2018 LOCS Bond / Sinking Fund Project

October 2025 Project Update

FR&S

Lake Orion Community Schools

GMB

LOCS High School Site & Building Improvements

- The Lake Orion Community Schools High School Site & Building Improvement Project includes a 15,893-square-foot addition to the existing high school building, along with mechanical upgrades to the pool equipment rooms. The project also involves updates to the north parking lot. The addition will serve as an auxiliary gymnasium for the high school, featuring a new gym floor, bleachers, basketball hoops, as well as men's and women's restrooms and two additional storage rooms. Additionally, the pool area will receive new boilers, heat exchangers, and improvements to the overall heating and cooling system. The site work includes a new asphalt north parking lot, along with underground utilities to support the new addition and a required upgrade to the high school detention pond.



Final curbs and sidewalks complete.



Painting of walls and ceilings complete.



Sidewalk logo complete..

Start/Completion

Construction Start 3/24/2025
Construction Completed – December 2025

Financial Information

Board Approved Cost:

$7,536,720.00 to date

82% complete through October 2025

Status Update

- All exterior concrete sidewalks and curbs have been completed. The remaining parking lot work will be 100% complete next week, as Nagle is scheduled to perform paving over the next couple of days. The only remaining exterior item is signage installation.
- Within the gym addition, all walls and ceilings have been painted. The painter will return for final touch-ups as the project nears completion.
- The bathroom tile is finished and toilet fixtures to be set soon.
- All lighting fixtures have been hung and wired, and the electrician is in the process of pulling main power to the lights.
- All ductwork has been installed, and the RTU (Rooftop Unit) had its official startup this month. The ceiling grid installation is underway, with diffusers and flex duct installation to follow.
- The snowmelt system installation is ongoing and is expected to be finished within the next couple of weeks.
- Liberty Sheet Metal is on track to complete the exterior siding by any day.

The fire suppression system is nearly complete, with only the final tie-in to the high school remaining.

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Paint Creek Elementary Site & Building Improvements

The Lake Orion Community Schools Paint Creek Elementary Site & Building Improvements project includes two new additions to the school, along with interior renovations and mechanical upgrades. The first addition is a 2,474-square-foot space designated for classrooms and activities, while the second is a 789-square-foot expansion of the gymnasium for storage. Interior renovations will feature new flooring, fresh paint, and multiple mechanical upgrades. Site improvements include replacing a portion of the pavement, adding ADA-accessible parking spaces in the west lot, installing new concrete sidewalks, and enhancing landscaping.



Classroom addition complete.



New front parking lot complete.



New carpet and millwork in library complete.

Start/Completion

Construction Start – March 24, 2025
Construction Completed – August 2025

Financial Information

Board Approved Cost:

$4,425,795

100% complete through October 2025

Status Update

- The Paint Creek project is substantially complete except for the commissioning of mechanical equipment, and final punch list items.

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Lake Orion Community Schools

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LOCS Administration Building Renovation

The LOCS Administration Building Renovation Project involves the interior renovation of the existing "Orion Center." The facility will be transformed into multiple offices and conference spaces to support LOCS administrative functions. On the upper level, new paint and flooring will be installed in a few area and offices will be reconfigured to better align with LOCS operational needs. The lower level will undergo a complete reconfiguration converting the existing layout into a series of new offices and workspaces. Mechanical, electrical, and plumbing (MEP) upgrades will be incorporated to support the revised floor plan, and new finishes will be applied throughout lower level.



Lower Level ceiling grid installation complete.



Exterior Siding Installation complete.



Upper-level flooring installation complete.

Start/Completion

Construction Start – July 7th, 2025
Construction Completed – December 2025

Financial Information

Board Approved Cost:

$1,164,603.00

65% complete through October 2025

Status Update

- The upper level is substantially complete, with only a few remaining finish items to be addressed. All new lighting and electrical work have been finalized, and final finishes have been successfully installed.
- On the lower level, the ceiling grid installation is complete. The carpenter is currently working on ceiling tile border cuts while we await the completion of all above-ceiling work.
- The electrical subcontractor is actively installing lighting on the lower level and is expected to finish by next week, after which they will proceed with final electrical work.
- All mechanical work has been completed, and the HVAC subcontractor is currently performing system start-up and testing.
- All interior window and door frames have been installed, with door installation scheduled to begin in early November. Final glass installation is also scheduled to occur early next month.
- The fire suppression system has been fully installed and pressure-tested.
- On the exterior, aluminum doors and adjacent stone masonry have been installed, and exterior siding was completed earlier in October—marking the conclusion of all exterior renovation work.

FRS

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Current Miscellaneous Bond Jobs

Throughout the 2018 Bond Program miscellaneous jobs arise, this page is dedicated to those currently in progress.

Status Updates

- The Transportation Building ROW Replacement was bid and work to be completed in November.

Current Sinking Fund

Status Updates

- No current Sinking Fund projects underway