

# Town Hall Renovation Project

---

GMP & Project Budget

Town of McCordsville

Town Council

March 11, 2025



# Town Hall Project Overview



## Activities To Date

Complete on Design  
HVAC Evaluation & Engineering  
Bidding  
Ongoing FF&E Coordination



## Key Scope Items

HVAC replacement  
Connection to Natural Gas  
Generator  
Sprinkler System  
Additional Meeting Room



## Next Steps

Establish GMP - March 11, 2025  
council meeting  
Value Engineering Review  
Shop drawings & procurement  
ahead of construction start

# Town Hall Budget & Bidding Updates

- Estimated total project cost: \$1.3M - \$1.4M
  - Guaranteed Maximum Price: \$1,076,018 (bid amounts + CM fee + General Condition)
  - Additional Project Costs: \$230k - \$330k
    - Furniture
    - Natural Gas line for HVAC
    - AV/IT & Security
    - Consultants
- Focus Areas for Value Engineering
  - Additional Project Costs: Scope of furniture and equipment package
  - Detailed Plan Review for VE Opportunities with the architect, engineers, and construction manager
- Overall Goal: Total Project Cost of \$1.1M – \$1.25M

# Additional Information

---

Schedule

Design Overview



## McCordsville Town Hall Project Budget

As of 3/6/25

<b>Construction Cost</b>		<b>\$1,076,018.00</b>
	Construction Bids	
	CM Fee	
	General Conditions	
	Contingency	
<b>Project Development Costs</b>		<b>\$192,202.49</b>
	A/E & Owner's Rep Fees	
	Permitting & Review Fees (SDR)	
	Project Reimbursements	
	Utility & Site Prep Costs (NG Line)	
	Misc. Pre-Opening Costs	
<b>FF&amp;E (outside of CM Scope)</b>		<b>\$130,000.00</b>
	Furniture	
	IT/Tech Integration	
	Signage	
	General Equipment	
<b>Total Project Costs</b>		<b>\$1,398,220.49</b>



## Town of McCordsville - Town Hall Renovation Schedule

Lead	Activity	2/3/2025	2/10/2025	2/17/2025	2/24/2025	3/3/2025	3/10/2025	3/17/2025	3/24/2025	3/31/2025	4/7/2025	4/14/2025	4/21/2025	4/28/2025	5/5/2025	5/12/2025	5/19/2025	5/26/2025	6/2/2025	6/9/2025	6/16/2025	6/23/2025	6/30/2025	7/7/2025	7/14/2025	7/21/2025	7/28/2025	8/4/2025	8/11/2025
MTM & WS	FF&E Vendor Coordination																												
MTM	Bidding & Permitting Drawings (CD)																												
MTM	HVAC Drawings																												
CM	CD/GMP Estimate																												
External	Bidding																												
MTM	Addendums Issued - if needed																												
CM	Scope Verification & GMP Finalize																												
CM	GMP Execution																												
CM	Pre-Construction & Subcontracts Execution																												
CM	Shop Drawings, Submittal, Procurements																												
MTM	Architectural Approvals																												
CM	Procurement Leadtime																												
CM	Construction																												
	<b>Other Key Dates</b>																												
	Owner Meetings w/Waypoint Strategies																												
	OAC Meetings																												
	Town Council Meetings			18			11				15					13					17				15				12
As of 2/7/25																													

created by A. Blasdel

# Design Highlights

