

TOWN COUNCIL STAFF REPORT

Title: Project Closeout Report for the Sierra Business Park Project.

Meeting Date: March 2, 2022

Prepared by: Amy Callanan, Engineering Manager
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RECOMMENDATION:

Staff recommends Town Council accept the project closeout report for the Sierra Business Park Project.

BACKGROUND:

The Town purchased Lots 36 and 37 in the Sierra Business Park located at 312 & 294 South Industrial Circle across HWY 395 from the Mammoth Yosemite Airport in 2019 with the intent of providing storage for Town equipment and temporary storage of bins owned by Mammoth Disposal Company. Mammoth Disposal is in need of space to support operations related to the ongoing Transfer Station expansion project. Initial budget for the entire project was set at \$600,000. Funding for the project came from the Solid Waste Fund.

Town staff designed and bid the project to include site improvements necessary for the storage of equipment and materials. The final design met the standards and requirements of the Sierra Business Park HOA. The Town issued building permits for project elements as required. Construction started in July of 2021 and was completed in January of 2022. The project ultimately included:

- Clearing and grubbing of existing vegetation and deleterious material
- A Verti-crete concrete wall along the northern property line of the Town lot (Lot 36), eastern property line of the lot to be leased to Mammoth Disposal (Lot 37), and parallel to the road at the front of both lots
- Chain link fencing between the two lots and along the back side of both lots
- 20-ft chain link gates and concrete driveways at each lot
- Asphalt grindings as pavement base material
- Hot mix asphalt paving of a 1" of wearing surface
- Stormwater retention and drainage facilities
- Frost-free hose bibs and water service hookups
- Basic electrical service with pedestal
- Placement of two storage containers, with concrete footings, on the Town lot

Changes were made to the original project scope to add value and usability to both lots, including bringing in additional asphalt grindings to use as pavement base material for Lot

37, paving a 1" hot mix asphalt cap over both lots, installing frost-free hose bibs and connecting water service, and installing storage containers on the Town lot. Notice of Completion was filed on February 1, 2022.

The Town is expecting the execution of a lease for the use of Lot 37 with Mammoth Disposal. In anticipation of this lease Mammoth Disposal placed one storage container, with concrete footings, on their lot. Both the Town and Mammoth Disposal have already moved materials and supplies to their respective lots and are actively using these locations for storage.

PROJECT LOCATION:



FINANCIAL CONSIDERATIONS:

The consultant cost for the design of the project was \$12,766.25. The engineer's construction estimate for the original project scope as bid was \$300,000 and the Town received one bid. At the Town Council meeting on May 19, 2021, the contract was awarded to Spiess Construction Co., Inc. for \$388,112.50. The Town Manager authorized additions and changes to the original project scope. The final construction cost including purchase of the storage buildings totaled \$515,070.90.

Total project cost including the design was \$527,837.15, with construction cost coming in over the bid amount but within the original project cost of \$600,000. The funds ultimately used to pay for the project were as follows:

Job No.: CAP 21-001

Activity: 46424

Fund-Dept-Account: 300-000-39999

Funding: Future CAP (Pre-Construction): \$16,742.38

Future CAP (Construction): \$83,257.62

Solid Waste Fund: \$300,000.00

Total: \$400,000.00

The remaining funding required of \$127,837.15 will be addressed during the third quarter budget adjustments to be presented at the May 4, 2022 Town Council meeting.

PRE-CONSTRUCTION PHOTOS:





CONSTRUCTION PHOTOS:





POST-CONSTRUCTION PHOTOS:





