



**SOUTH PERSPECTIVE**

# Orion Township Municipal Complex

EXECUTIVE REPORT #05

December 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

As 2020 comes to close, the project will continue to progress through the winter months. The basecoat of asphalt will provide logistical access and adequate laydown area for the material deliveries scheduled for the remainder of the project.

The Sheriff's Substation structural steel has been erected, deep plumbing underground installed, and the below grade course of masonry has been installed. The carpentry team will mobilize in early January to begin the construction of the exterior walls.

The foundation crew will continue with the foundation for the Township Hall building throughout January and into February.

# 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.

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## ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- Independent testing inspections are ongoing through foundation placement.
- Township inspection will take place prior to footing placement.
- Plumbing inspection for underground located at the Sheriff's Substation.

## CONSTRUCTION ISSUES

The team will continue to verify the township hall foundation as it continues to be put in place. Due to the complexity of the foundation, several alterations and modifications will be needed prior to loading the foundation, which the team is working together on during the installation process to safely expedite installation.

# Construction Highlights.

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## ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- Structural steel for the Sheriff's Station has been erected.
- Structural steel for the Township Hall building is scheduled to be onsite mid-January.
- Metal Trusses for both buildings are schedule to be onsite late January.
- Underground plumbing for the Sheriff's Station was installed.
- Masonry contractor has mobilized to begin installation.
- Carpenters are mobilizing after the Holidays to begin installing exterior walls for the Sheriff's Substation.
- The foundation is continuing at the Township Hall building.
- The Township approved Acrovyn wallcovering for the Sheriff's Substation corridor/processing area.

# Budget.

## ORION TOWNSHIP MUNICIPAL COMPLEX APPROVED CONTRACT

### Approved Construction Contract:

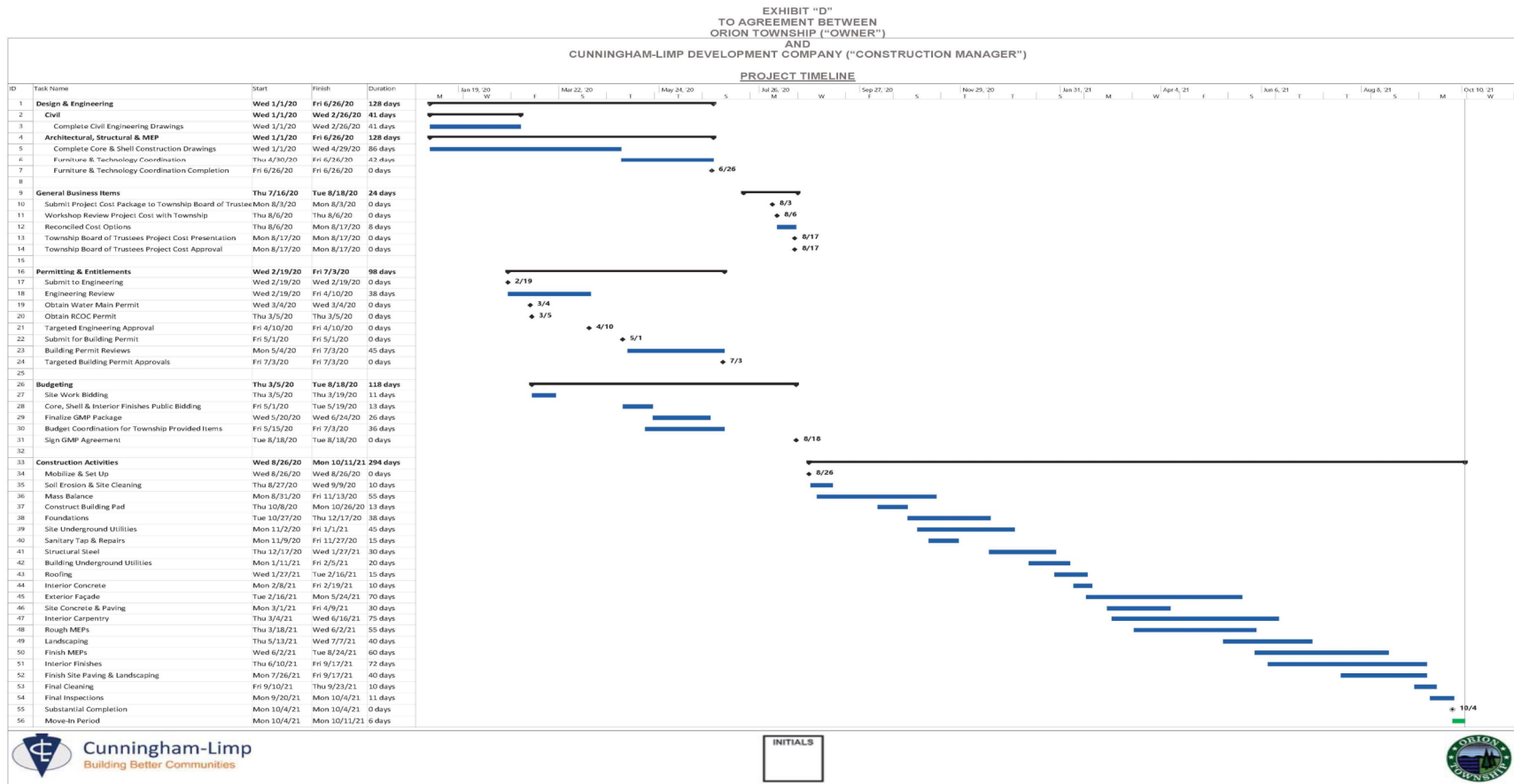
- Original Contract Value: \$16,854,000
- Change Orders to Date: \$0
- Current Contract Value: \$16,854,000
- % completed to date 22%

### Contingency Status:

- Original Contingency Value: \$500,000
- Current Contingency Value: \$498,315

# Project Schedule

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# Aerial Photographs.

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Aerial Photo



Aerial Photo

# Site Photographs.

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Sheriff's Station



Sheriff's Station

# Site Photographs.

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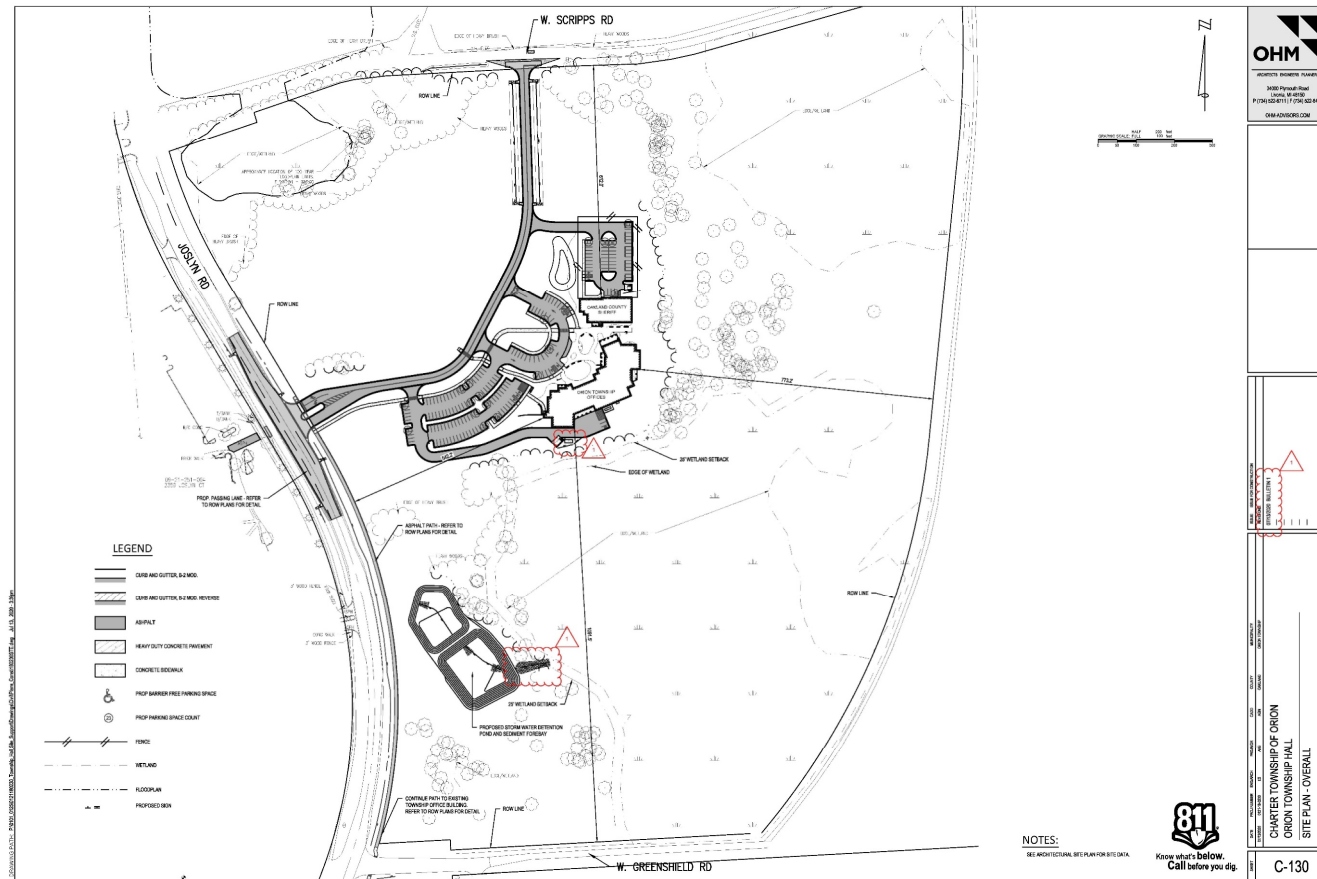
Township Hall



Township Hall

# Site Plan.

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# Safety Cross.

15

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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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December-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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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	<a href="mailto:sashley@clc.build">sashley@clc.build</a>
Cunningham-Limp	Jacob Gardner	Project Manager	28970 Cabot Drive Suit 100 Novi MI	734-395-0639	248-893-2308	<a href="mailto:jgardner@clc.build">jgardner@clc.build</a>
Cunningham-Limp	Josh Muxlow	Superintendent	28970 Cabot Drive Suit 100 Novi MI	248-763-1643	NA	<a href="mailto:jmuxlow@clc.build">jmuxlow@clc.build</a>
Cunningham-Limp	Natalie Lawrence	Project Coordinator	28970 Cabot Drive Suit 100 Novi MI	NA	248-488-7752	<a href="mailto:nlawrence@clc.build">nlawrence@clc.build</a>
Cunningham-Limp	Matt Sportel	Director of Construction	28970 Cabot Drive Suit 100 Novi MI	NA	248-893-2313	<a href="mailto:msportel@clc.build">msportel@clc.build</a>

# 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	<a href="mailto:cbarnett@oriontownship.org">cbarnett@oriontownship.org</a>
Orion Township	Jeff Stout	Director of Public Services	2525 Joslyn Road, Lake Orion, MI 48360	248-391-6842	<a href="mailto:jstout@oriontownship.org">jstout@oriontownship.org</a>
Auger Klein Aller Architects Inc.	Scott Reynolds AIA	Project Architect / AKA Associate	303 E. Third Street Ste 100 Rochester MI 48307	248-814-9160	<a href="mailto:s.reynolds@aka-architects.net">s.reynolds@aka-architects.net</a>
OHM Advisors	James Stevens	Principal	34000 Plymouth Rd Livonia, MI 48150	248-751-3100	<a href="mailto:James.stevens@ohm-advisors.com">James.stevens@ohm-advisors.com</a>

# CONTACT US.



## EMAIL ADDRESS

CONTACT@clc.build



## PHONE NUMBER

248.489.2300



## MAILING ADDRESS

### Headquarters

28970 Cabot Drive | Suite 100  
Novi, Michigan 48377

### Northern Michigan

818 Red Drive | Suite 30  
Traverse City, Michigan 49684