



SOUTH PERSPECTIVE

Orion Township Municipal Complex

EXECUTIVE REPORT #02

September 2020



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

5

A groundbreaking ceremony was held by the Township and the project team on September 21st to symbolize the start of the project and to commemorate all the hard work and planning completed to-date by the Township staff.

The site work has made significant progressed over the last 30 days. The building pads have been compacted, graded to the appropriate elevation, and are ready for foundations in early October. Most of the parking areas have been graded and the team will advance the site work as far as possible within this season.

Design Summary.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

The design is complete, permitted and ready 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 soils testing is on-going during mass grading and building pad construction.

CONSTRUCTION ISSUES

The team has worked with AT&T to reduce their cost impacts of the buried cables at the right of way. The relocation of these lines will take place in 4-6 weeks.

Construction Highlights.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- Mass balancing of the site is near complete and the building pads are ready for foundations.
- The team is utilizing the excess soil from the site to balance the future athletic fields. The soil engineer classified the sand onsite as Class II, which will allow the team to utilize this material for backfill, ultimately reducing the amount of imported material needed for the project.
- Trench footings were approved by the design and testing team for the Sherriff's Substation. Cunningham-Limp is in the process of determining the savings potential. Once identified, the utilization of any savings shall be directed by the Township.
- Superior Excavating is mobilizing to start the site underground utilities.

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 5%

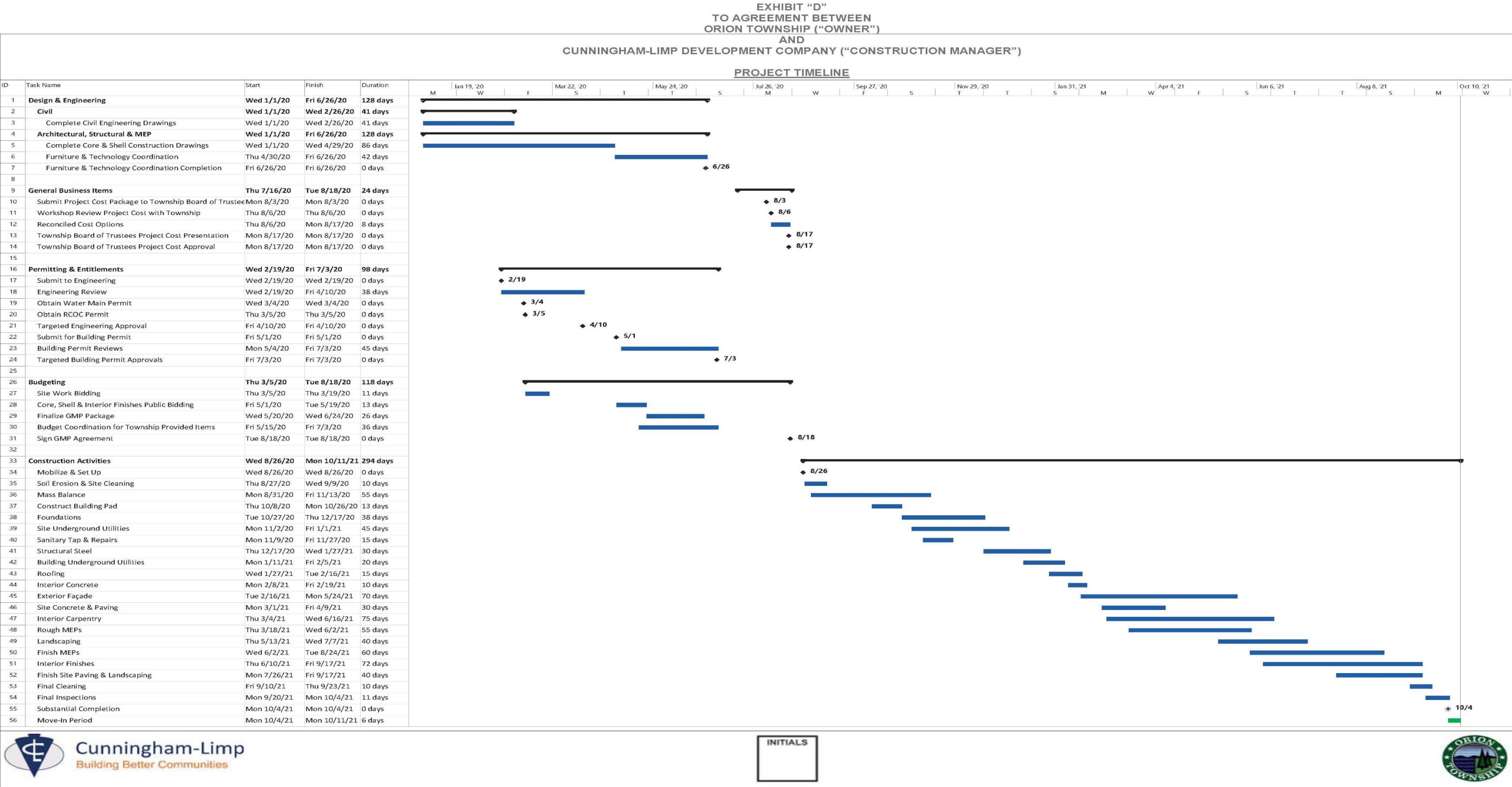
Contingency Status:

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

Budget Issues:

- AT&T fiber lines may have cost impacts to the contingency, which will be quantified in the coming days.

Project Schedule



Groundbreaking Ceremony.

11



Orion Township Board Members



Oakland County Law Enforcement

Aerial Photographs.

12



Joslyn & Scripps Road Intersection



Aerial Photo Above Canterbury Village

Site Photographs.

13



Sherriff's Substation Parking Lot



Scripps Road Access Drive

Site Photographs.

14

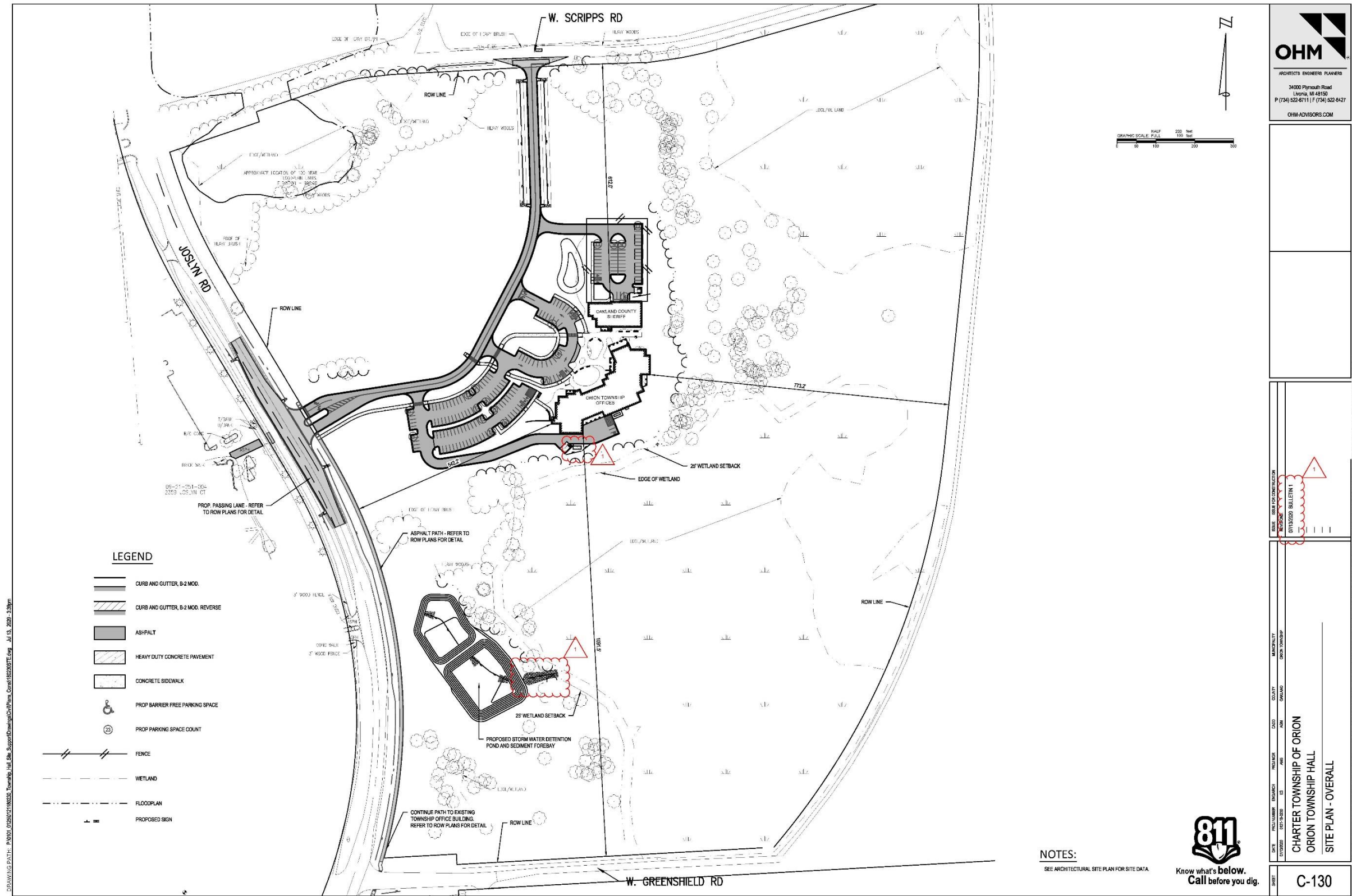


Township Hall Basement



Site Access Road

Site Plan.



Safety Cross.

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August-2020

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September-2020

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November-2020

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September-2020

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December-2020

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January-2021

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February-2021

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March-2021

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April-2021

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May-2021

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June-2021

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July-2021

-  = 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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CONTACT@clc.build



PHONE NUMBER

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Traverse City, Michigan 49684