue 8/18/20	Tue 8/18/20	0 days	♦ 0/10
	Construction Activities	Wed 8/26/20	Mon 10/11/2	1 294 days	
34	Mobilize & Set Up				♦ 8/26
35	Soil Erosion & Site Cleaning	Thu 8/27/20	Wed 9/9/20		-
16	Mass Balance				
7	Construct Building Pad		Mon 10/26/20		_
3	Foundations		Thu 12/17/20		
9 0	Site Underground Utilities Sanitary Tap & Repairs	Mon 11/2/20		45 days 15 days	
10	Sanitary Tap & Repairs Structural Steel		Fri 11/27/20 Wed 1/27/21		
12	Building Underground Utilities	Mon 1/11/21		20 days	
3	Roofing		Tue 2/16/21		
14	Interior Concrete		Fri 2/19/21	10 days	
15	Exterior Façade		Mon 5/24/21		
6	Site Concrete & Paving	Mon 3/1/21	Fri 4/9/21	30 days	
7	Interior Carpentry Rough MEPs	Thu 3/4/21 Thu 3/18/21	Wed 6/16/21 Wed 6/2/21		
18 19	Landscaping	Thu 3/18/21 Thu 5/13/21	Wed 6/2/21 Wed 7/7/21	55 days 40 days	
50	Finish MEPs	Wed 6/2/21	Tue 8/24/21	60 days	
1	Interior Finishes	Thu 6/10/21	Fri 9/17/21	72 days	
2	Finish Site Paving & Landscaping	Mon 7/26/21	Fri 9/17/21	40 days	
3	Final Cleaning	Fri 9/10/21	Thu 9/23/21		—
54	Final Inspections		Mon 10/4/21		—
55	Substantial Completion		Mon 10/4/21		* 19/4
56	Move-In Period	Mon 10/4/21	Mon 10/11/2	1 6 days	
1	Cunningham-Lim	р			INITIALS

Site Photographs.



Joslyn Road Access Drive.



Initial Land Clearing



Site Photographs.



Joslyn Road Temp Drive



Site Access Road (initial stages)



Aerial Photographs.



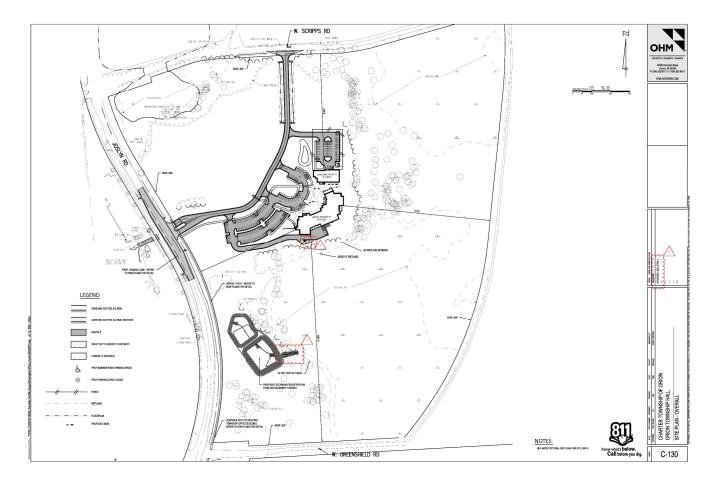


Joslyn & Scripps Road Intersection

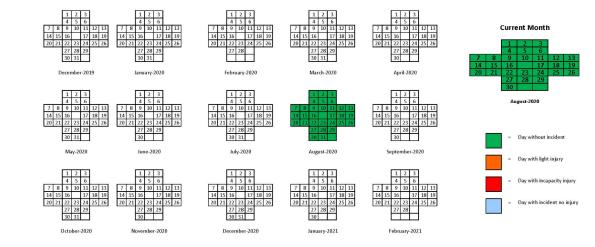
Aerial photo above Canterbury Village



Site Plan.



Safety Cross.



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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	<u>sashley@clc.build</u>
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.

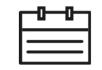
Orion Township Directory

COMPANY	NAME	TITLE	ADDRESS	OFFICE	EMAIL
Orion Township	Chris Barnett	Township Supervisor	2525 Joslyn Road, Lake Orion, MI 48360	248-391-0304 EXT 1001	<u>cbarnett@oriontownship.org</u>
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	<u>s.reynolds@aka-architects.net</u>
OHM Advisors	James Stevens	Principal	34000 Plymouth Rd Livonia, MI 48150	248-751-3100	<u>James.stevens@ohm-</u> <u>advisors.com</u>





EMAIL ADDRESS CONTACT@clc.build



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