

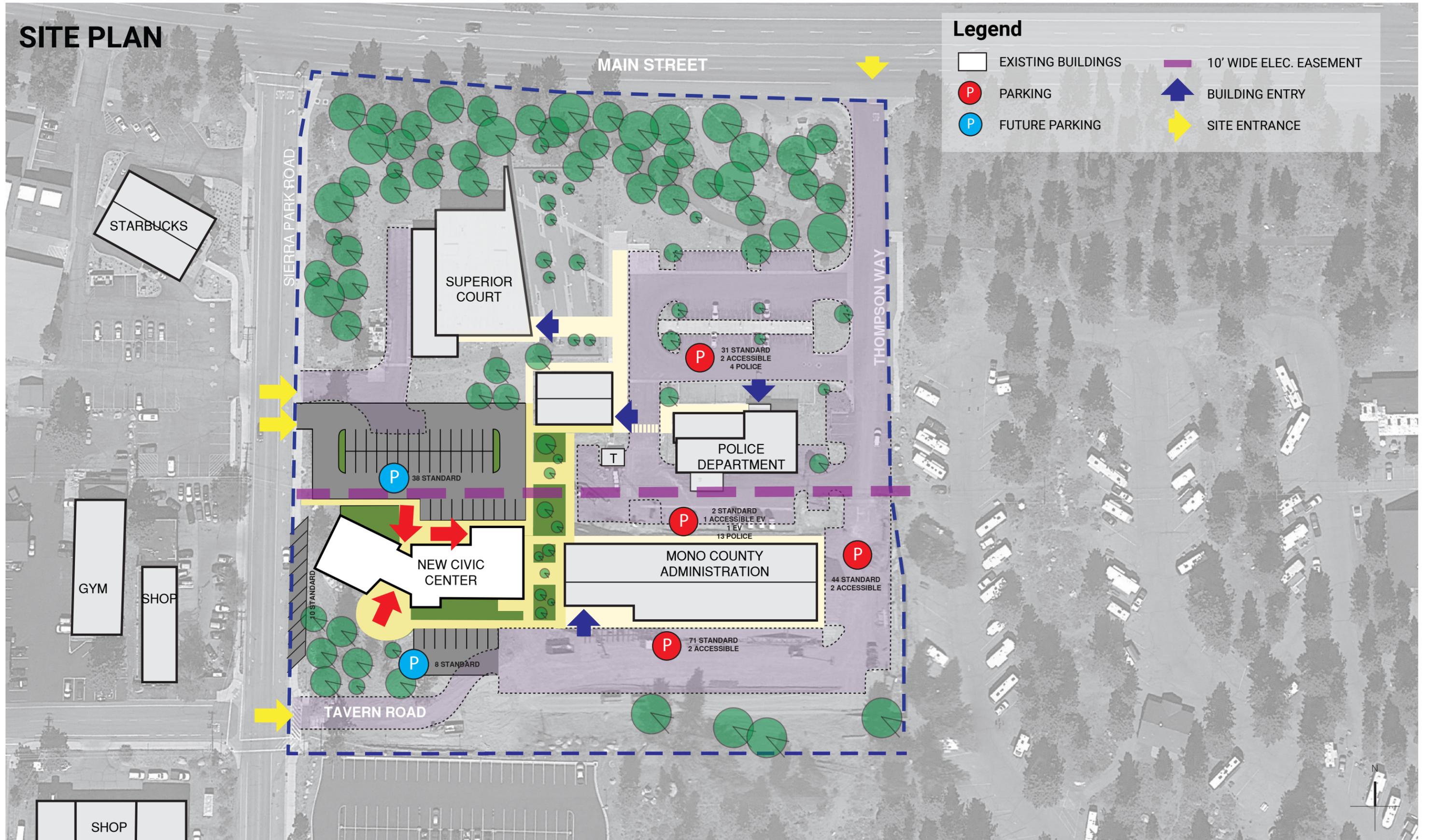


11.10.2022

# Town of Mammoth Lakes Civic Center

HMC Architects

# SITE PLAN



# CONCEPTUAL BUILDING PROGRAM

Description	SF
<b>Public Spaces</b>	<b>3,125</b>
Lobby, Counter, Conference Rooms, Restrooms	
<b>Private Spaces</b>	<b>2,115</b>
Mud Room, Break Room, Conference Rooms, Restrooms	
<b>Council</b>	<b>2,825</b>
Chamber, Meeting Room, Restroom, Storage	
<b>Office</b>	<b>7,702</b>
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
<b>Direct Construction Total</b>		<b>\$15,045,339</b>
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
<b>A Total Construction Costs</b>		<b>\$18,084,498</b>
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

## LEGEND

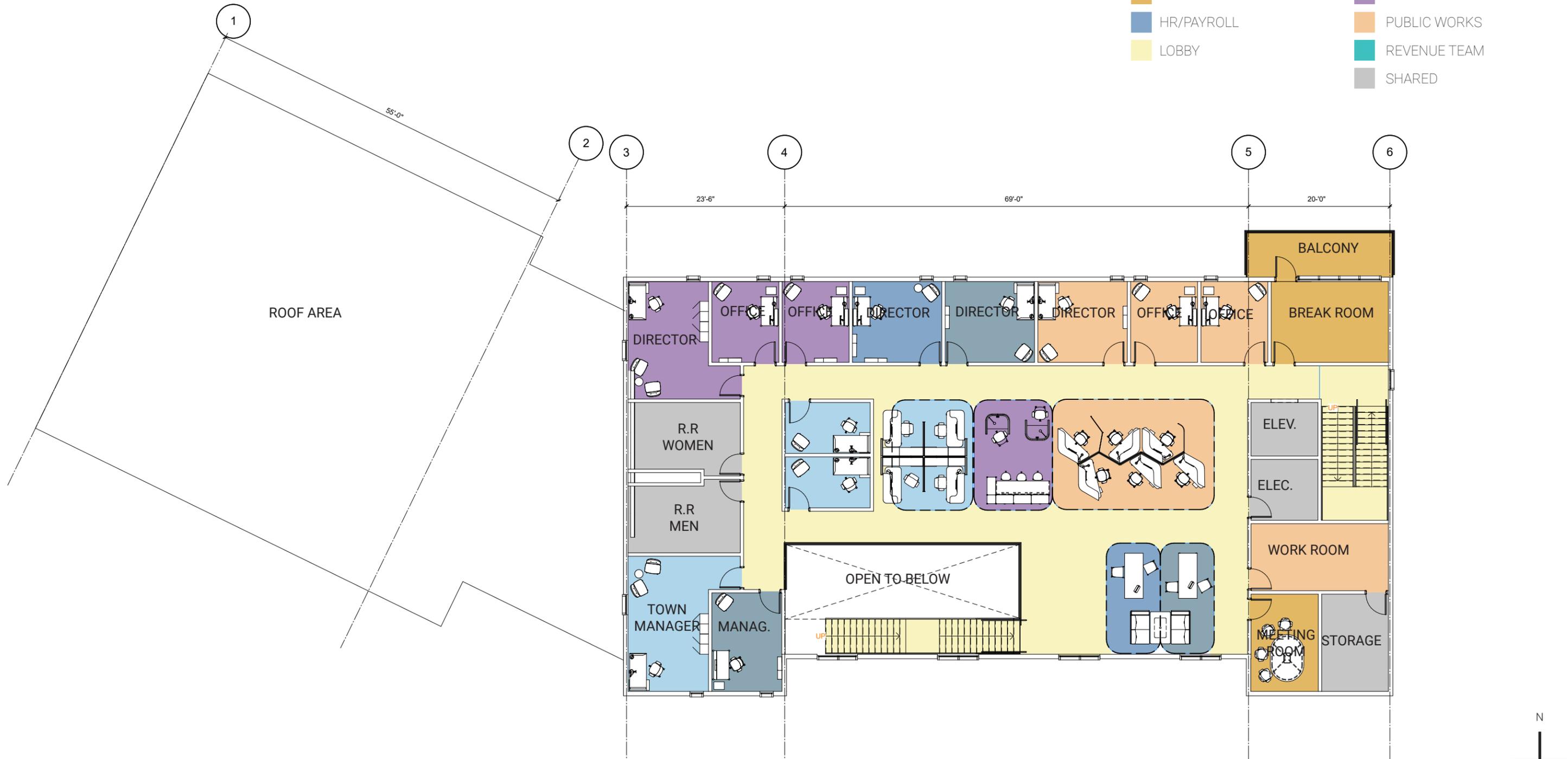
- ACCOUNTING
- ADMINISTRATION
- COUNCIL
- HR/PAYROLL
- LOBBY
- OFFICE OF OUTDOOR RFC
- PARKS AND REC
- PLANNING
- PUBLIC WORKS
- REVENUE TEAM
- SHARED



# SECOND FLOOR PLAN

## LEGEND

- ACCOUNTING
- ADMINISTRATION
- COUNCIL
- HR/PAYROLL
- LOBBY
- OFFICE OF OUTDOOR RFC
- PARKS AND REC
- PLANNING
- PUBLIC WORKS
- REVENUE TEAM
- SHARED



# 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



