



- Managing projects over the last 40 years, Envoy is adept at delivering projects on time and under budget.
- Envoy is a recognized developer in the state of Indiana with over \$3 billion in construction projects.
- Our Services:
 - Construction Management
 - Build, Operate, Transfer (BOT)
 - Owner's Technical Representation (OTR)
 - Community and Economic Development Consulting
- With our roots as a Construction Management as Advisor, we provide transparency and representation for our public clients.
- As private developers, we treat every project as our own, guided by our commitment to build like an owner.



GARMONG CONSTRUCTION

For more than a century, Garmong Construction has delivered quality, integrity, and trust across Indiana. We are one of the state's most respected construction firms, known for strong partnerships, craftsmanship, and results that last.

We help public clients navigate procurement requirements and understand how different construction management methods can support their goals, timelines, and level of risk. Through clear, practical guidance, we help commissioners keep projects compliant, efficient, and positioned for success, while continuing to invest in new ideas and technologies that strengthen our work.

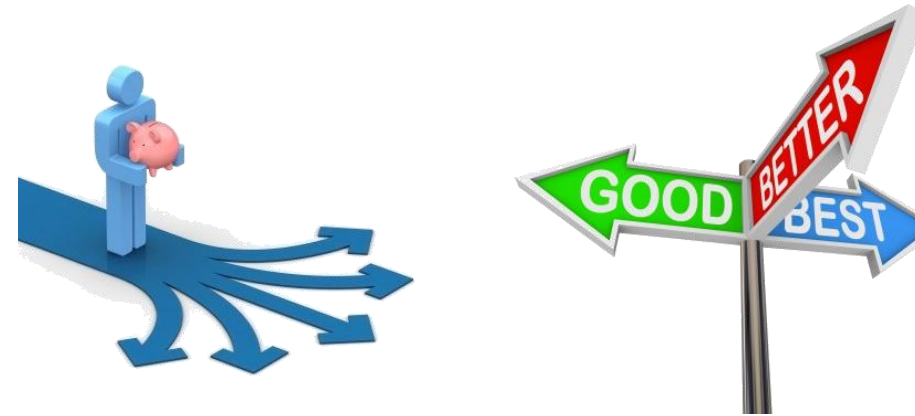


ICC – CAPITAL PROJECTS

KEY CONSIDERATIONS WHEN PLANNING FOR CAPITAL PROJECTS



- How can Commissioners maximize value when planning (overall planning)
 - Road and Bridge Asset Management Plans – *Keep Current and Accurate!*
 - Bridge Inspection and Small Structure Inspection – *Know Your Enemies!*
 - 5 Year Infrastructure Plan – *Teamwork makes the Dream Work!*



- How can Commissioners maximize value when planning (project specific)
 - Invest in Preliminary Engineering – *Utilities, ROW, Environmental. NIKE – JUST DO IT!*
 - Utilize Annual Materials Bids – *Fixed Cost Planning Protects from Market-Based Pricing*
 - Public Procurement – *Labor & Equipment Bids to supplement Self-Performed Projects*
 - *Local Contractors vs. INDOT Pre-Qualified*
 - *Request for Quotes vs. Public Bid*



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From Planning to Completion: The Lifecycle of County Capital Projects



Suzie Weirick
Elkhart County Commissioner



Sen. Scott Baldwin
Envoy



Paul Okeson
Garmong Construction



Darin Duncan
Civilcon



INDIANA
COUNTY
COMMISSIONERS

