Orion Township Municipal Complex
EXECUTIVE REPORT #14
September 2021
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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.

The Sheriffs Station is near complete inside, with most of the millwork, furniture and lockers installed. The final Acrovyn, coat of paint, and few other misc items followed by a final clean, and the interior is complete. The exterior fence around the lot is installed and the team is pushing to install the carports asap.

Inside Township Hall drywall finishing, painting, ceramic tile, and ceilings have begun as we are starting to install the finishes. The final few pieces of exterior glass are being installed and the building almost weather tight, except for the metal roof, which has been delayed in the manufacturing process. The material is expected to be onsite any day now, however the team is evaluating how far to take the interior finishes without sacrificing quality.

The exterior slowed down last month due to the weather. Portions of landscaping, fencing, and other site work continued however the critical sidewalks, paving etc. were unable to be completed due to the adverse weather. The team is moving these tasks forward between rain drops and hope to wrap the site up as quickly as possible.
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

- The Township regularly performs inspections ongoing through concrete slab, structural steel, metal trusses, interior and exterior framing, inwall MEPs’, above ceiling MEP.

CONSTRUCTION ISSUES

- The team is working through the following coordination items:
  - Low voltage / data cabling / security coordination.
  - Misc. design details to provide a quality product.
  - August & September of 2021 has also exceeded the average rain fall for this area.
  - Material delays and manpower issues.
    - Current Issues is the metal roof material delay
    - Concrete & asphalt crew manpower backup due to these rain events
Construction Highlights.

ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- The metal roofing is scheduled to be onsite any day now. This has been a critical item that has been delayed due to supply chain issues.
- Township Hall is nearly enclosed,
- The interior partitions for the Township Hall department areas have been primed and are ready for paint.
- The board room floor is complete, above ceiling infrastructure is in, and final framing and ceiling will commence early next month.
  - The fixed seating has been field verified and ordered.
- Final finishes are on hand once the building is weather tight.
  - Carpet, Millwork, bathroom partitions, etc..
- The Sheriff’s Station is 99% complete on the inside.
  - Majority of the furniture has been installed.
- The Team is working to make the facility as “touchless” as possible.
- Township Hall’s furniture will be available for install mid October along With the appliances.
Budget.

ORION TOWNSHIP MUNICIPAL COMPLEX APPROVED CONTRACT

Approved Construction Contract:
- Original Contract Value: $16,854,000
- 1 Change Orders to Date: $0
- Current Contract Value: $16,854,000
- % completed to date: 83%

Contingency Status:
- Original Contingency Value: $500,000
- Current Contingency Value: $216,800
Schedule.

SCHEDULE ISSUES

- An above-average rainfall for June, July, August & September 2021. Have been a difficult challenge to overcome. Recently last week, 2 consecutive days of rain, approx. 5”, saturated the site making exterior work impossible.
- Additional scope items may require additional time.
- Supply chain issues have been a unique reality this year. The team has worked together to substitute equal materials to maintain the current schedule on more than one occasion.
  - One specific challenge that the project has struggled with is the procurement of the metal roofing. This is now anticipated to be onsite early October due to several reasons. (raw material, backlog, manpower, etc.)
- Currently, the project team, including Orion Township, has agreed that due to the additional scope items and above-average rainfall that the project schedule will be extended to the end of October 2021.
- With the metal roof delay, the team is working through a revised schedule. The plan is to install everything possible at this time and proceed with the remaining finishes once the roof is installed.
  - This will unfortunately result in additional time to complete the project, but this approach is in the best interest of the projects. The team is also working on a plan to allow a partial move in as the Orion Team begins to start the transition into the new building.
Project Schedule

[Diagram of project schedule with timelines and tasks listed]
Aerial Photographs.
Site Photographs.

Sherriff Station

Sherriff Station
Site Photographs.

Sherriff Station

Sherriff Station
Site Photographs.

Township Hall

Township Hall
Site Photographs.

Township Hall

Township Hall
Site Photographs.

Township Hall

Township Hall
Site Plan.
Safety Cross.
## PROJECT DIRECTORY.

### Cunningham-Limp Directory

<table>
<thead>
<tr>
<th>COMPANY</th>
<th>NAME</th>
<th>TITLE</th>
<th>ADDRESS</th>
<th>MOBILE</th>
<th>OFFICE</th>
<th>EMAIL</th>
</tr>
</thead>
<tbody>
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# Orion Township Directory

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<tbody>
<tr>
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