

SOUTH PERSPECTIVE

## Orion Township Municipal Complex

EXECUTIVE REPORT #05 December 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

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.

#### 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.

#### 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.



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## Budget.

# ORION TOWNSHIP MUNICIPAL COMPLEX APPROVED CONTRACT

22%

#### Approved Construction Contract:

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

#### Contingency Status:

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



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## 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

### Aerial Photographs.





Aerial Photo

Aerial Photo



### Site Photographs.



Sheriff's Station



Sheriff's Station



### Site Photographs.



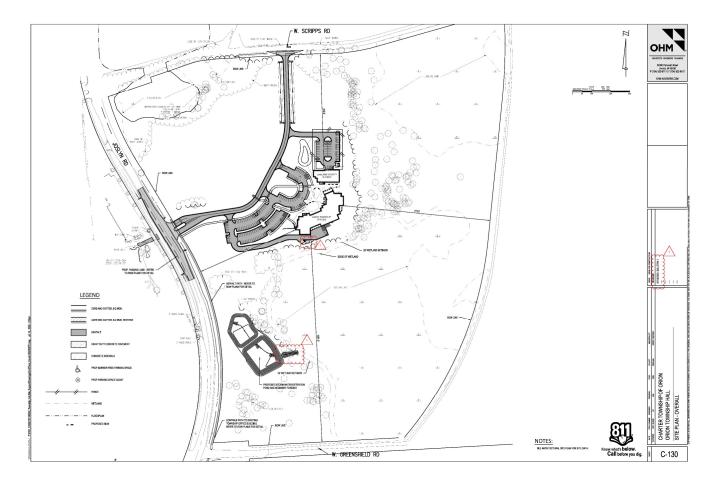
Township Hall



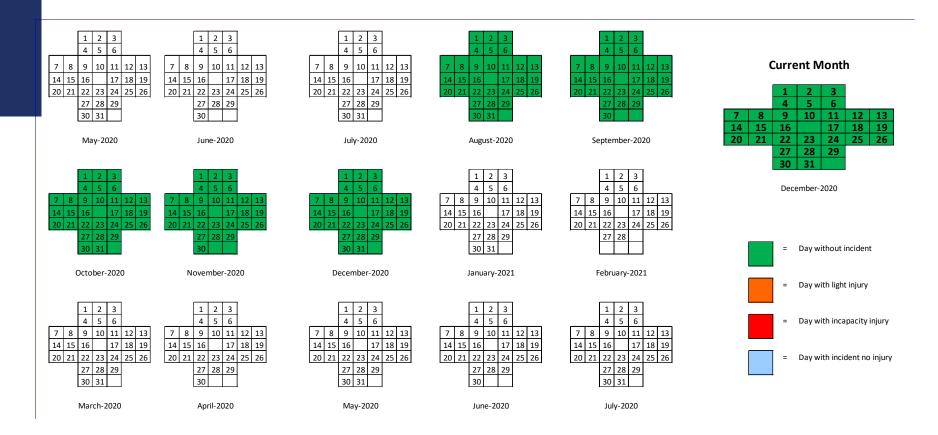
Township Hall



### Site Plan.



Safety Cross.



### 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.

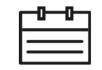
#### Orion Township Directory

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



### PHONE NUMBER

248.489.2300

# CONTACT US.



#### MAILING ADDRESS

Headquarters 28970 Cabot Drive | Suite 100 Novi, Michigan 48377

Northern Michigan 818 Red Drive | Suite 30 Traverse City, Michigan 49684