

TOWN COUNCIL STAFF REPORT

Title: Accept the Project Closeout Report for the Childcare Center Project

Meeting Date: June 18, 2025

Prepared by: Matthew Freedman, PE, Associate Civil Engineer
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RECOMMENDATION:

Staff recommend Town Council

- accept the project closeout report for the Childcare Center project.
- allocate the \$233,591.29 in unused allocated funds to the future Childcare Tenant Improvement (TI) project.

BACKGROUND:

In 2022, the Mammoth Unified School District (MUSD) notified the Town that they would be getting rid of their modular structures during their renovation construction project. The Town desired to utilize some of the modular units as core and shell for a community childcare center, to be located on the Mammoth Lakes Foundation (MLF) property at 100 College Parkway and released an RFQ/RFP for design. A consulting contract was awarded to AP Architects on September 6, 2022 for the design of a Community Childcare Center utilizing modular structures. The project utilizes six of the modular buildings to provide approximately 6,700 SF of core and shell space available for future operation of a Childcare Center. MUSD originally informed the Town that the modular units would have to be moved by July 2023, but due to delays in MUSD's construction project, the deadline was changed to the summer of 2024.

On January 26, 2024, the Town advertised the bid for the Community Childcare Center core and shell project. On April 3, 2024, the Town awarded the contract to JPB Designs Inc in the amount of \$1,660,000.

FINANCIAL CONSIDERATIONS:

The project was funded as follows:

Funding Source	Amount
General Fund 21/22 3 rd Qtr	\$1,500,000
General Fund 22/23 2 nd Qtr	\$ 300,000
General Fund 23/24 3 rd Qtr	\$ 35,000
Future Capital FD 980 21/22 2 nd Qtr	\$ 400,000
Total Funding Allocated	\$2,235,000

The total construction contract amount including changes that were required to be made to the plans during the building permit process was \$1,801,308.45. Other expenses, including design, permitting and inspections, etc., bring the total project cost to \$2,001,408.71. Staff recommend allocating the \$233,591.29 in unused allocated funds to the future Childcare Tenant Improvement (TI) project.

PRE-CONSTRUCTION PHOTOS:



CONSTRUCTION PHOTOS:









POST-CONSTRUCTION PHOTOS:

North View



West View



South View



East View

