

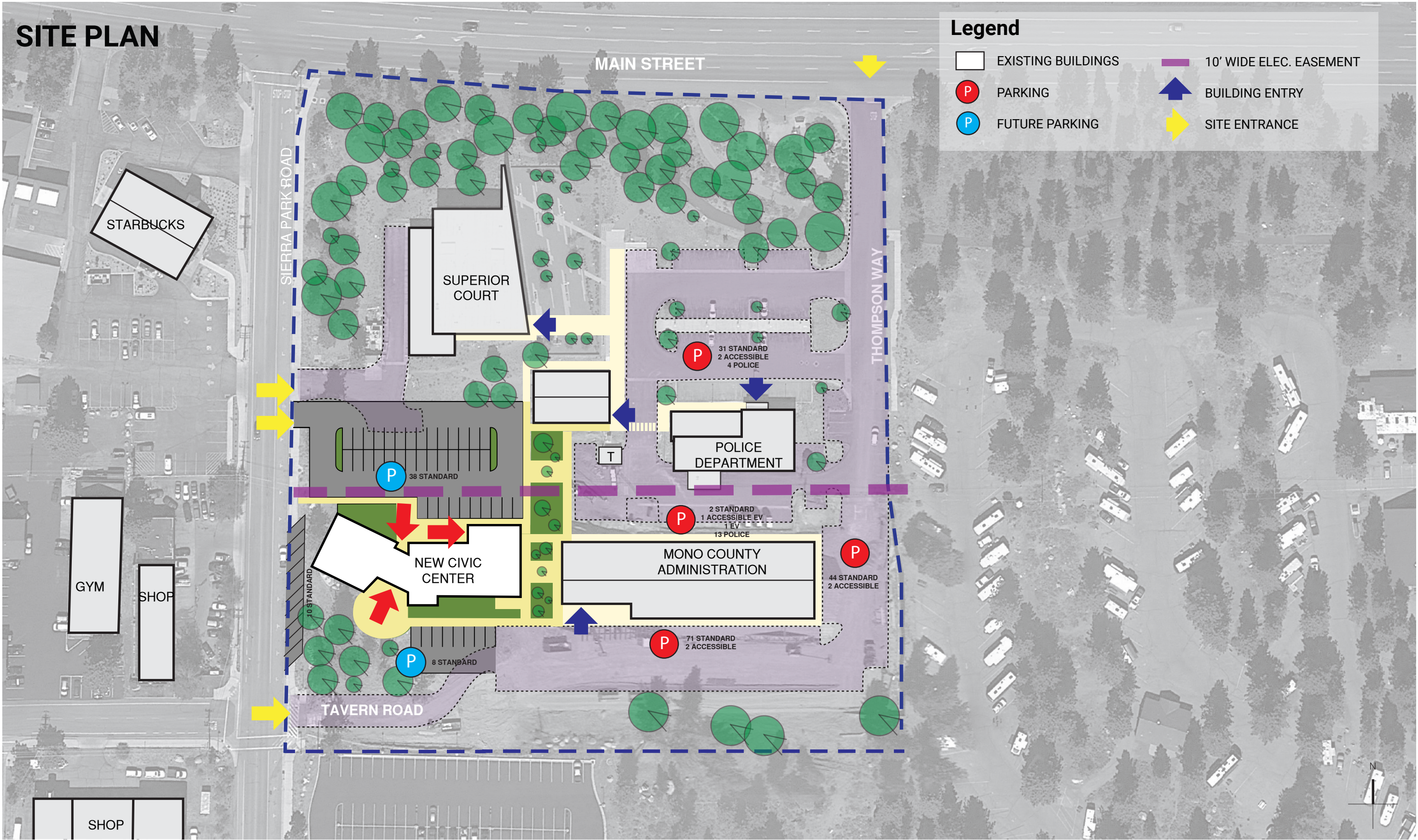


11.10.2022

Town of Mammoth Lakes Civic Center

HMC Architects

SITE PLAN



CONCEPTUAL BUILDING PROGRAM

Description	SF
Public Spaces	3,125
Lobby, Counter, Conference Rooms, Restrooms	
Private Spaces	2,115
Mud Room, Break Room, Conference Rooms, Restrooms	
Council	2,825
Chamber, Meeting Room, Restroom, Storage	
Office	7,702
Administration	1,821
Office of Outdoor Recreation	562
Revenue Team	540
HR / Payroll	389
Economic Development and Planning	2,003
Parks and Recreation	464
Public Works / Engineering	1,339
Accounting	583
Total Offices	13
Total Workstations	40

BUILDING TOTAL: 15, 767 SF

ROUGH ORDER OF MAGNITUDE (ROM)

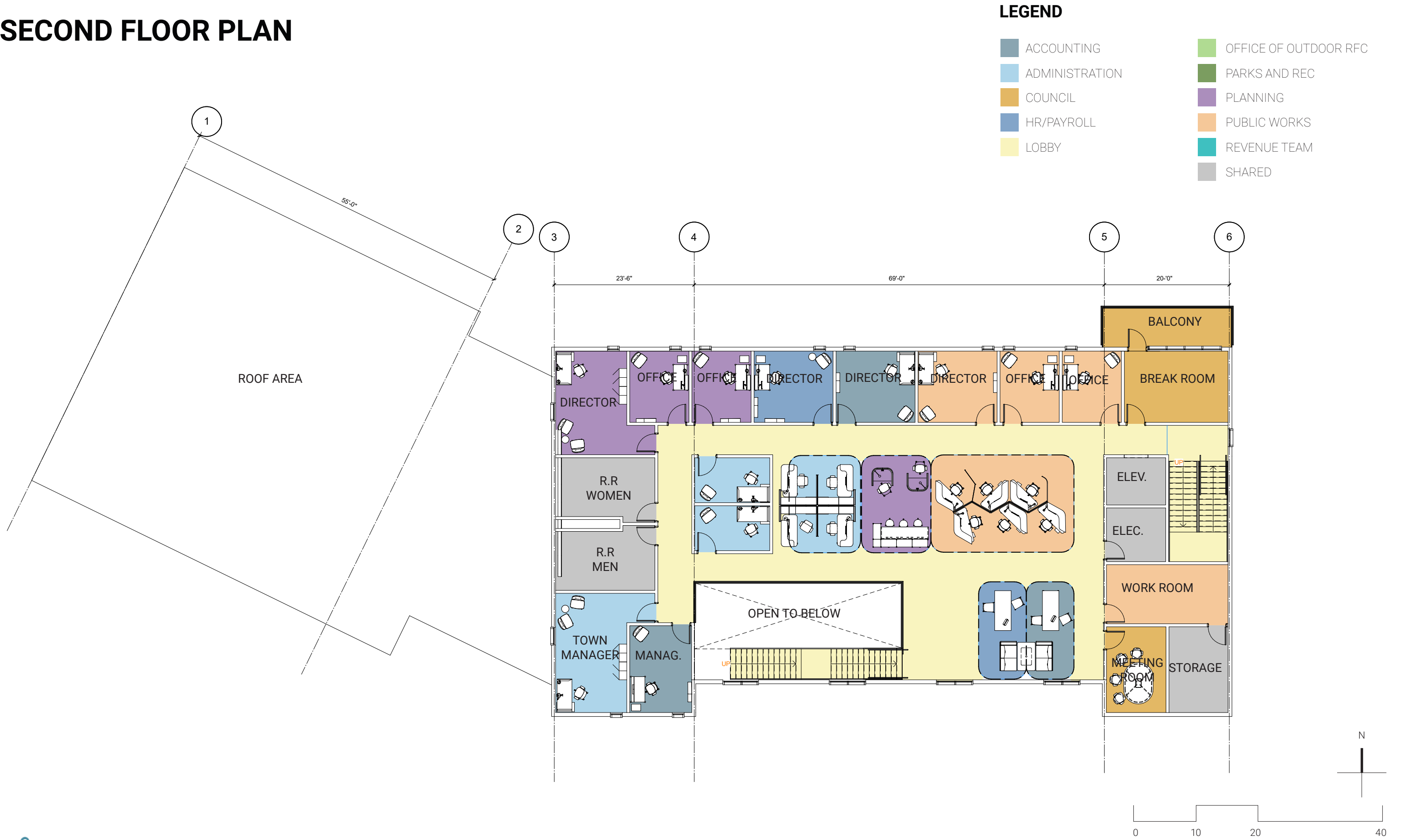
Direct Construction Subtotal		\$10,204,675
Design Contingency	15%	\$1,530,701
Remote Contingency	10%	\$1,173,538
Contractor Subsistence	5%	\$645,446
Escalation	11.0%	\$1,490,980
Direct Construction Total		\$15,045,339
Bonds and Insurance	2.7%	\$406,224
General Conditions	9.0%	\$1,354,081
General Requirements	3.0%	\$451,360
Overhead and Profit	5.5%	\$827,494
A Total Construction Costs		\$18,084,498
Owner's Project Contingency	10%	\$1,808,450
A/E Fees		\$1,908,450
Permit Fees		\$240,038
MCWD Fees		\$24,386
MUSD Fees		\$11,880
Testing and Inspections		\$152,000
FF&E		\$1,515,600

TOTAL PROJECT COST: \$23,745,301

FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROJECT SCHEDULE

NOTICE TO
PROCEED



DEC 15,
2022

2 mo

DESIGN

8 mo

CONSTRUCTION DOCUMENTS

1.5 mo

Environmental
Study

2 mo

Grading:
Fall 2023

15 mo

CONSTRUCTION

Construction:
Spring 2024

OCCUPANCY



AUGUST 15,
2025

January 2023

January 2024

January 2025



