

## **TOWN COUNCIL STAFF REPORT**

Title: Award Task Order for McCoy Arts and Cultural Center (MACC) testing and inspections to Triad/Holmes Associates.

Meeting Date: August 6, 2025

Prepared by: Amy Callanan, PE, Engineering Manager

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### **RECOMMENDATION:**

1. Authorize the Town Manager to execute a task order with Triad/Holmes Associates for testing and inspection services at the MACC construction project as part of the existing On-Call Services Agreement, in the amount of \$169,000, and;
2. Authorize the Public Works Director to review and approve minor revisions to the Task Order to complete the project, within the project funding allocation.

### **BACKGROUND:**

The MACC is an approximately 7,482 square-foot addition to the existing Edison Theater located at 100 College Parkway, including a single-story, 239-seat performing arts theatre with support spaces, a new trash enclosure, reconfiguration of the existing parking lot, and other site improvements such as walkway connections and landscape/revegetation of the disturbed site. The construction contract for the MACC was awarded on July 2, 2025 to Spiess Construction Co., Inc. The contract has been executed and a Notice to Proceed was issued on July 14, 2025.

The project will soon need various material, laboratory and field testing and inspections which are required by the Building Code and the specifications. As owner, the Town is responsible for providing or contracting for these services, which are typically provided by a qualified testing and inspection agency. Staff recommend contracting with Triad/Holmes Associates and their subconsultant Sierra Geotechnical Services, Inc. (SGSI) under the attached Task Order,

### **ANALYSIS:**

The task order with Triad would be executed under their current on-call contract for civil engineering and consultant services. The on-call contract was executed in September 2024 following a competitive RFQ/RFP process during which many consultants submitted proposals and were selected based on professional qualifications.

### **FINANCIAL CONSIDERATIONS:**

The testing and inspection services are proposed to be contracted for a cost not to exceed of \$169,000 in accordance with the fee schedule also attached. These services were originally budgeted to cost \$200,000. The total estimated project cost, including

construction contract, testing and inspections, off-site utility work, and miscellaneous furnishings and fees, is \$17,214,000

The MACC project is currently fully funded as follows:

<b>Funding Source</b>	<b>Amount</b>
Kern Community College District	\$ 7,500,000
Mammoth Lakes Foundation	\$ 3,000,000
Tambour Foundation donation	\$ 500,000
Edison Hall Improvements	\$ 100,000
General Fund / Measure U	\$ 5,820,000
Future Capital Fund 980	\$ 300,000
<b>TOTAL</b>	<b>\$ 17,220,000</b>

### **ENVIRONMENTAL CONSIDERATIONS:**

Pursuant to the California Environmental Quality Act (CEQA), the project was included in the scope of development analyzed in the November 2023, Addendum to the Mammoth Arts and Cultural Center Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2019012023) which determined the revised MACC project design would not result in any new environmental impacts that were not previously analyzed in the approved IS/MND.

### **ATTACHMENTS:**

- Draft Triad Task Order 2024-7