



TOWN HALL & COMMUNITY CENTER: OWNER'S REPRESENTATIVE

SUBMITTED TO: TOWN OF MCCORDSVILLE
SUBMITTED ON: OCTOBER 30, 2024

At Waypoint Strategies, we don't just manage project—we build partnerships that foster long-term success for the Town of McCordsville.

The Town of McCordsville is experiencing record amounts of growth and updating the Town's facilities and providing community amenities play a crucial role in the Town's continued growth and success. On the heels of cutting the ribbon on a new downtown and a police station, the Town is positioned to revitalize the former volunteer fire department into a Community Center and renovate Town Hall to better accommodate the growing number of services and personnel. These projects demand an Owner's Representative who not only understands the unique challenges associated with renovations but can also deliver with urgency, precision, and a tailored approach.

Waypoint Strategies has a wealth of experience to bring these projects to successful completion. Our approach is rooted in building strong relationships and delivering customized solutions to meet specific project needs. With a strong drive for success, high attention to detail, and servant leadership mentality, our project delivery approach is seamless and efficient for Owners.

Led by Audra Blasdel, who has successfully managed projects for nearly 20 years, Waypoint Strategies is well-equipped to provide the Town with owner-focused project leadership that is backed by a deep bench of project and technical expertise.

The Town's future is bright, and these upcoming projects are essential milestones in the Town's continued growth. We are not only equipped to lead these efforts, but we are deeply committed to ensuring they exceed expectations, on time and within budget. We believe that together, we can create lasting community assets that reflect the Town's vision, strengthen its foundation, and inspire future generations. We appreciate your trust in considering us, and we're excited to deliver the results that the Town deserves.

Sincerely,



Audra Blasdel
Division Lead, Waypoint Strategies
ablasdel@waypoint-strat.com

ABOUT WAYPOINT STRATEGIES

At Waypoint Strategies, our mission is to meet Owners where they are, offering tailored solutions that go beyond technical proficiency, ensuring projects are delivered with understanding, respect, and care.

As a WBE-certified firm with Owner-derived project management experience in municipal, public, and community projects, we are well positioned to work alongside the Town to ensure the successful delivery of these projects. With extensive experience in delivering spaces and buildings that foster community engagement and create impactful, transformative environments, our team is well equipped to lead the Town to project success.

YOUR VIEWPOINT. OUR EXPERIENCE.

While your projects always belong to you, Waypoint Strategies adopts your goals and expands your team, making major capital projects just one of the many tasks you oversee, not an all-consuming responsibility. We create decision-making frameworks that enhance working relationships and ensure lines of responsibility are clearly drawn and supported with clear and enforceable contracts. We leverage our experience to always consider the big picture, charting a course to avoid issues well in advance and taking care of the details that make the difference.

OUR VALUES-BASED APPROACH

We take our role as your representative very seriously. Our first responsibility is to understand your business thoroughly. Guided by your mission, vision, goals, and institutional values, we ensure that decisions regarding the following align with your objectives:

- cost controls
- schedules
- energy efficiency
- facility longevity
- maintenance
- appearance
- master planning
- facility standards

We'll apply the benefit of our experience to ensure decisions for your programs and projects reflect your point of view. Most importantly, we understand the assignment—to lead through serving you and your needs.

OUR PARTNERSHIP

Waypoint Strategies' approach is built from the perspective of a former Owner and starts with developing a deep understanding of your project goals and objectives and building relationships to deliver a project as a true extension and partner to your team.

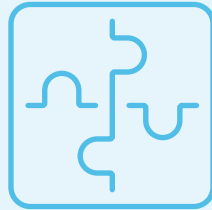


WHY CHOOSE WAYPOINT STRATEGIES?



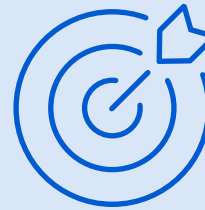
DEEP BENCH OF EXPERTISE

Backed by years of experience, our team brings a wealth of knowledge and proven success in leading complex projects. We understand the unique challenges faced by the Town and are equipped to guide your projects seamlessly from concept to completion.



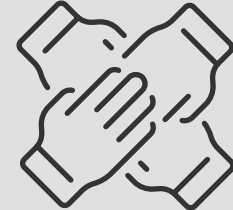
CUSTOMIZED SOLUTIONS FOR YOUR NEEDS

We believe every project is unique. That's why we take the time to listen, understand, and tailor our approach to meet your specific goals, ensuring solutions that respect your vision and the community's values.



DRIVE FOR SUCCESS

We are committed to delivering results. Our focus is on not just completing a project, but ensuring it thrives long-term, providing value that aligns with both current and future needs.



CONTINUITY IN PARTNERSHIP

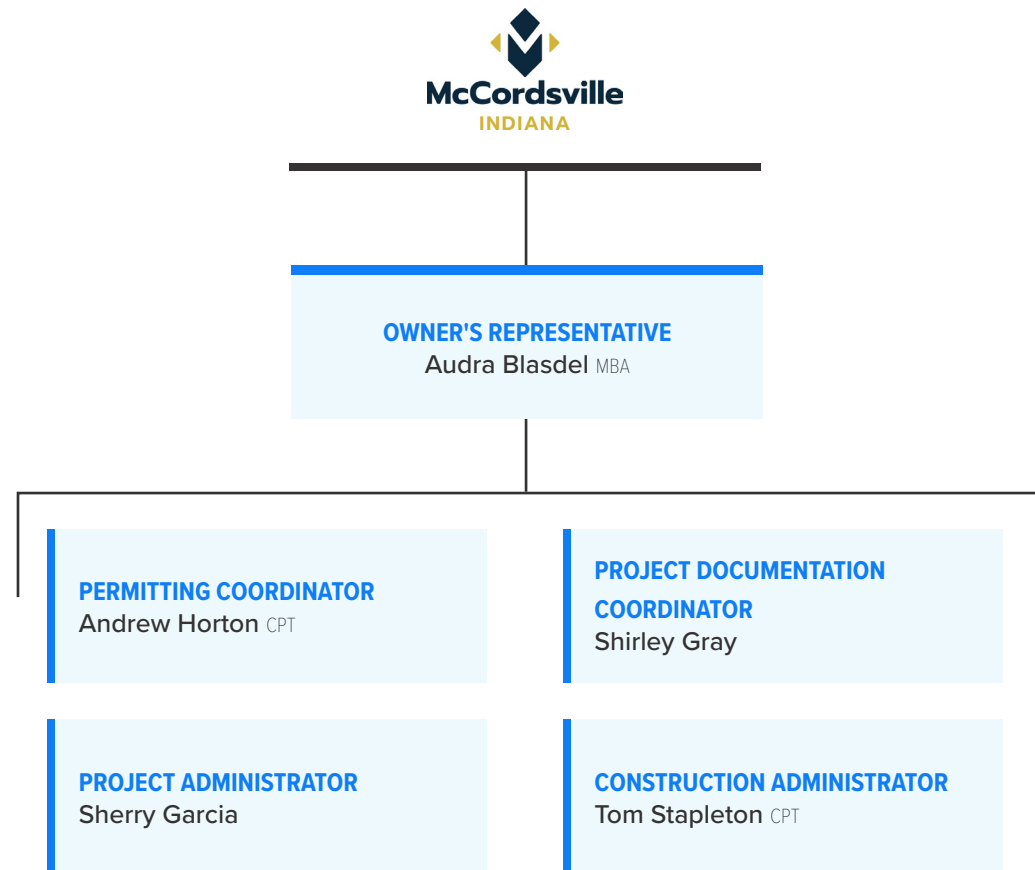
With a dedicated team and consistent leadership, we prioritize continuity throughout every stage of your project. This ensures a smooth process with minimal disruptions and clear communication from start to finish, giving you the confidence that your goals are always at the forefront.

THE TEAM

While Audra will always be your project lead and direct partner, every project benefits from a streamlined, efficient support team.

When you partner with Waypoint Strategies, you not only get continuous leadership, you also get the expertise and support of an entire team. Key team members for these projects are shown to the right.

Beyond this team, Waypoint Strategies has access to more than 150 architecture, engineering, and project support resources to ensure your projects are successful.



YOUR OWNER'S REPRESENTATIVE



AUDRA BLASDEL MBA

OWNER'S REPRESENTATIVE
DIVISION LEAD

Working from a personal mission to be a good person who does good work for good people, Audra draws on her experience as a former Owner to bring a unique perspective to her role as division lead. With a background as a project management operations executive in higher education, municipalities, nonprofit, and community organizations, she uses this experience to help Owners achieve their goals and solve issues. With a liberal arts undergraduate degree and an MBA, Audra isn't your typical project leader. For her, success is about working alongside Owners to explore what's possible and turning that possibility into a reality.

EDUCATION

DEPAUW UNIVERSITY

Bachelor of Arts, Computer Science & Economics

UNIVERSITY OF INDIANAPOLIS

MBA, Global Supply Chain management

PROFESSIONAL EXPERIENCE

WAYPOINT STRATEGIES A DIVISION OF SCHMIDT ASSOCIATES

Division Head

THE CHILDREN'S MUSEUM OF INDIANAPOLIS

Vice President of Operations

BLASDEL SOLUTIONS

Owner/Founder

MARIAN UNIVERSITY

Executive Director Facilities and Procurement

DEPAUW UNIVERSITY

Director of Auxiliary Services and Community Relations

\$1B

APPROXIMATE AMOUNT OF WORK IN
PROJECT & PROGRAM MANAGEMENT

3M SF

SPACE MANAGED



ANDREW HORTON CPT
PERMITTING COORDINATOR

With more than 10 years of experience navigating the intricacies of permit processes, Andrew Horton has honed his permitting skills in ensuring seamless coordination and compliance. Drawing from his extensive municipal experience, he brings a deep understanding of regulatory frameworks to this project, promising invaluable insights for efficient project facilitation. Known for his commitment to detail and adeptness in handling permits, Andrew is a valuable asset in streamlining processes within our dynamic work environment.



SHIRLEY GRAY
PROJECT DOCUMENTATION
COORDINATOR

With a steady demeanor and a knack for details, Shirley is the project documentation coordinator. In this role, she maintains a close relationship with project leaders to coordinate documents and databases. Her organizational skills ensure that i's are dotted and t's are crossed for every project.



SHERRY GARCIA
PROJECT ADMINISTRATOR

Sherry embodies a determined attitude and meticulous attention to detail in her role as a project administrator. Known for her goal-oriented attitude, she tirelessly pursues excellence in every task she undertakes. Whether crafting letters of agreement, coordinating travel logistics, or managing schedules, Sherry consistently lends a helping hand to contribute to the team's success.



TOM STAPLETON CPT
CONSTRUCTION ADMINISTRATOR

With an early foundation of playing with Legos, Tom's fascination with construction and design never waned. Today, in his role as a construction administrator, he plays a vital part in turning Owner's visions into reality and takes great joy in witnessing the excitement on their faces as they step into their new spaces. Tom's expertise in "constructibility" helps find and fix problems on paper and on-site—with a laser focus on the Owner's best interests.



WHAT YOU CAN EXPECT

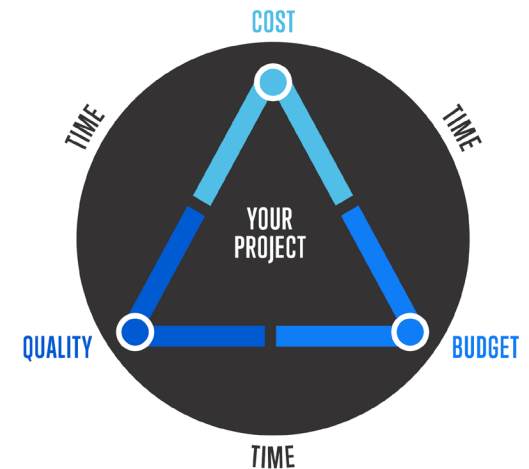
PROJECT FOUNDATION

Being an Owner's rep is about more than technical project expertise and oversight, it is about how the project is implemented across multiple stakeholders, all of whom interface with the project differently and at different times.

Waypoint Strategies' philosophy is built from the perspective of a former Owner and starts with developing a deep understanding of your project goals and objectives and building relationships to deliver a project as a true extension and partner to your team

BALANCED PROJECT MANAGEMENT

Every project is a balance of cost, quality, and budget set within the reality of time. Waypoint Strategies ensures your projects are balanced—within budget and on schedule, supporting your organizational mission. Our focus will be your long-term success, not just one project's success.





COMMUNICATION

Why It Matters

Managing and driving communication is key to keeping a project on track, people appropriately informed, and decision-making streamlined.

Our Commitment to You:

- Weekly written project updates
- Monthly detailed budget and schedule updates
- Quarterly written updates for sharing with the Town's leadership
- Timely additional project communication, as needed, with the Town's project personnel
- Ongoing communication with project stakeholders, impacted personnel, project team members and others
- Writing and dissemination of broader project updates to Town and public personnel, as warranted



COORDINATION

Why It Matters

Coordination of all vendors, equipment, contractors, and others is critical to continuum of operations for the Town.

Our Commitment to You:

- Regular communication meetings and ongoing availability to the AEC team
- Detailed logistics plans that are coordinated with impacted personnel
- Timely coordination amongst vendors, Town personnel, and contractors for deliveries, selections, equipment determinations and purchases, and relocation efforts



TECHNICAL EXPERTISE

Why It Matters

Technical expertise is critical to ensuring project delivery of systems and spaces is appropriate. When variations from standards arise, a trusted and knowledgeable third party is needed to generate an answer.

Our Commitment to You:

- Tracking and review of change orders and collaboration with architectural, engineering, and construction teams to ensure cost effective solutions, technical appropriateness, and consistency with standards
- Development of systems and processes to effectively communicate timeliness and urgency of decision-points

SCOPE OF SERVICES

The Town of McCordsville has two renovation/adaptive reuse projects to complete—the renovation of the volunteer fire department building into a Community Center and the renovation of existing Town Hall. These projects will be treated as phases within contracting and scheduling, however the scope of services for both projects are the same.

With Waypoint Strategies, our services are all inclusive of what is needed to successfully complete a project. The scope of services outlined below represents the most critical components of the scope of services.

PROJECT DEFINITION AND GOAL SETTING

- **Scope and Objectives:** Define project scope, objectives, timeline, and budget.
- **Stakeholder Management:** Identify and communicate with key stakeholders to ensure alignment and support.

BUDGET AND FINANCIAL PLANNING

- **Initial Budgeting:** Estimate costs related to land acquisition, design, permits, and construction.
- **Funding Strategy:** Explore financing options and create cash flow projections to ensure financial feasibility.

PERMITTING AND ENTITLEMENTS

- **Permit Acquisition Strategy:** Develop a plan to secure necessary permits and navigate regulatory requirements.
- **Community Engagement:** Manage public approvals and address community concerns effectively.

PROCUREMENT AND CONTRACTING STRATEGY

- **Procurement Planning:** Decide on project delivery methods and prequalify contractors.
- **Contract Management:** Develop RFPs, evaluate proposals, and negotiate favorable contracts.

SCHEDULE DEVELOPMENT

- **Master Scheduling:** Create and manage a detailed pre-construction timeline to track key milestones and deadlines.

RISK MANAGEMENT

- **Risk Identification and Mitigation:** Recognize potential challenges and establish contingency plans to address them.

REPORTING AND COMMUNICATION

- **Regular Updates:** Provide consistent status reports and facilitate meetings to keep all stakeholders informed.

CONSTRUCTION MANAGEMENT

- **Coordination:** Day-to-day coordination with construction manager, vendors and contractors, ensuring project delivery and overall schedule adherence
- **Change Requests:** Manages all change requests, evaluating their impact on time, cost and quality, and negotiating the best outcomes.

DOCUMENTATION & RECORD KEEPING

- **Record Maintenance:** Maintain records for all contracts, invoices, change orders, meetings, communications, and other vital project documents.

STAKEHOLDER MANAGEMENT

- **Stakeholder Engagement:** Serve as the conduit between project stakeholders including architects, contractors, subcontractors, local authorities and the Town.
- **Project Alignment:** Facilitate meetings, resolve issues, and ensure all parties are aligned with the project goals.

PROJECT CLOSEOUT

- **Project Hand-off:** Ensure smooth project handover, including punch lists, final inspections, and occupancy.
- **Project Closeout:** Manage closeout procedures, including documentation, warranties, and final payments

OPTIONAL ADDITIONAL SCOPE

This Post-Occupancy scope of work will compliment and be an extension of work being completed at the new police station, providing consistency amongst buildings and processes.

PRE-OCCUPANCY

- Post-construction preparation of facilities for management by the Town, including necessary code and safety compliance materials, maintenance contracts, warranty follow-ups, security measures, etc.

ASSET INVENTORY

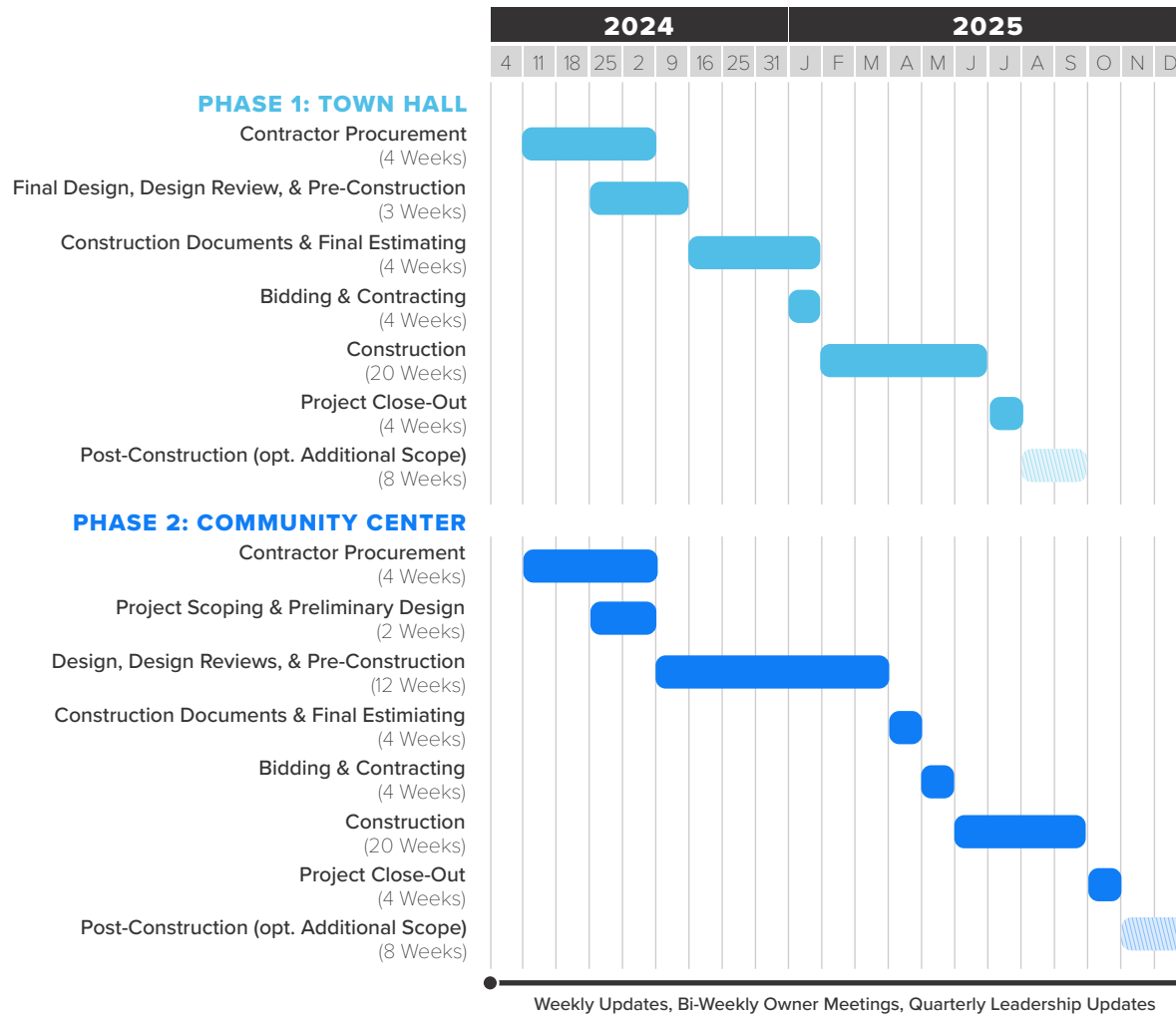
- Creation of asset inventories to support efficient maintenance materials purchasing and long-term management of assets.

DOCUMENTATION

- Documentation of routine and preventative maintenance procedures for each asset.

PROJECT SCHEDULE

We have put together a preliminary schedule based upon an initial review of the provided documents for each project. It is anticipated that the schedule will be adjusted in conjunction with the Owner, but total fee is expected to remain the same.



FEE

Waypoint Strategies is pleased to provide a phased fee based upon the projects presented.

PHASE 1: TOWN HALL
\$28,600 billed out at \$2,600 per month, given the proposed schedule.

PHASE 2: COMMUNITY CENTER
\$31,200 billed out at \$2,400 per month, given the proposed schedule.

OPTIONAL ADDITIONAL SCOPE

PHASE 1: TOWN HALL
\$10,000

PHASE 2: COMMUNITY CENTER
\$10,000

RELEVANT PROJECT EXPERIENCE



MARIAN UNIVERSITY ALUMNI HALL

Marian University Alumni Hall is a vibrant hub designed to foster community and connection among students, alumni, and faculty. This multi-purpose facility serves as a central gathering space, featuring modern meeting rooms, event spaces, and areas for social interaction. The hall embodies the university's commitment to creating an environment that nurtures lifelong relationships and engagement with the Marian community. With its thoughtful design and versatile functionality, Alumni Hall enhances the campus experience while honoring the legacy of its graduates.

Audra served as the Owner's Representative for the project's pre-development, design, and construction.

REFERENCE

Dan Elsener, President
Marian University
317.955.6100 | delsener@marian.edu



THE CHILDREN'S MUSEUM OF INDIANAPOLIS DINOSPHERE

The Dinosphere is an immersive exhibit that brings the prehistoric world to life, offering visitors an unparalleled journey into the age of dinosaurs. Featuring real fossils, life-size dinosaur skeletons, and interactive displays, the Dinosphere creates an engaging, educational experience for all ages. The exhibit's dynamic design invites exploration and discovery, allowing guests to step into a prehistoric landscape and learn the science of paleontology.

Audra served as the Owner implementing the design, construction, and exhibit fabrication.

REFERENCE

Monica Ramsey, VP of Experience Development & Family Learning
The Children's Museum of Indianapolis
317.544.9170 | mramsey@childrensmuseum.org

(CONT'D)



DEPAUW UNIVERSITY ELI'S BOOKS & STARBUCKS - ADAPTIVE REUSE/RENO.

DePauw University's Eli's Books and Starbucks adaptive reuse and renovation project transformed a historic building into a vibrant, modern space that serves both the campus and the local community. By preserving building's original architectural charm while integrating contemporary design elements, the project successfully repurposed the structure into a welcoming bookstore and cafe. Eli's Books and Starbucks now provide students, faculty, and visitors with a dynamic environment for studying, socializing, and engaging with the university's culture.

Audra serves as the representative for the auxiliary services providers occupying the space, ensuring consistency between design and operational need as well as logistical coordination throughout the project

REFERENCE

Dick Vance, Retired VP of Capital Construction
317.201.0782 | richardvance@depauw.edu



MARIAN UNIVERSITY BYRUM SCHOOL OF BUSINESS - ADDITION & RENO.

Marian University's Byrum School of Business is a state-of-the-art facility designed to cultivate innovation, leadership, and real-world business skills. The building offers flexible learning spaces, high-tech classrooms, and collaborative areas that support both individual and group work. It is home to cutting-edge programs that integrate academic theory with hands-on experience, preparing students for successful careers in business.

Audra served as the Owner's Representative for the project's pre-development, design, and construction.

REFERENCE

Dan Elsener, President
Marian University
317.955.6100 | delsener@marian.edu



WAYPOINT STRATEGIES / A DIVISION OF SCHMIDT ASSOCIATES

Waypoint Strategies is a certified Women's Business Enterprise (WBE) at the forefront of promoting diversity and inclusivity within our projects and partnerships. This dedication enriches our work and strengthens our ability to serve our Owners and communities with excellence and integrity.

WAYPOINT-STRAT.COM