



SOUTH PERSPECTIVE

Orion Township Municipal Complex

EXECUTIVE REPORT #04

November 2020



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

Most of the site work was installed prior to December. The underground utilities, curbs, and base coat of asphalt were installed in November. This will allow access to the building pads throughout the winter.

The Sheriff's Substation steel is schedule to arrive in mid December, and will start being erected. The foundation crew will continue with the foundation for the Township Hall building over the next several weeks.

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.

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ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- Independent testing inspection is ongoing though asphalt and foundation placement.
- Township inspection will take place prior to footing placement.

CONSTRUCTION ISSUES

The team is verifying the position and orientation of the building as the foundation is being placed. There will be continued coordination throughout this task to ensure the steel for Township Hall, which is schedule to arrive in mid-January, will work as planned.

Construction Highlights.

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ORION TOWNSHIP MUNICIPAL COMPLEX SUMMARY

- Remaining site utilities were completed in November.
- Most of the concrete curbing was installed in November.
- Electrical site lighting pole bases were installed.
- 90% of the base coat of asphalt was installed in November.
- Underground plumbing for the Sheriff's Station was installed.
- Sheriff's Station footings were approved and installed as trench footings, which results in a credit to the Township.
- Township Hall footings are continuing.
- Structural steel for the Sheriff's Station is scheduled to arrive in mid-December.
- The requested additional conduit for the potential technology providers was installed prior to pavement.

Budget.

ORION TOWNSHIP MUNICIPAL COMPLEX APPROVED CONTRACT

Approved Construction Contract:

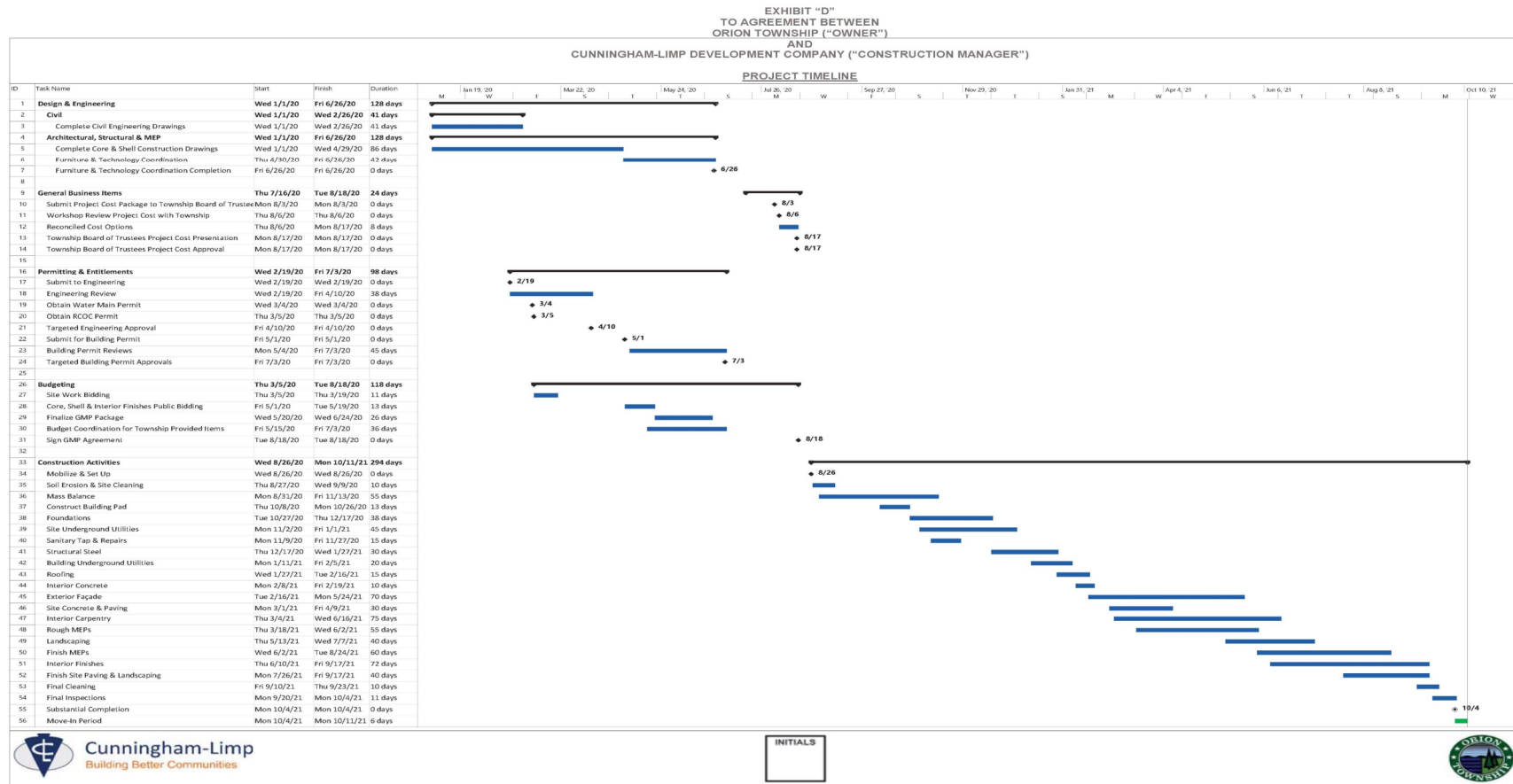
- Original Contract Value: \$16,854,000
- Change Orders to Date: \$0
- Current Contract Value: \$16,854,000
- % completed to date 18%

Contingency Status:

- Original Contingency Value: \$500,000
- Current Contingency Value: \$511,565

Project Schedule

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Aerial Photographs.

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Paving of the Road



Aerial Photo

Site Photographs.



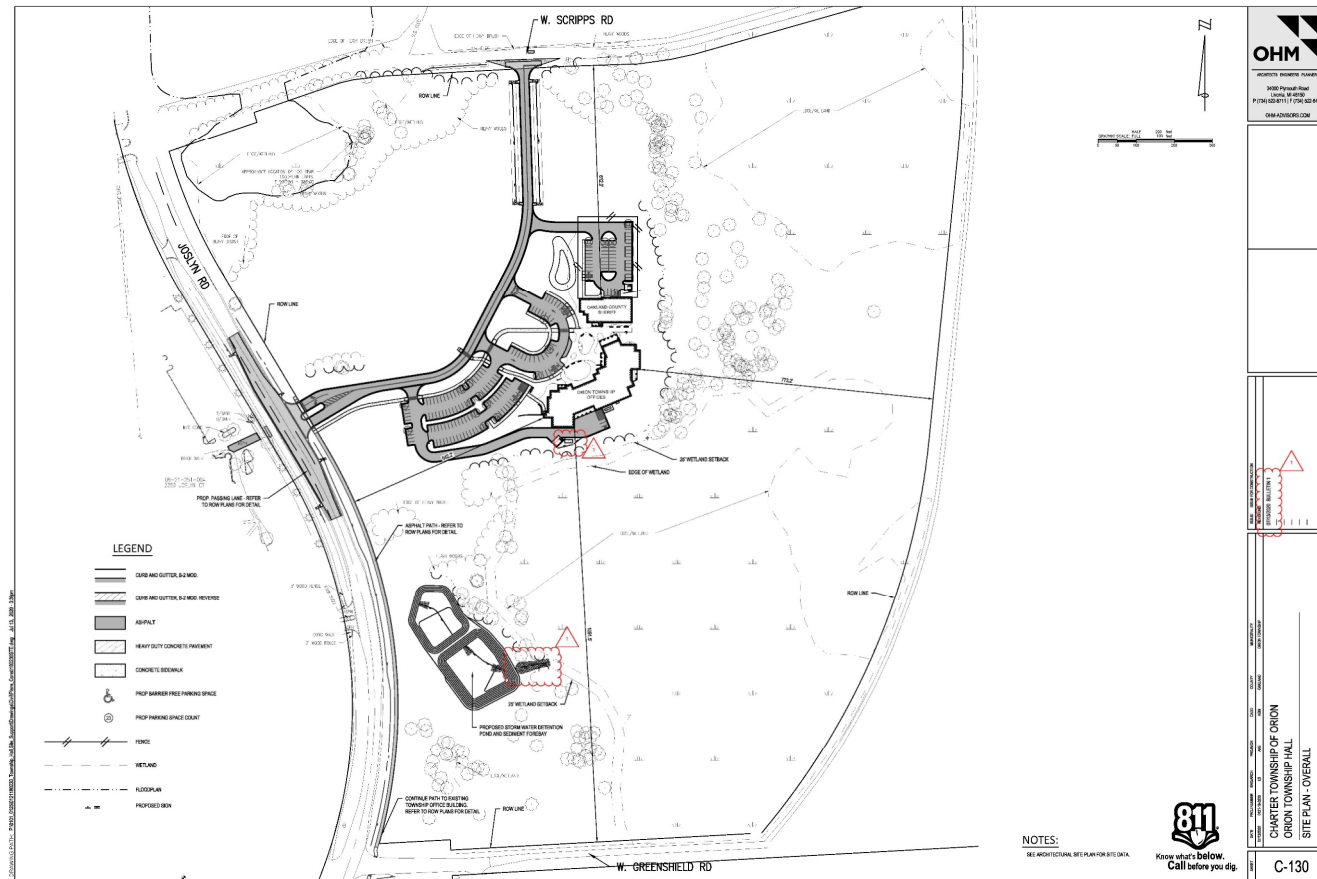
Site Photographs.

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Site Plan.

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Safety Cross.

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December-2019

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January-2020

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February-2020

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March-2020

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April-2020

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November-2020

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May-2020

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June-2020

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July-2020

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August-2020

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September-2020

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October-2020

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November-2020

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December-2020

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January-2021

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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	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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