



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

STAFF REPORT

Subject: The Board will consider authorizing the rehabilitation contract for Innsbruck Lodge with Christian Hansen Construction in an amount not to exceed \$2,495,502.

Presented by: Patricia Robertson, Executive Director

BACKGROUND

The Board of Directors approved the construction contract with Christian Hansen Construction on December 5, 2022 in the amount of \$2,384,928. This amount was based on the contractor's original estimate minus some value-engineering components.

MILESTONE	COMPLETED	EXPECTED
Award	May 17, 2022	
Contract with the State	June 2022	
Architect Contract Approved by MLH	June 2022	
Building Permit Application Submitted	October 4, 2022 <i>Confirmed receipt</i>	
1 st Round of Plan Check Comments Received	October 17, 2022	
Meeting with the Town team on Project Homekey Design Guidelines	November 10, 2022	
Alternative Means & Methods submitted	November 21, 2022	
MLH approved Demo Contract	December 5, 2022	
Demo Started	January 23, 2023	
MLH approve GC full scope contract	January 23, 2023	
Demo finished	March 1, 2023	
Full building permit approved	March 23, 2023	
Construction Complete		December 30, 2023
Full occupancy <i>Allowance for 10% vacancy</i>		February 15, 2024

NEXT STEPS

Since then, the project underwent a comprehensive plan check process. The final building permit plans were approved on March 23, 2023.

After reviewing the final plans, the contractor has quoted a final cost of \$2,495,502. This is an increase of \$130,574.

This is in addition to the demolition scope, which has been completed. The cost of the demolition was \$66,871.26.

RECOMMENDATION

The Board should consider directing staff by motion to negotiate the Rehabilitation contract with Hansen Construction for the Project Homekey site in the amount of \$2,495,502.