

TOWN COUNCIL STAFF REPORT

Title: Authorize the Town Manager to execute a contract with Pivot Interiors, Inc. for an amount not to exceed \$400,000 for the completion of the Community Recreation Center (CRC) offices and locker/meeting room spaces.

Meeting Date: July 3, 2024

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

Staff recommends Town Council authorize the Town Manager to execute a contract with Pivot Interiors, Inc. for an amount not to exceed \$400,000 for the completion of the Community Recreation Center (CRC) offices and locker/meeting room spaces.

BACKGROUND:

The Town of Mammoth Lakes worked for several years to deliver a year-round Community Recreation Center at Mammoth Creek Park West for the residents and visitors of Mammoth Lakes. The type of facility changed a few times during development; however, the goals, objectives, and vision for the Community Recreation Center at Mammoth Creek Park remained the same. In its first winter season of operation (2023/24), the facility exceeded all expectations and provided an incredible recreation amenity to the community. The final design and direction of the CRC resulted in a fabric tensile structure enclosing an Olympic size ice rink that operates from October to April, and in the summer, durable sport court tiles cover the rink area creating the 20,000 sq. foot Mammoth RecZone. Combined with community driven and professionally branded programming, the year-round community recreation center is a recreation destination that the entire community and our many visitors to Mammoth Lakes enjoy. During development the Town Council approved budget drove much of the design decisions and in order to deliver the project, many concessions needed to be made. These concessions included value engineering out a number of operational interior elements of the project that now need to be constructed within the facility.

ANALYSIS:

In response to the desire to fully build out the project, Town Council set aside funding to complete additional phases of the Community Recreation Center and Mammoth Creek Park. \$1.05M was set aside to complete Phase II improvements with \$500,000 allocated to complete exterior park improvements. Staff is working with HMC Architects on a plan to provide for the Phase II interior elements. Phase II includes nearly 10,000SF of durable rubber flooring, staff offices, an additional locker/meeting room, mechanical enclosure roofing, exterior signage, and bleachers on top of the existing locker rooms. In order to

provide these vastly different improvements in a cost-effective manner, staff separated the work into separate work programs. The Town Council approved a contract for the flooring at the 6/19/24 Council meeting. This work is anticipated to start in late July. A bid will be published for the roofing, bleachers, and signage in the upcoming weeks. Similar to the Town Hall project, staff determined that a modular system would be most appropriate for the staff offices in the CRC. Staff engaged Pivot Interiors, Inc. through HMC Architects to evaluate the potential for a modular office and locker room solution. It was determined that this solution would provide the flexibility to make changes in the future and provide the look and durability needed in the facility. Staff recommends contracting with Pivot Interiors, Inc., as it provides the opportunity for the Town to evaluate the process, materials and functionality in a smaller scale before a much larger installation at the Town Hall. The final scope of the system includes three staff offices, one of which will host a public counter for recreation programming and a locker room that will provide additional capacity for co-ed sports, meetings, and other uses. If approved, installation would be programmed to be completed after the flooring is installed but before this winter season. The value of this contract shall not exceed \$400,000.

FINANCIAL CONSIDERATIONS:

The Town Council set aside a total of \$1.05M to support the development and construction of the Phase II improvements. \$350,000 in one time funding was set aside in fiscal years, 23/24, 22/23, and 20/21. Currently, the project is fully funded.