

TOWN COUNCIL STAFF REPORT

Title: Award Construction Contract for the Town of Mammoth Lakes New Civic Center.

Meeting Date: July 3, 2024

Prepared by: Haislip Hayes, PE Public Works Director
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RECOMMENDATION:

Staff recommends Town Council:

- Approve the Plans and Specifications.
- Award the base bid contract to the lowest responsive bidder, AMG and Associates, Inc. in the amount of \$26,979,000.00.
- Authorize the Public Works Director to execute the construction contract and accept the project upon completion.
- Authorize the Public Works Director to review and approve minor revisions to complete the project, up to an additional 10% of the award amount.

BACKGROUND:

In June of 2022 the Town Council awarded a design contract to HMC Architects for the Town of Mammoth Lakes New Civic Center (Town Hall). Subsequently the design team has worked with Staff to develop the plans and specifications. In February of 2024 Town Manager Dan Holler proposed a financing plan for completion of the new Town Hall. Since then, staff have worked in parallel tracks to complete the project plans and advance the financing package. Town Staff and its consultants have provided updates over the last few months to address specific aspects of the project. These updates included a design update at the joint Town Council and Board of Supervisors meeting and a bond financing update from our consultant just a few weeks ago. Staff planned to have a firm construction number in advance of the bond sale to have certainty in the viability of the project. This required scheduling the bid opening with enough time for leadership to make any changes or difficult decisions. Staff presented the final construction costs and financing plan at the June 19th Town Council meeting.

ANALYSIS:

Staff solicited bids for the construction of the project beginning April 30, 2024. Bids were publicly opened on May 30, 2024, at 2:00 PM. Three (3) bids were received with pricing as follows:

AMG & Associates, Inc.	Base Bid:	\$26,979,000
Bobo Construction, Inc.	Base Bid:	\$27,514,231
Broward Builders, Inc.	Base Bid:	\$30,041,000

A bid review was completed, and no irregularities were identified.

FINANCIAL CONSIDERATIONS:

The construction phase of the project reported last meeting is projected to be about \$29.5M broken down as follows.

Construction Contract	\$26,979,000
Construction Contingency	\$2,000,000
Materials Testing	\$200,000
Architecture and Engineering Support	\$300,000
Building and Other Fees	\$65,000

It was reported to Council at the June 19th meeting that the current financing plan does not include some soft costs for interior improvements such as furniture for the council chamber and the modular office furniture. These costs are generally understood, and funds will be set aside from one-time revenues while construction occurs. It should be mentioned that these costs could be covered with existing capital reserves and completion of the project as envisioned is not dependent on future one-time revenues.

The \$29.5M construction costs will be funded by \$27M in bond proceeds and \$2.5M in cash from the resources identified below:

Additional Cash	
Bond Payment Reserve - 3rd Qtr 5/15/24	\$ 1,000,000
Future Capital-Excess MLLA	\$ 469,451
Future Capital- 2nd Qtr FY23/24	\$ 1,300,000
Future Capital- 2nd Qtr FY22/23	\$ 213,900
Future Capital- 3rd Qtr 5/4/22	\$ 29,341
Town Facility Damage	\$ 1,627,250
DIF General Facilities	\$ 324,000
Total	\$ 4,963,942