



**SOUTH PERSPECTIVE**

# Orion Township Municipal Complex

EXECUTIVE REPORT #07

February 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

The carpentry team is wrapping up the exterior walls and roof trusses on the Sheriff's Station. Installation of the roof and siding for the building will happen in March. The concrete floor for the building will be installed (weather depending) in early March, this will allow us to move forward with the interior framing.

The foundation has been installed around the board room and community room. The first of 3 concrete pours for the basement walls are complete. The next two pours will follow shortly. The structural steel is the next major task that will begin in early March, and continue through the rest of the month, and into April.

# 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 takes place prior to the footing placement.

## CONSTRUCTION ISSUES

- Due to the extreme cold weather during the month of February we lost a few on-site working days due to cold temperatures.
- The team is working through the following coordination items:
  - Final coordination of HVAC distribution and ceiling heights.
  - Final foundation details / confirmation .
  - Misc. steel fabrication and coordination.
  - Low Voltage / Data cabling / Security coordination.
  - DTE required an additional manhole for the electrical service.



# Construction Highlights.

## ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- First floor foundation is installed along the board room and community room.
- The mason has mobilized to start installation around the board room and community room.
- The foundation walls for the basement has been partially poured and will be completed early March.
- Structural steel is scheduled to be onsite mid-March.
- Exterior framing for the Sheriff's Station is near complete.
- Installation of the metal trusses for the Sheriff' Station is complete.



# Budget.

## ORION TOWNSHIP MUNICIPAL COMPLEX APPROVED CONTRACT

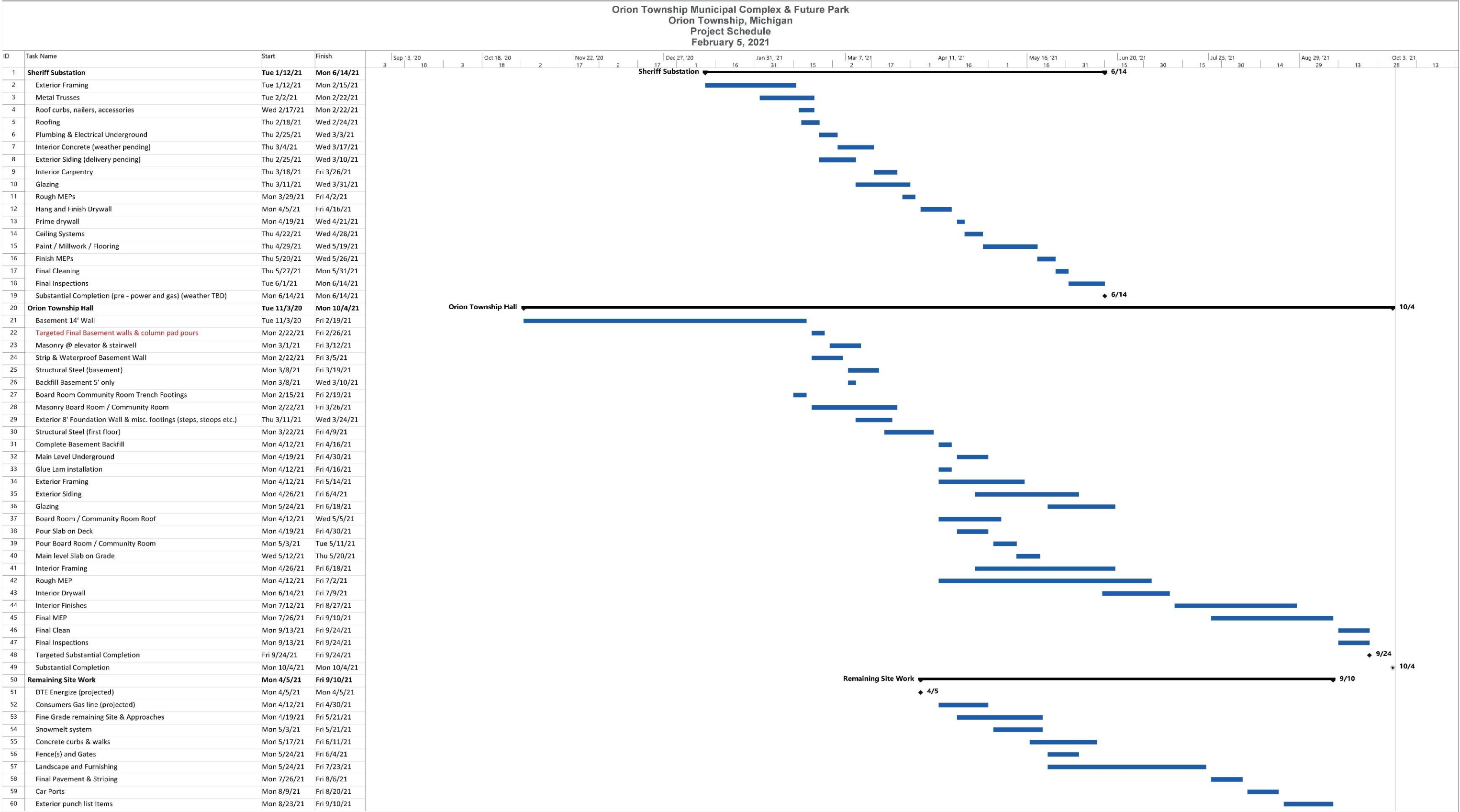
### Approved Construction Contract:

- Original Contract Value: \$16,854,000
- Change Orders to Date: \$0
- Current Contract Value: \$16,854,000
- % completed to date 30%

### Contingency Status:

- Original Contingency Value: \$500,000
- Current Contingency Value: \$460,956

# Project Schedule





# Aerial Photographs.

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Aerial Photo



Aerial Photo



# Site Photographs.

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Township Hall



Township Hall



# Site Photographs.

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Township Hall



Township Hall



# Site Photographs.

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Sheriff's Station



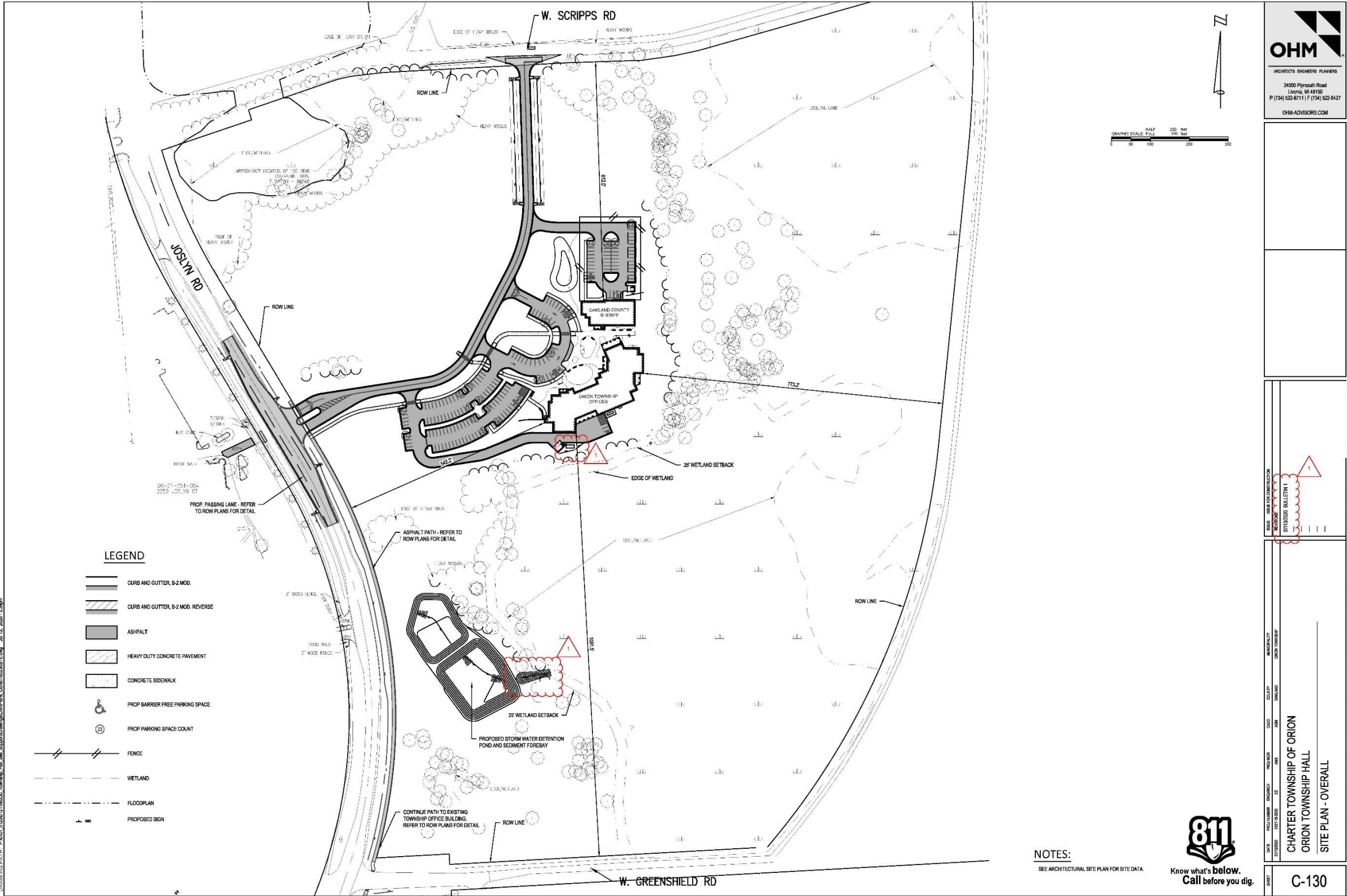
Sheriff's Station



Sheriff's Station

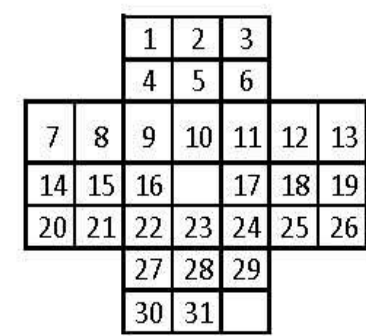


# Site Plan.

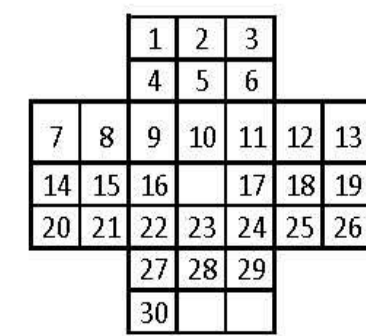




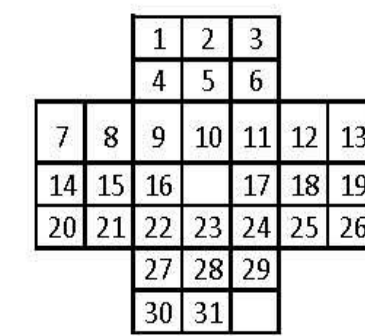
# Safety Cross.



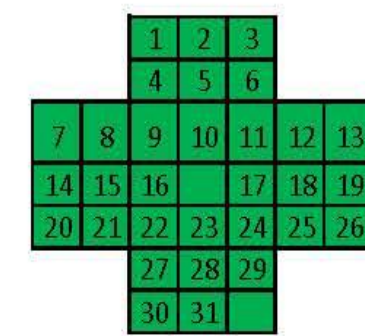
May-2020



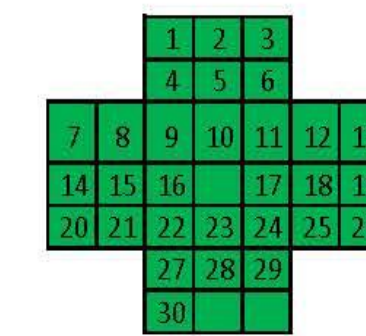
June-2020



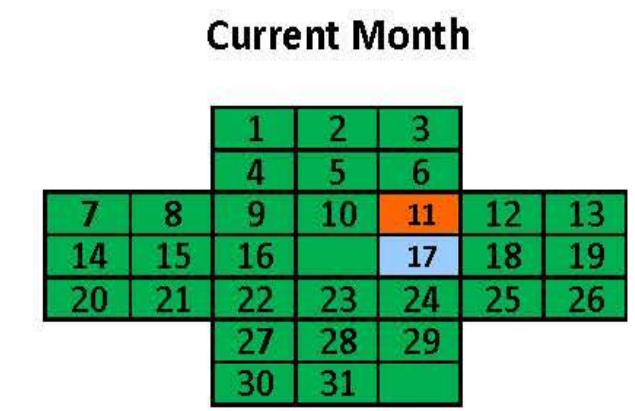
July-2020



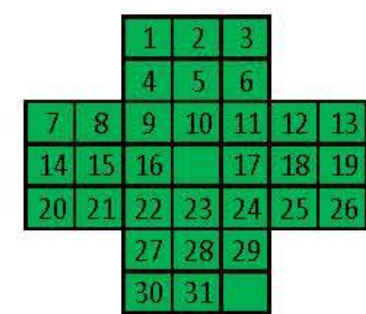
August-2020



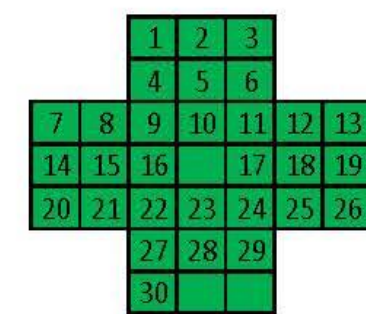
September-2020



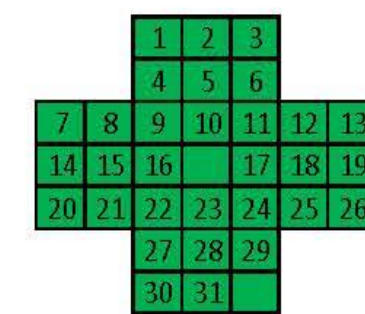
February-2021



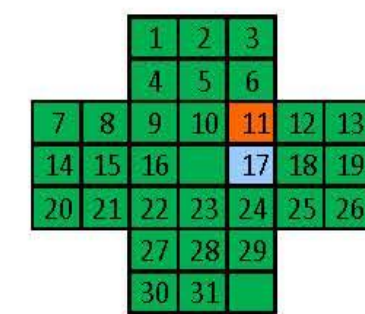
October-2020



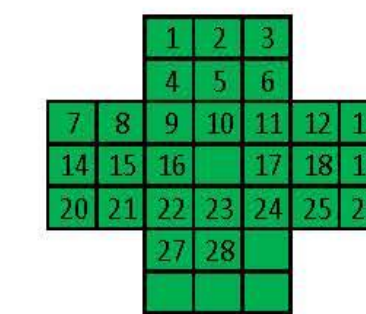
November-2020



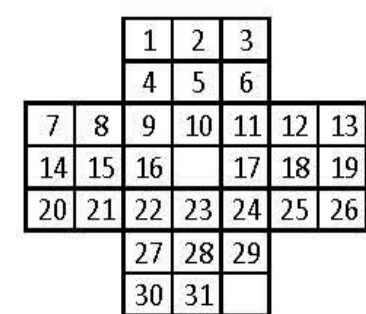
December-2020



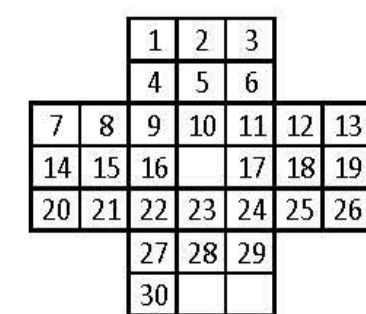
January-2021



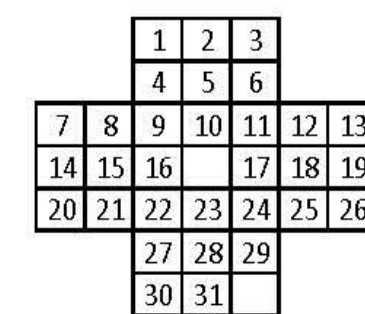
February-2021



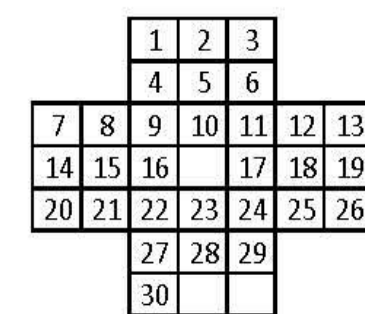
March-2020



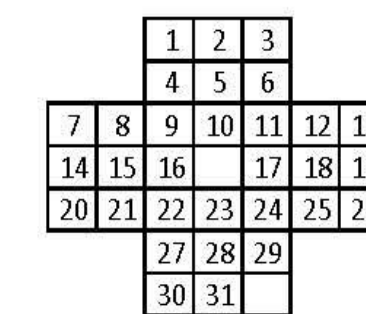
April-2020



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

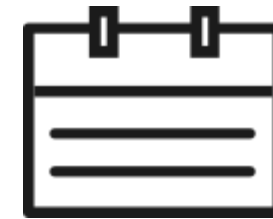
COMPANY	NAME	TITLE	ADDRESS	OFFICE	EMAIL
Orion Township	Chris Barnett	Township Supervisor	2525 Joslyn Road, Lake Orion, MI 48360	248-391-0304 EXT 1001	<a href="mailto:cbarnett@oriontownship.org">cbarnett@oriontownship.org</a>
Orion Township	Jeff Stout	Director of Public Services	2525 Joslyn Road, Lake 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.



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