



Public Works Department

P.O. Box 1609, Mammoth Lakes, CA, 93546

(760) 965-3650

www.townofmammothlakes.ca.gov

NCE TASK ORDER 1 On Call Civil Engineering Services Agreement

Date: September 1, 2021

Contract No: NCE TO 1

Consultant: NCE

Project Title: Engineering Support for Mammoth Main Lodge Redevelopment Entitlement Process

A. PROJECT DESCRIPTION AND BACKGROUND INFORMATION

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.

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. We are looking for experienced consultant to provide engineering support during the entitlement phase of Mammoth Main Lodge Redevelopment.

B. SCOPE OF SERVICES

The scope of work focuses on the Mammoth Main Lodge Redevelopment LLC entitlement process. Tasks will be given to the consultant on an as needed basis and paid for as time and materials. Direction will be given to the Consultant in writing prior to them performing work. Tasks will include, but not be limited to, the following:

- Attend biweekly team meetings.
- Attend staff meetings as needed.
- Occasionally prepare material and present at Town Council meetings.
- Act as the Town Engineer, by answering questions and providing guidance.
- Review and comment on the EIR/EIS environmental documents.
- Look for consistency while reviewing environmental documents, proposed maps, and project description.
- Participate in negotiations regarding State Route 203 in the project area.

- Be familiar with current Caltrans rights-of-way and road conditions.
- Discuss future road projects with Town staff to get an all-inclusive view of future projects that may impact the Main Lodge Redevelopment project. For example, staff has recently met with Caltrans to discuss a potential Caltrans project along the entire stretch of SR 203.
- Provide information related to the benefits and drawbacks of the Town's involvement in the ultimate control of SR 203.
- Consider various road alignments and rights-of-way ownership dynamics.
- Ensure that conversations of maintenance agreements and fundings structures protect the interest of the Town.
- Consider entire roadway length when addressing overall traffic movements and consider transit improvement needs.
- Review the Town design standards and ensure that preliminary designs/concepts follow the standard requirements.
- Be familiar with Town checklists and templates.
- Perform engineering, drainage, operations, maintenance, and utility related reviews.
- Provide engineering review of the initial tentative map. (Additional map work may be assigned at a later date).

C. TOWN PROVIDED DOCUMENTS

- [Mammoth Base Land Exchange](#)
- [Town Council Workshop – June 16, 2021](#)
- [TOML Standard Plans](#)
- [CED Plans, Policies, and Regulations](#)
- [CED Planning Resources and Documents](#)

D. PROPOSED PROJECT SCHEDULE

Complete General Scope and Fee Negotiations	Sept 3, 2021
Town Council Award	Sept 15, 2021
Execute Task Order	Sept 17, 2021
Biweekly Meetings with Applicant	Sept 21, 2021 (<i>1st</i>)
Kickoff Meeting	Sept 23, 2021
Entitlement phase	Approximately an 18-month process for the purposes of this contract

Project tasks will be assigned as needed, at which time more specific schedules and milestones will be addressed.

E. CONTACT PERSONS

Sandra Moberly
Community and Economic Development Director
760-965-3633

IN WITNESS WHEREOF, this Task Order has been executed under the provisions as stated in the original As Needed, On Call Civil Engineering Service Agreement between the Town of Mammoth Lakes and **Nichols Consulting Engineers** that was executed back on **September 20, 2019**. By the signatures below, the parties hereto agree that all terms and conditions of this Task Order and previously agreed upon On Call Service Agreement shall be in full force and effect.

Dan Holler
Town Manager
Town of Mammoth Lakes

Date

Jason Drew
Principal
Nichols Consulting Engineers

Date

EXHIBIT A
(Fee)

The total cost to complete the work included in the Scope of Services shall not exceed **\$350,000** without prior written authorization. All work will be billed on a time and materials basis based on the fee schedule attached as EXHIBIT B.

EXHIBIT B (Fee Schedule)



Collaboration. Commitment. Confidence.SM

SCHEDULE OF CHARGES 2021

PROFESSIONAL SERVICES

Principal	\$270/hour
Associate	\$215/hour
Senior	\$185/hour
Project	\$165/hour
Staff	\$145/hour

TECHNICAL SERVICES

Senior Construction Manager*	\$145/(\$170-PW)/hour
Senior Designer	\$155/hour
CADD Designer	\$135/hour
Senior Technician*	\$125/(\$150-PW)/hour
Construction Inspector*	\$130/(\$155-PW)/hour
CAD Technician	\$120/hour
Senior Field Scientist	\$125/hour
Field Scientist	\$100/hour
Project Administrator	\$110/hour
Field/Engineering Technician*	\$100/(\$125-PW)hour
Technical Editor	\$100/hour
Clerical	\$90/hour

CONTRACT LABOR

From time to time, NCE retains outside professional and technical labor on a temporary basis to meet peak workload demands. Such contract labor will be charged at regular Schedule charges.

LITIGATION SUPPORT

Engineer/Scientist	\$330/hour
Court Appearances & Depositions	\$550/hour

EQUIPMENT

Plotter Usage	(separate fee schedule)
Truck	\$100/day
Automobile	IRS Standard Mileage Rate+15%
Falling Weight Deflectometer Testing	\$3,500/Day
Coring	\$4,500/Day
Environmental Equipment	(separate fee schedule)

OUTSIDE SERVICES

Rental of equipment not ordinarily furnished by NCE and all other costs such as special printing, photographic work, travel by common carrier, subsistence, subcontractors, etc. cost + 15%

COMMUNICATION/ REPRODUCTION

In-house costs for long-distance telephone, faxing, postage, printing and copyingproject labor charges x 5%

TERMS

Billings are payable upon presentation and are past due 30 days from invoice date. A finance charge of 1.5% per month, or the maximum amount allowable by law, will be charged on past-due accounts. NCE makes no warranty, either expressed or implied, as to its findings, recommendations, specifications, or professional advice except that they are prepared and issued in accordance with generally accepted professional practice.

*A surcharge of \$25/hour applied for technicians and construction inspectors to comply with Prevailing Wage (PW) per requirements of California Department of Industrial Relations.

Engineering & Environmental Services

www.ncenet.com