



Mammoth Lakes Housing, Inc. supports workforce housing for a viable economy and sustainable community.

STAFF REPORT

Subject: Consider the proposal from Kevin Daly Architects regarding a revision to the architectural plans for 238 Sierra Manor Road to incorporate value engineering items and to capture cost savings

Presented by: Patricia Robertson, Executive Director



BACKGROUND

Mammoth Lakes Housing, Inc. purchased the commercial property located at 238 Sierra Manor Road on October 6, 2017 through a partnership with the previous owner who made a \$50,000 land donation. The intention is to convert the property to 11 one-bedroom apartments.

The current construction cost is \$5.3 million, which brings the total development cost to approximately \$8.5 million.

The MLH Development Committee has been meeting with Kevin Daly Architects and the cost estimating firm to identify cost savings in the design of between 5-10%.

LINE ITEM	COST
Land	\$1,250,000
Construction	\$5,338,301
Soft Costs	\$1,142,755
DIF & Permit Fees	\$160,000
Contingency	\$544,228
Capitalized Reserves	\$60,000
Total Development Cost	\$8,495,284

POTENTIAL DESIGN ALTERNATIVES AND COST SAVINGS

The team has identified a number of potential cost savings below. The table illustrates those items, the potential cost savings, and the corresponding costs for the architects to revisit the design.

	ITEM	POTENTIAL SAVINGS	COSTS TO REVISE	NET SAVINGS	COMMENTS
1.	Eliminate GrassPave	\$4,000	\$3,800	\$200	
2.	Utilize existing roof framing in lieu of pitched roof. Eliminate metal roof. Eliminate light wells. Reduce structural framing.	\$350,000	\$29,500	\$320,500	Ongoing maintenance of flat roof over time. Lose lofts.
3.a	Change siding from Metal to Hardie	\$100,000			
3.b	Change cabinets from Birch to P-Lam	\$40,000			Ongoing maintenance & replacement costs.
3.c	Change flooring from LVT to VCT	\$15,000			Ongoing maintenance & replacement costs.
		<i>Subtotal for items 3</i>	\$9,100	\$145,900	
4.a	Target cost savings for electrical work	\$120,000			
4.b	Target cost savings for plumbing work	\$100,000			
		<i>Subtotal for items 4</i>	\$16,200	\$203,800	
	TOTALS	\$729,000	\$58,600*	\$670,400	\$500,000 in cost savings has been allocated in the funding budget already.

*This proposal does not include other revisions requested by the client or the Town, attending public meetings, additional site visits, or other work requested by the client.

NEXT STEPS

The Board should discuss the potential cost savings associated with the proposed value engineering items. The Board should provide staff direction regarding potential amendments to the scope of work provided in the architect’s proposal (Attachment 1).

If the Board would like to move forward with the proposal as presented, the Board should vote to accept the proposal.

ATTACHMENTS

1. KdA Proposal for Additional Design Services, 9/21/21

September 21, 2021

Patricia Roberson,
Executive Director
Mammoth Lakes Housing, Inc.
PO Box 260
Mammoth Lakes, CA 93546

Proposal for Additional Design Services, Contract Amendment #2

**Project: Mammoth Lakes Housing
SMR Housing**

Dear Mrs. Robertson:

Please accept this document as our Fee Proposal for the addition of design services for the revisions to the approved Construction Documents of the above-referenced project.

In summary, due to historic price escalation the project estimate has exceeded the secured funding to such a degree that significant re-design must be undertaken to make the project viable. Our proposal is based on the request to produce a set of drawings which revises the current permitted documents to incorporate a series of Value Engineering elements identified during recent budget reconciliation efforts. A summary of design elements to be reviewed and revised as possible include:

- Task 1 – Landscape & Civil VE
 - Reduce GrassPave System to parking only
 - Reduce water meter connection to (1) 2" Fire water connection & (1) 1 ½" Domestic connection
- Task 2 – Structural VE
 - Evaluate Re-use of the Existing Roof Framing
 - Reduce number of light wells (light wells required at center units)
 - General reduction of structural framing and foundations
- Task 3 – Architectural & Finish Material VE
 - Evaluate metal siding alternates
 - Revise roofing material
 - Revise cabinets to P-lam in lieu of Birch
 - Revise VCT to LVT

kdA

- Task 4 – MEP VE
 - Evaluate electrical systems for VE savings (Target < \$70/sf)
 - Evaluate Mech/Plumb systems for VE saving (Target < \$20,000/Unit)

Scope of work includes the following:

1) Task 1 – Landscape, Civil, & Fire Sprinkler VE

- a) ARCH (kdA) Coordination:
 - i) Incorporate changes to backgrounds
 - ii) Coordinate revisions between consultants
 - iii) Preparation for resubmission to the Building Department
- b) CIVIL (Triad & Holmes)
 - i) Incorporate changes to backgrounds (floorplans)
 - ii) Revise domestic water meter to single 1 1/2" supply
 - iii) Verify RP devise on 1 1/2" Domestic supply line
 - iv) Revise 2" Fire Water line as separate, unmetered, feed
 - v) Add RPDA devise at 2" Fire Water supply
 - vi) Preparation for resubmission to the Building Department
- c) LANDSCAPE (Place)
 - i) Incorporate changes to backgrounds (floorplans)
 - ii) Revise irrigation design to use 1 1/2" Domestic supply
 - iii) Reduce GrassPave System to parking only
 - iv) Preparation for resubmission to the Building Department
- d) FIRE SPRINKLER (Sasser Sprinkler Design)
 - i) Incorporate changes to backgrounds (floorplans)
 - ii) Revise 2" fire water line as separate, unmetered, feed
 - iii) Revise RP devise to a RPDA devise at supply demarcation
 - iv) Preparation for resubmission to the Building Department

2) Task 2 – Structural VE

- a) ARCH (kdA) Coordination:
 - i) Incorporate changes to backgrounds
 - ii) Coordinate revisions between consultants
 - iii) Preparation for resubmission to the Building Department
- b) STRUCT (WP Engineers)
 - i) Reduction /simplification of the cantilevering decks at Level 2.
 - ii) Reduction /simplification of the cantilevering roofs.
 - iii) Building A, analysis of the roof targeting re-use of the existing roof structure
 - iv) Building B, a similar roof system to Building A will be used for consistency
 - v) Preparation for resubmission to the Building Department

kdA

3) Task 3 – Architectural & Finish Material VE

- a) ARCH (kdA) Coordination:
 - i) Incorporate changes to backgrounds
 - ii) Evaluate metal siding alternates
 - iii) Depending on outcome of roofing analysis, revise roofing material
 - iv) Revise cabinets to P-lam in lieu of Birch
 - v) Revise VCT flooring to LVT
 - vi) Preparation for resubmission to the Building Department

4) Task 4 – MEP VE

- a) ARCH (kdA) Coordination:
 - i) Incorporate changes to backgrounds
 - ii) Coordinate revisions between consultants
 - iii) Preparation for resubmission to the Building Department

- b) MEP (Novus Design Studio)
 - i) Incorporate changes to backgrounds
 - ii) Evaluate electrical systems for VE savings
 - iii) Evaluate Mech/Plumb systems for VE saving
 - iv) Preparation for resubmission to the Building Department

Owner Responsibilities:

- 1) Provide Project record documents and all pertinent available documentation.

Additional/Optional Services:

- 1) Other revisions requested by the city and/or client, attend government meetings, additional site meetings, other work requested by the client

Project Schedule:

Upon approval of this Additional Services Request, it is anticipated that the revision of the drawings and formatting of the Permit Documents will take four to six weeks to update and format, depending on consultants' workloads.

kdA

Fixed Fee:

The above work's proposed fee is a Lump Sum Fee of Fifty-Eight Thousand Six Hundred Dollars (\$58,600). It includes all reimbursable expenses identified as part of our Basic Services in the contract.

Title	Fee	Subtotal
TASK 1 - Landscape & Civil VE		
kdA	\$ 1,200	
PLACE	\$ 1,000	
TRIAD & HOLMES	\$ 500	
SASSER	\$ 1,100	
	Subtotal:	\$ 3,800
TASK 2 - Structural VE		
kdA	\$ 8,500	
Workpoint Engineers	\$ 21,000	
	Subtotal:	\$ 29,500
TASK 3 - Arch & Finish VE		
kdA	\$ 9,100	
	Subtotal:	\$ 9,100
TASK 4 - MEP VE		
kdA	\$ 1,200	
Novus Engineering	\$ 15,000	
	Subtotal:	\$ 16,200
	Total Fee	\$ 58,600

Exclusions:

1. Owner Responsibilities, as noted
2. Any services not listed in Scope of Services description
3. Work on buildings and site other than those described under "Project Understanding" above
4. Review of Change Order Requests resulting from Owner change

Please inform us in writing if the above is acceptable, and we may proceed.

Respectfully Submitted,

Kevin Daly, FAIA
Principal

Acceptance _____ Date _____

Print Name: _____

Title: _____