

TOWN COUNCIL STAFF REPORT

Subject: Approve the task order for Nichols Consulting Engineers (NCE) to provide engineering support during the Mammoth Main Lodge Redevelopment Entitlement Process.

Meeting Date: September 15, 2021

Written by: Sierra Shultz, Assistant Engineer
Sandra Moberly, Community and Economic Development Director

RECOMMENDATION:

Staff recommends that Town Council approve the task order for Nichols Consulting Engineers (NCE) to provide engineering support during the Mammoth Main Lodge Redevelopment Entitlement Process.

BACKGROUND:

In 2019, approximately 35.7 acres of land was transferred from the United States Forest Service to Mammoth Main Lodge Redevelopment LLC (MMLR). The land is currently located within the municipal boundary limits of the Town of Mammoth Lakes (Town). In January 2021, MMLR submitted a Pre-Application to the Town that included a conceptual land use plan and project description. The project includes two hotels, for-sale residential, club amenities, retail, dining, and skier services.

On May 13, 2021, the Town received a Concept Review Application from MMLR. Staff presented the MMLR Concept Review Application and provided detailed information about the entitlement process at the joint Town Council/Planning and Economic Development Commission meeting on June 16, 2021. Two staff members within the public works engineering department are conflicted out of this project, and therefore staff needs additional engineering resources to ensure that the Town has experienced engineering representation throughout the process. The proposed task order includes priority work items that will assist staff in the evaluation of the project proposal while moving through the entitlement process.

In Spring of 2019, a Request for Qualifications for as needed, on-call engineering and survey services was issued. The Town selected seven firms, including NCE, to be part of the on-call engineering list for the town. Based on qualifications and recent meetings between the Town and NCE, staff is recommending that NCE be used to provide engineering support during the Mammoth Main Lodge Redevelopment Entitlement Process. The team that NCE has put together has extensive experience with resort redevelopment projects and held leading roles on projects such as the ones listed below.

- Homewood Mountain Resort Redevelopment

- Sierra Colina Village Development
- Edgewood Tahoe Resort Redevelopment
- Park Tahoe Inn and Park 968 Redevelopment
- Bently Master Planning and Zoning
- Virginia Street Bus RAPID Transit Extension
- Kings Beach Commercial Core Improvement

Members of the team also have previous experience working with the Town on projects such as the Stormwater Master Plan, Stormwater and Drainage Planning, and Mammoth Creek Gap Closure.

ANALYSIS/DISCUSSION:

As explained at the June 16, 2021, Town Council meeting, the entitlement process includes General Plan, Zoning Code and Zoning Map Amendments, Specific Plan, and a Development Agreement. The project will also require tentative and final tract maps, design review, grading permit, and building permits. NCE would provide engineering support to staff throughout this entitlement process and environmental review. More specifically they will:

- Attend regular meetings with town staff, the applicant, and other agencies involved. Attend Town Council meetings as needed.
- Prepare material and presentations for Town staff.
- Function as the Engineer of Record/Town Engineer, while coordinating with Town engineering staff.
- Perform engineering, drainage, operations, maintenance, and utility related reviews.
- Facilitate negotiations between the Town and Caltrans and provide guidance on the relinquishment of a portion of State Route 203 to the Town.
- Provide comments on the joint EIR/EIS document.
- Review tentative and final tract maps.

The specific scopes of work will be based on tasks assigned to NCE by staff on an as needed basis. The task order is structured as a time and materials contract and includes a schedule of charges.

STAFFING CONSIDERATIONS:

Planning and Public Works staff will assign and manage scopes of work for NCE as needed. NCE will assist staff during the current concept review application and future entitlement applications.

FINANCIAL CONSIDERATIONS:

The applicant is required to cover all project related costs including, but not limited to, staff time and consulting fees.

As stated in the task order, payment to the consultant will be based on a Time and Materials basis. The task order states that the work is not to exceed \$350,000. The work is likely to exceed this amount throughout the entire project, however Town staff will return to Town Council prior to assigning additional scope of work.

LEGAL CONSIDERATIONS:

The Town Attorney will participate in this project as it progresses to ensure that all agreements further the Town's interests and that the Town is legally protected.

ATTACHMENTS:

1. Task Order
2. NCE Proposal