

Orion Township Municipal Complex EXECUTIVE REPORT #07

February 2021

SOUTH PERSPECTIVE







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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.
- arch. complete. tation is complete.



Budget.

ORION TOWNSHIP MUNICIPAL COMPLEX APPROVED CONTRACT

<u>Approved Construction Contract:</u>

- Original Contract Value:
- Change Orders to Date:
- Current Contract Value:
- % completed to date

\$16,854,000 \$0 \$16,854,000 30%

<u>Contingency Status:</u>

- Original Contingency Value:
- Current Contingency Value:

\$500,000 \$460,956



Project Schedule

						UI UI	ion Township Municipal C Orion Township Project Sch February 5,	, Michigan edule	UIG FAIN
D	Task Name	Start	Finish	Sep 13, '20	Oct 18, '20 3 18 2	Nov 22, '20	Dec 27, '20	Jan 31, '21 31	Mar 7, '2 15 2
1	Sheriff Substation	Tue 1/12/21	Mon 6/14/21				Sheriff Substation	51	15 1 2
2	Exterior Framing	Tue 1/12/21	Mon 2/15/21						
3	Metal Trusses	Tue 2/2/21	Mon 2/22/21						
4	Roof curbs, nailers, accessories	Wed 2/17/21	Mon 2/22/21						
5	Roofing	Thu 2/18/21	Wed 2/24/21						
6	Plumbing & Electrical Underground	Thu 2/25/21	Wed 3/3/21						
7	Interior Concrete (weather pending)	Thu 3/4/21	Wed 3/17/21						
8	Exterior Siding (delivery pending)	Thu 2/25/21	Wed 3/10/21						
9	Interior Carpentry	Thu 3/18/21	Fri 3/26/21						
10	Glazing	Thu 3/11/21	Wed 3/31/21						
11	Rough MEPs	Mon 3/29/21	12						
12	Hang and Finish Drywall	Mon 4/5/21	Fri 4/16/21						
13	Prime drywall	Mon 4/19/21	Wed 4/21/21						
14	Ceiling Systems	Thu 4/22/21	Wed 4/28/21						
15	Paint / Millwork / Flooring	Thu 4/29/21	Wed 5/19/21						
16	Finish MEPs	Thu 5/20/21	Wed 5/26/21						
17	Final Cleaning	Thu 5/27/21	Mon 5/31/21						
18 19	Final Inspections	Tue 6/1/21	Mon 6/14/21						
20	Substantial Completion (pre - power and gas) (weather TBD) Orion Township Hall	Mon 6/14/21			Orion Township Hall				
20	Basement 14' Wall	Tue 11/3/20	Mon 10/4/21 Fri 2/19/21						
22	Targeted Final Basement walls & column pad pours	Tue 11/3/20 Mon 2/22/21	18						
23	Masonry @ elevator & stairwell	Mon 3/1/21	Fri 3/12/21						_
23	Strip & Waterproof Basement Wall	Mon 2/22/21	11-1-11-1-11-1-1-1-1-1-1-1-1-1-1-1-1-1						
25	Structural Steel (basement)	Mon 3/8/21	Fri 3/19/21						
26	Backfill Basement 5' only	Mon 3/8/21	Wed 3/10/21						_
27	Board Room Community Room Trench Footings	Mon 2/15/21							
28	Masonry Board Room / Community Room	Mon 2/22/21	b reaction registered in participants						
29	Exterior 8' Foundation Wall & misc. footings (steps, stoops etc.)	Thu 3/11/21	Wed 3/24/21						
30	Structural Steel (first floor)	Mon 3/22/21							
31	Complete Basement Backfill	Mon 4/12/21	Fri 4/16/21						
32	Main Level Underground	Mon 4/19/21	10 00 00 00 00 00 00 00 00 00 00 00 00 0						
33	Glue Lam installation	Mon 4/12/21							
34	Exterior Framing	Mon 4/12/21							
35	Exterior Siding	Mon 4/26/21	0.20 0.00						
36	Glazing	Mon 5/24/21	Fri 6/18/21						
37	Board Room / Community Room Roof	Mon 4/12/21	Wed 5/5/21						
38	Pour Slab on Deck	Mon 4/19/21	Fri 4/30/21						
39	Pour Board Room / Community Room	Mon 5/3/21	Tue 5/11/21						
40	Main level Slab on Grade	Wed 5/12/21	Thu 5/20/21						
41	Interior Framing	Mon 4/26/21	Fri 6/18/21						
42	Rough MEP	Mon 4/12/21	Fri 7/2/21						
43	Interior Drywall	Mon 6/14/21	Fri 7/9/21						
44	Interior Finishes	Mon 7/12/21	Fri 8/27/21						
45	Final MEP	Mon 7/26/21	Fri 9/10/21						
46	Final Clean	Mon 9/13/21	Fri 9/24/21						
47	Final Inspections	Mon 9/13/21	[] 0.004042.0034042.000.0						
48	Targeted Substantial Completion	Fri 9/24/21	Fri 9/24/21						
49	Substantial Completion		Mon 10/4/21						
50	Remaining Site Work	Mon 4/5/21	Fri 9/10/21						Remaini
51	DTE Energize (projected)	Mon 4/5/21	Mon 4/5/21						
52	Consumers Gas line (projected)	Mon 4/12/21							
53	Fine Grade remaining Site & Approaches	Mon 4/19/21							
54	Snowmelt system	Mon 5/3/21	Fri 5/21/21						
55	Concrete curbs & walks	Mon 5/17/21	23, 33						
56	Fence(s) and Gates	Mon 5/24/21							
57	Landscape and Furnishing	Mon 5/24/21							
58	Final Pavement & Striping	Mon 7/26/21	5,52 54						
59	Car Ports	Mon 8/9/21	Fri 8/20/21						

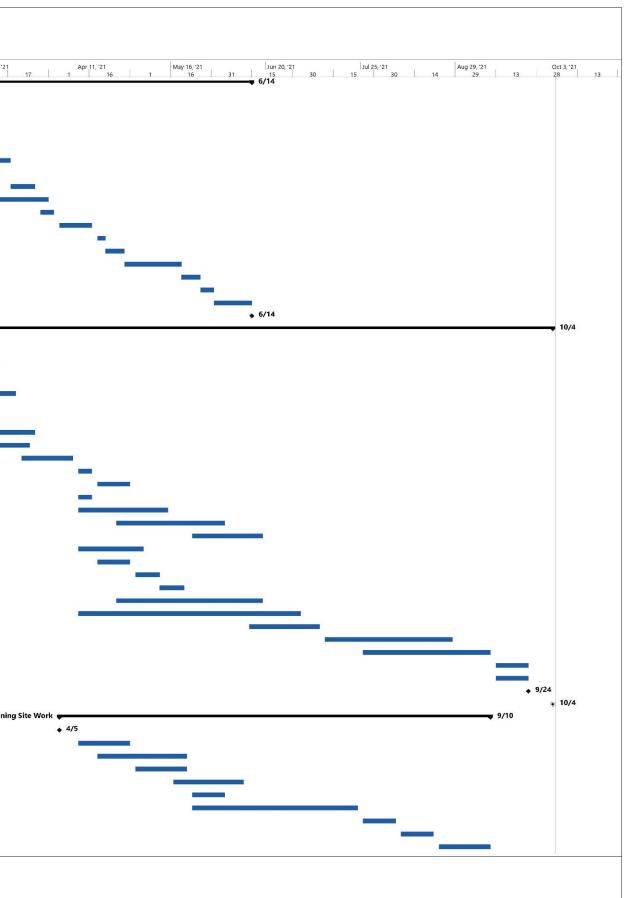


Exterior punch list Items

60

Cunningham-Limp Building Better Communities

Mon 8/23/21 Fri 9/10/21



Aerial Photographs.





Aerial Photo

Aerial Photo



Site Photographs.





Township Hall

Township Hall



Site Photographs.





Township Hall



Township Hall



Site Photographs.





Sheriff's Station

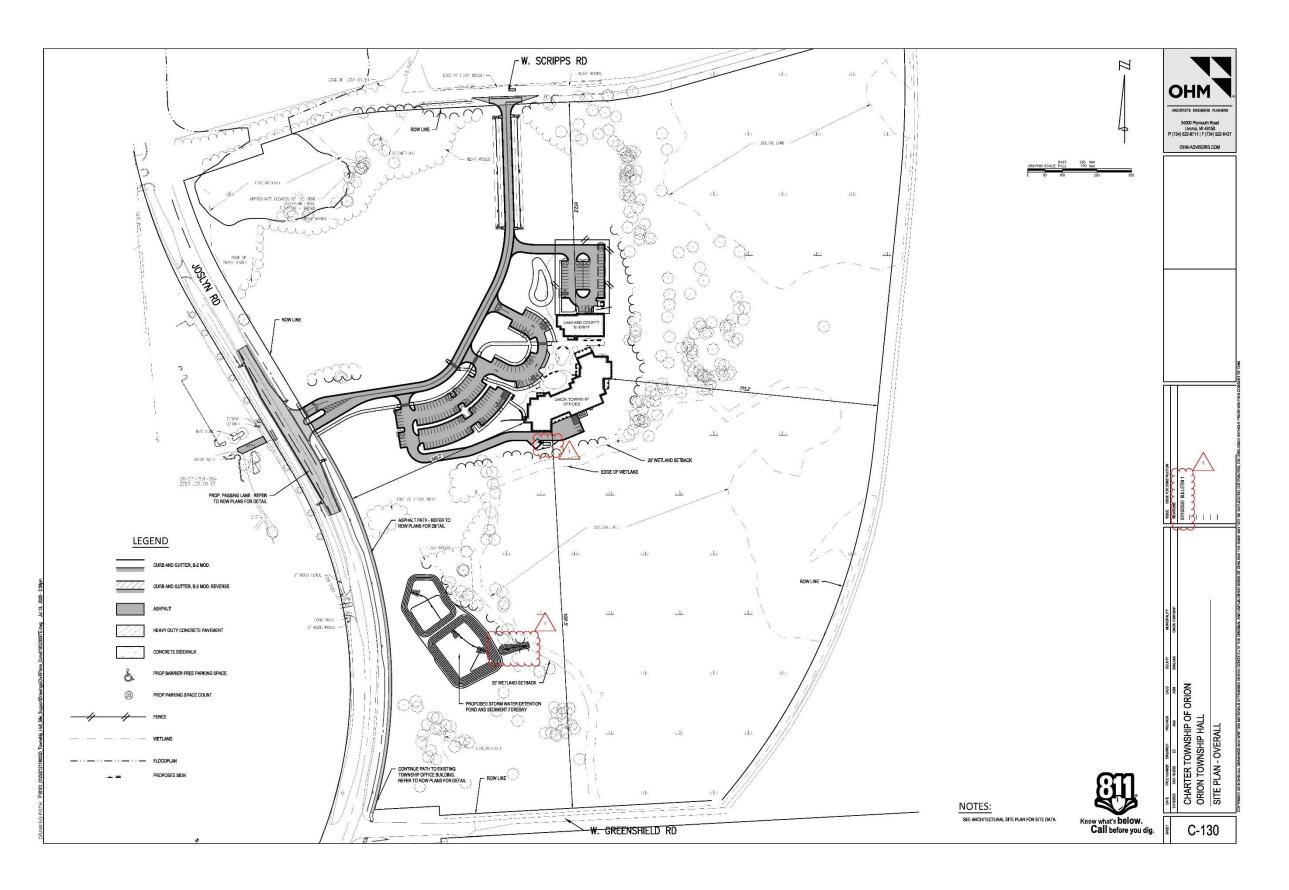
Sheriff's Station



Sheriff's Station



Site Plan.



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Safety Cross.

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Safety Cross.pdf

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June-2020

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July-2020

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August-2020







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January-2021

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June-2020

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May-2020

October-2020

March-2020

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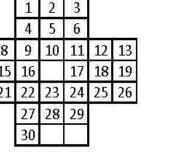
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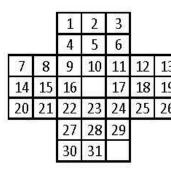
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November-2020

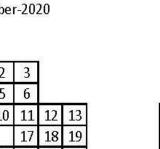
April-2020

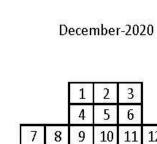
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May-2020



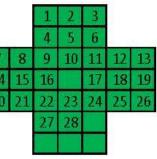


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September-2020

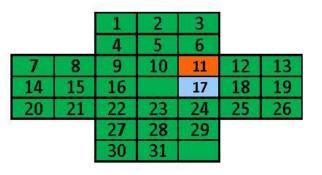


February-2021

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July-2020

Current Month



February-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	<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	<u>nlawrence@clc.build</u>
Cunningham-Limp	Matt Sportel	Director of Construction	28970 Cabot Drive Suit 100 Novi MI	NA	248-893-2313	<u>msportel@clc.build</u>



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>







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