



**SOUTH PERSPECTIVE**

# Orion Township Municipal Complex

EXECUTIVE REPORT #06

January 2021



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

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The carpentry team mobilized in early January to begin the construction of the exterior walls for the Sheriff's Substation along with the metal trusses. The concrete floor is scheduled to be placed in mid-February to allow interior framing to begin.

The foundation crew has installed the reinforcement for the basement walls and are now setting wall panels. The intent is to pour the basement walls mid-February that will allow the team to backfill the basement and start working on the first-floor foundation.

# 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.

## CONSTRUCTION ISSUES

Due to the complexity of the foundation, several alterations and modifications were needed prior to loading the foundation. The team has worked together during the installation process to expedite installation.

# Construction Highlights.

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## ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- Metal Trusses for both buildings is onsite.
- Masonry contractor has installed the perimeter grade block on the Sheriff's Substation
- Exterior framing for the Sheriff's Station is in progress.
- The foundation is continuing at the Township Hall building with the basement footings.
- The elevator pit and walls have been installed.
- 70% basement walkout wall below grade has been installed and backfilled, allowing access to the remaining basement foundations, which will be installed in February.
- The Township approved Acrovyn wallcovering for the Sheriff's Substation corridor/processing area.

# Budget.

## ORION TOWNSHIP MUNICIPAL COMPLEX APPROVED CONTRACT

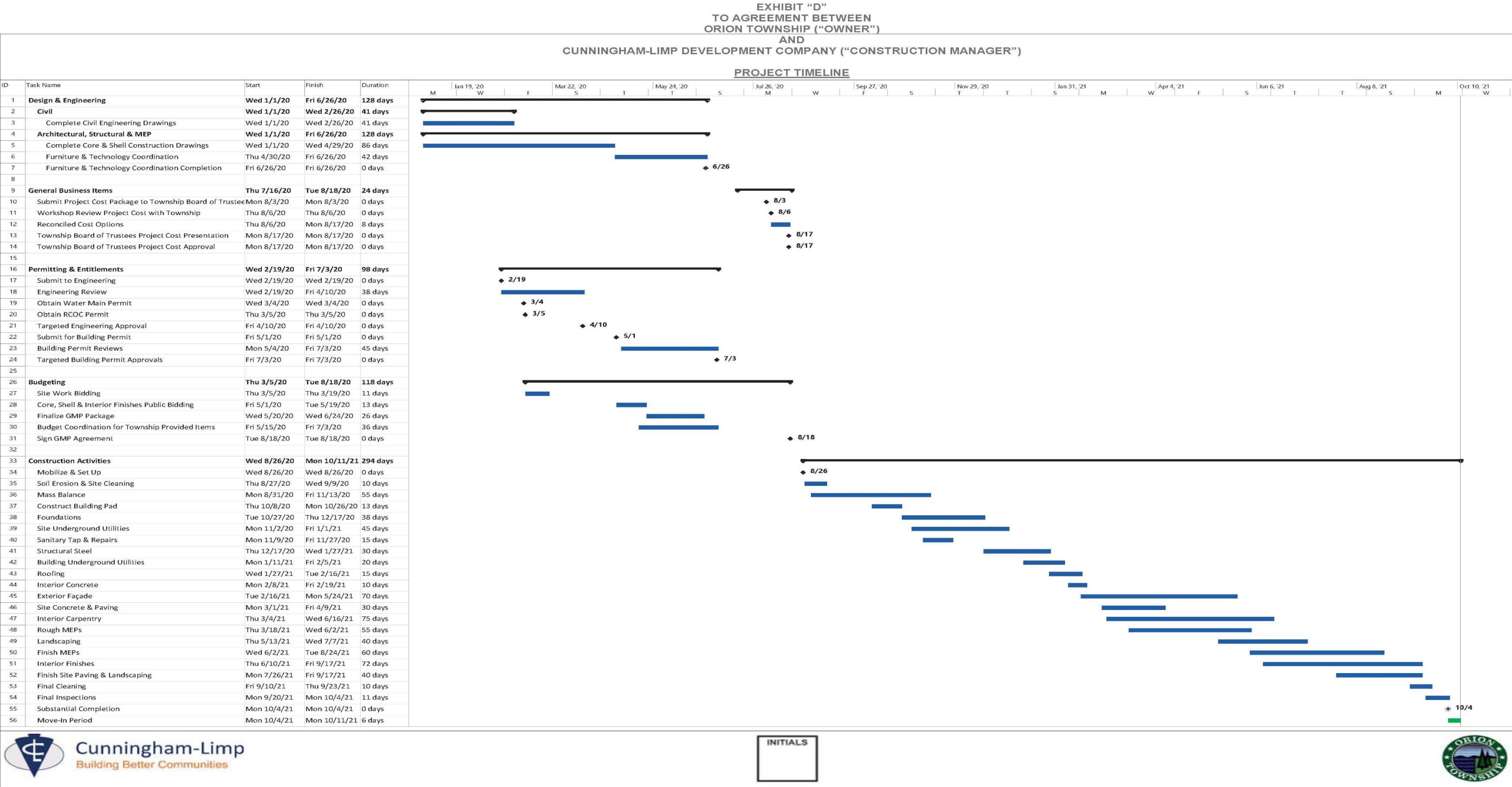
### Approved Construction Contract:

- Original Contract Value: \$16,854,000
- Change Orders to Date: \$0
- Current Contract Value: \$16,854,000
- % completed to date 24%

### Contingency Status:

- Original Contingency Value: \$500,000
- Current Contingency Value: \$488,607

# Project Schedule



# Aerial Photographs.



Aerial Photo



Aerial Photo

# Site Photographs.

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Township Hall



Township Hall

# Site Photographs.

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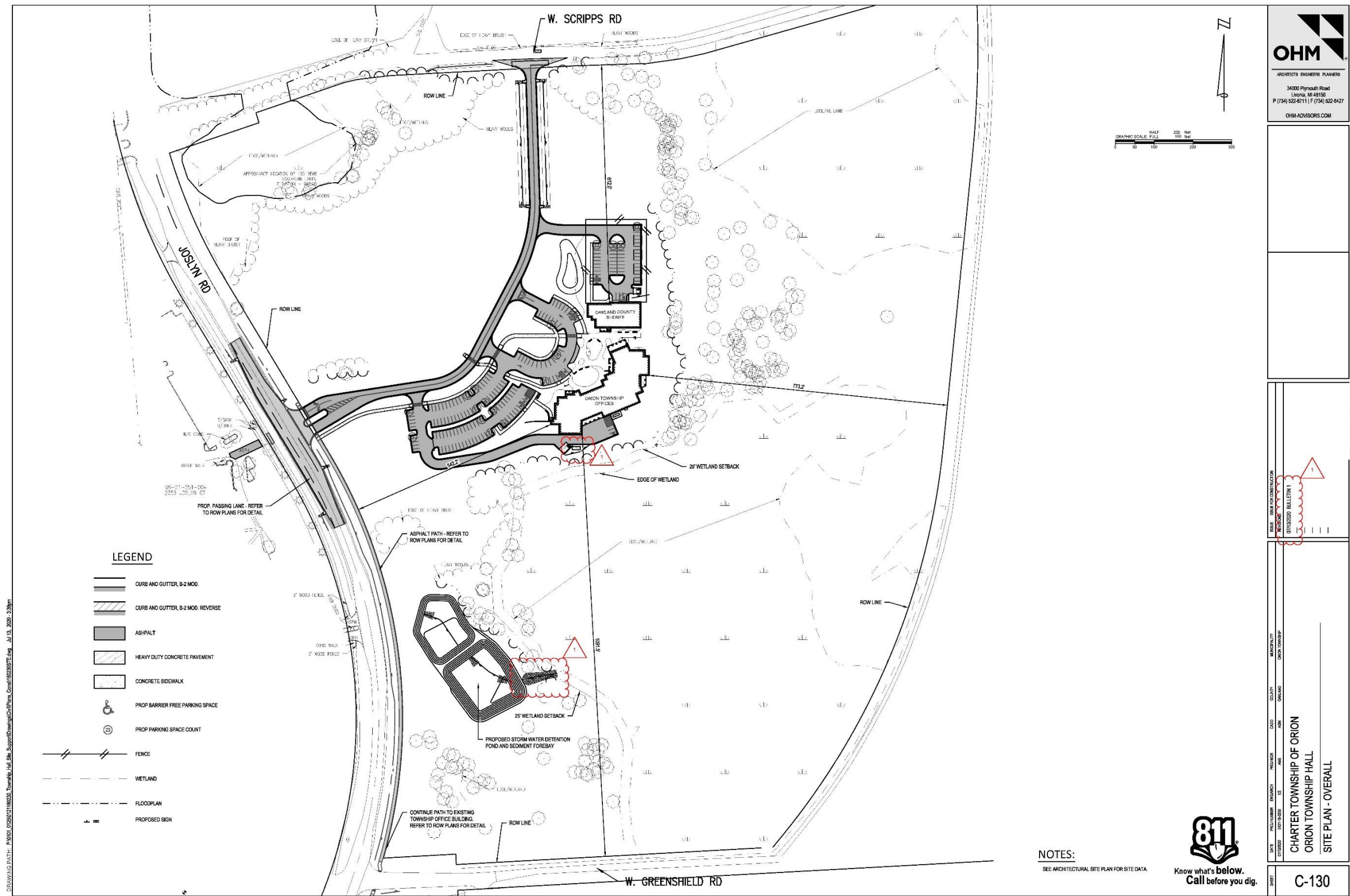


Sheriff's Station

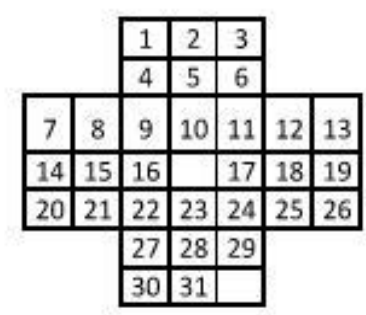


Sheriff's Station

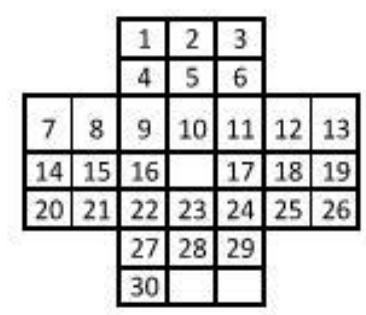
# Site Plan.



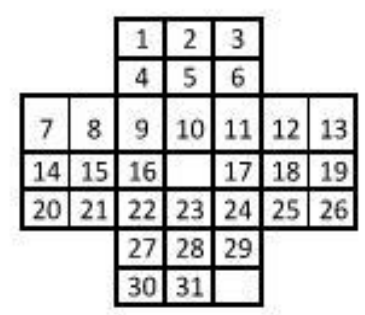
# Safety Cross.



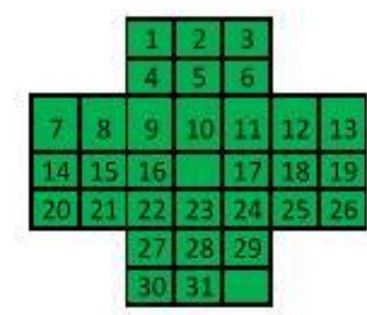
May-2020



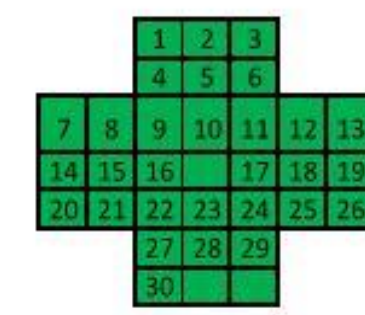
June-2020



July-2020



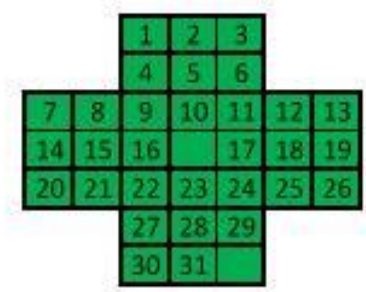
August-2020



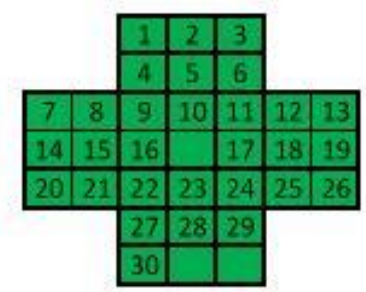
September-2020



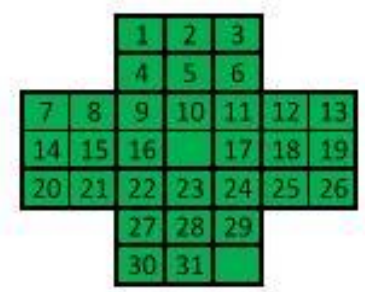
January-2021



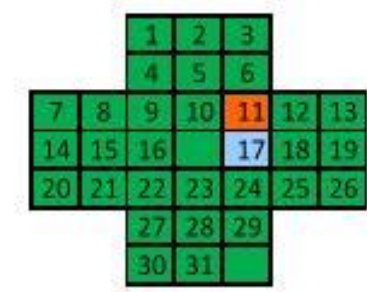
October-2020



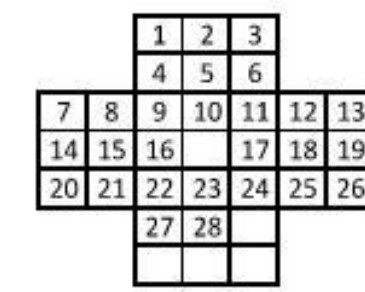
November-2020



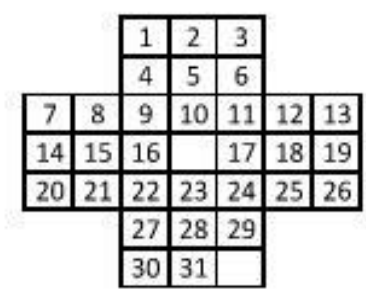
December-2020



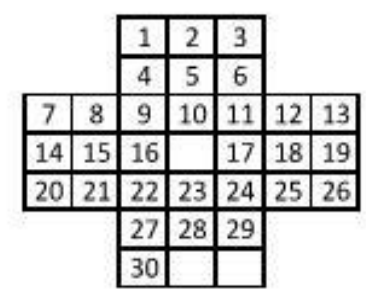
January-2021



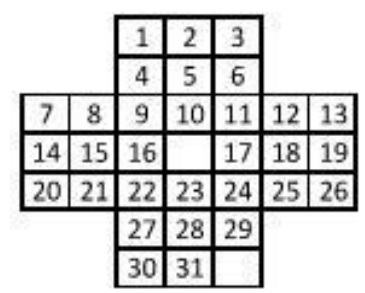
February-2021



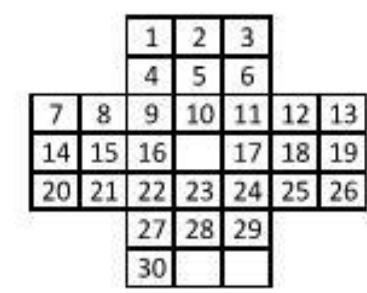
March-2020



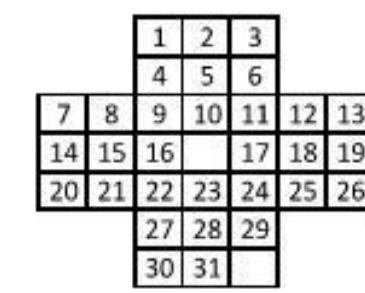
April-2020



May-2020



June-2020



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:jestout@oriontownship.org">jestout@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

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