



# AGENDA

## BOARD OF SUPERVISORS, COUNTY OF MONO STATE OF CALIFORNIA

MEETING LOCATION Suite Z, 2nd Floor Minaret Mall, 437 Old Mammoth Rd., Suite Z, Mammoth Lakes, CA  
93546

### Special Meeting April 18, 2017

**NOTE:** In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact Shannon Kendall, Clerk of the Board, at (760) 932-5533. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517), and in the County Offices located in Minaret Mall, 2nd Floor (437 Old Mammoth Road, Mammoth Lakes CA 93546). Any writing distributed less than 72 hours prior to the meeting will be available for public inspection in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517). **ON THE WEB:** You can view the upcoming agenda at <http://monocounty.ca.gov>. If you would like to receive an automatic copy of this agenda by email, please subscribe to the Board of Supervisors Agendas on our website at <http://monocounty.ca.gov/bos>.

4:30 PM Call meeting to Order

Pledge of Allegiance

#### 1 OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

on items of public interest that are within the subject matter jurisdiction of the Board. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board.)

#### 2. AGENDA ITEMS

##### A. National Weather Service Briefing

Departments: Sheriff

30 minutes

(Sheriff Ingrid Braun) - Presentation by Chris Smallcomb from the National Weather Service Reno regarding winter recap, spring and summer weather outlook.

**Recommended Action:** None (informational only). Provide any desired direction

to staff.

**Fiscal Impact:** None.

**B. Cannabis Workshop**

Departments: Community Development

45 minutes

(Cannabis Joint Committee) - Presentation by Paul Smith of RCRC and Town and County staff regarding Cannabis regulations.

**Recommended Action:** None (informational only). Provide any desired direction to staff.

**Fiscal Impact:** Unknown at this time.

**C. Sierra Center Mall Lease Proposal**

Departments: Clerk of the Board

15 minutes

(Drew Hild; Paul Rudder) - Presentation of a lease proposal for Sierra Center Mall from Landlords, Drew Hild and Paul Rudder.

**Recommended Action:** None. Informational Only.

**Fiscal Impact:** None.

**D. South County Facility Workshop**

Departments: Public Works

THIS ITEM WILL BEGIN AT 6:00 P.M. 1 hour (30 minute presentation; 30 minute discussion)

(Tony Dublino) - Presentation by Tony Dublino, providing updated analysis on South County Facility options.

**Recommended Action:** Receive Presentation and Provide Direction to Staff.

**Fiscal Impact:** Information only - no fiscal impact at this time.

**ADJOURN**



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**SPECIAL MEETING AGENDA REQUEST**

Print

<b>MEETING DATE</b>	April 18, 2017	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	30 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Sheriff Ingrid Braun
<b>SUBJECT</b>	National Weather Service Briefing		

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Presentation by Chris Smallcomb from the National Weather Service Reno regarding winter recap, spring and summer weather outlook.

**RECOMMENDED ACTION:**

None (informational only). Provide any desired direction to staff.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Ingrid Braun

**PHONE/EMAIL:** 760-932-7549 / [ibraun@monosheriff.org](mailto:ibraun@monosheriff.org)

SUBMIT THE ORIGINAL DOCUMENT WITH ATTACHMENTS TO THE OFFICE OF THE COUNTY ADMINISTRATOR  
**PRIOR TO 5:00 P.M. ON THE FRIDAY  
32 DAYS PRECEDING THE BOARD MEETING**

**SEND COPIES TO:**

**MINUTE ORDER REQUESTED:**

YES  NO

**ATTACHMENTS:**

<a href="#">Click to download</a>
No Attachments Available

**History**

Time

Who

Approval

4/12/2017 10:40 AM	County Administrative Office	Yes
4/11/2017 11:08 AM	County Counsel	Yes
4/11/2017 11:38 AM	Finance	Yes



**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**SPECIAL MEETING AGENDA REQUEST**

Print

<b>MEETING DATE</b>	April 18, 2017	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	45 minutes	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Cannabis Joint Committee
<b>SUBJECT</b>	Cannabis Workshop		

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Presentation by Paul Smith of RCRC and Town and County staff regarding Cannabis regulations.

**RECOMMENDED ACTION:**

None (informational only). Provide any desired direction to staff.

**FISCAL IMPACT:**

Unknown at this time.

**CONTACT NAME:** Christy Milovich

**PHONE/EMAIL:** 7609241706 / cmilovich@mono.ca.gov

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**History**

Time	Who	Approval
4/14/2017 8:03 AM	County Administrative Office	Yes

4/14/2017 8:35 AM

County Counsel

Yes

4/14/2017 11:18 AM

Finance

Yes

# Mono County Community Development Department

P.O. Box 347  
Mammoth Lakes, CA 93546  
(760) 924-1800, fax 924-1801  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

P.O. Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

April 18, 2017

**To:** Honorable Board of Supervisors  
**From:** Mono County Cannabis Joint Committee  
**Re:** Cannabis Workshop

**Recommendation:**

Receive presentation on current state of cannabis-related affairs from Paul Smith of the Rural County Representatives of California (RCRC) as well as updates from County and Town staff on current local cannabis efforts. Provide any desired direction to staff.

**Fiscal Impact**

Other than staff time to develop programs, policies, etc., fiscal impacts are unknown at this time

**Discussion**

This joint workshop is being held pursuant to Board and Council direction and is intended to provide an overview of current cannabis activity and efforts at both the State and local levels.

The first portion of the meeting will be devoted to listening to a presentation by Paul Smith, who will provide a comprehensive overview of the current legislative efforts to unify medical and recreational cannabis regulations as well as, to the extent such information is available, a cursory overview of how other localities are approaching cannabis regulation. Mr. Smith will also be available to answer questions the Board or Council may have.

Following Mr. Smith's presentation, and time permitting, County and Town staff will provide brief updates on their respective efforts with regard to public outreach and the development of local regulatory frameworks, which will be presented to the governing bodies at future meetings. Staff will also provide information, to the extent such information is available, on other city and county approaches to local cannabis regulation.

Due to the restricted time for this workshop, Mono County staff updates will be limited to those from Community Development and Finance, each of which are outlined more specifically below:

***Community Development:***

The Community Development Department has been researching and engaging in the larger suite of cannabis issues (including cultivation and land use, taxation, public health issues, enforcement, etc.), and is now shifting focus to developing a land use framework. The initial strategy is to use state requirements and Mono County's existing land use regulations to analyze and map how, where, and what types of cannabis-related activities could occur under existing

conditions. Based on public feedback and discussions to date, the Department can then develop a range of options or alternatives that may be of interest.

The following is the general milestones for developing a land use framework to meet state deadlines:

**March/April:** Initial outreach and Board direction (complete)

**May:**

- Analysis of land use scenarios under existing regulations and potential alternatives
- Additional outreach to Antelope Valley
- Ongoing discussions with interested parties

**June/July:**

- 2nd round of public outreach
- Targeted industry outreach
- Workshops with Board of Supervisors and Planning Commission (if needed)
- Send three month Tribal notifications (SB 18 and AB 52)
- Determine CEQA compliance

**August:** Finalize a recommendation for regulations & distribute for public comment

**September:** Workshop with Planning Commission

**October:** Planning Commission recommendation

**November:** Board of Supervisors consideration/approval

**Staff would appreciate direction on the general strategy and timeline to develop land use regulations.**

***Finance:***

State law authorizes local governments to impose taxes and fees. To offset the cost of issuing permits and performing inspections, regulatory departments such as Community Development and the Agriculture Commission will assess the necessary fees. Staff anticipates working with a consultant to define a regulatory fee framework scaled to the type of commercial activities anticipated and at a level that fully covers the County's cost for performing regulatory and inspection services.

Taxation requires a cannabis tax ballot and the timeline associated with successful passage requires about eight months of effort. A tax where spending is restricted (i.e., a special tax) can be approved at either a general or special election and requires a 2/3<sup>rd</sup>s vote. The earliest a special election could occur is November 2017, which is too soon and there are diminished odds of achieving the 2/3<sup>rd</sup>s votes for passage. A tax where spending is not restricted (i.e., a general tax) must be approved at a general election and requires a 50% plus one vote. The earliest a general election could occur is November 2018, which accommodates the eight-month timeline and the opportunity for staff to establish a fee structure in advance of the tax ballot.





**OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS**

**SPECIAL MEETING AGENDA REQUEST**

Print

**MEETING DATE** April 18, 2017

**DEPARTMENT**

**ADDITIONAL DEPARTMENTS**

**TIME REQUIRED** 15 minutes

**PERSONS APPEARING BEFORE THE BOARD** Drew Hild; Paul Rudder

**SUBJECT** Sierra Center Mall Lease Proposal

**AGENDA DESCRIPTION:**

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Presentation of a lease proposal for Sierra Center Mall from Landlords, Drew Hild and Paul Rudder.

**RECOMMENDED ACTION:**

None. Informational Only.

**FISCAL IMPACT:**

None.

**CONTACT NAME:** Shannon Kendall

**PHONE/EMAIL:** x5533 / skendall@mono.ca.gov

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**History**

Time	Who	Approval
4/12/2017 10:43 AM	County Administrative Office	Yes

4/12/2017 4:06 PM

County Counsel

Yes

4/12/2017 3:11 PM

Finance

Yes



OFFICE OF THE CLERK  
OF THE BOARD OF SUPERVISORS

## SPECIAL MEETING AGENDA REQUEST

Print

<b>MEETING DATE</b>	April 18, 2017	<b>DEPARTMENT</b>	
<b>ADDITIONAL DEPARTMENTS</b>			
<b>TIME REQUIRED</b>	THIS ITEM WILL BEGIN AT 6:00 P.M. 1 hour (30 minute presentation; 30 minute discussion)	<b>PERSONS APPEARING BEFORE THE BOARD</b>	Tony Dublino
<b>SUBJECT</b>	South County Facility Workshop		

### AGENDA DESCRIPTION:

(A brief general description of what the Board will hear, discuss, consider, or act upon)

Presentation by Tony Dublino, providing updated analysis on South County Facility options.

### RECOMMENDED ACTION:

Receive Presentation and Provide Direction to Staff.

### FISCAL IMPACT:

Information only - no fiscal impact at this time.

**CONTACT NAME:** Tony Dublino

**PHONE/EMAIL:** 760.932.5453 / tdublino@mono.ca.gov

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THE COUNTY ADMINISTRATOR  
**PRIOR TO 5:00 P.M. ON THE FRIDAY**  
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[Staff Report](#)

[HMC Architects Letter](#)

History

<b>Time</b>	<b>Who</b>	<b>Approval</b>
4/14/2017 5:33 AM	County Administrative Office	Yes
4/13/2017 11:30 AM	County Counsel	Yes
4/14/2017 8:08 AM	Finance	Yes



# MONO COUNTY DEPARTMENT OF PUBLIC WORKS

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Post Office Box 457 • 74 North School Street • Bridgeport, California 93517  
(760) 932-5440 • Fax (760) 932-5441 • [monopw@mono.ca.gov](mailto:monopw@mono.ca.gov)

Jeff Walters, Public Works Director

Garrett Higerd, PE; County Engineer

**Date:** April 18, 2017  
**To:** Honorable Board of Supervisors and Mammoth Town Council  
**From:** Tony Dublino, Environmental Services Manager  
**Subject:** Mammoth Lakes Civic Center Workshop

**Recommended Action:** Receive Presentation and Provide Direction to Staff.

**Fiscal Impact:** None at this time.

## **Discussion:**

County staff has continued to develop the concept of a Mammoth Lakes Civic Center located on the McFlex parcel. Recent work has been in conjunction with the Town, and their consultant HMC, which has further refined the space needs, developed corroborating cost estimates, and developed preliminary site plans that allow for early visioning of this project.

Today's presentation is intended to provide both agencies with the history of this project, past actions leading up to this opportunity, and provide a basic look at the community benefits, as well as cost benefits, that such a project might afford.

### *History*

In 2006 (R06-58), the County participated in the Mammoth Community Facilities Land Exchange (McFlex), acquiring a portion of land in Town with the intent of constructing a Civic Center on the land at some point in the future.

With subsequent MOU's between the County, Town, Judicial Council of California, and Southern Mono Healthcare District, the initial groundwork for a Civic Center was put in place. Following those MOU's, the Courts, the Town, and the Hospital have all built projects on the property, advancing the concept of a Civic Center one step at a time. With these developments by these other public agencies, the location now represents the only location in Mammoth where a true, all-inclusive Civic Center can be created.

### *Community Benefits and Opportunity*

With the County and the Town's office space leases expiring in several years, the opportunity exists for both agencies to consider whether now is the time to move away from leasing and build their own facilities. With a decision to build, the agencies would not be making a singular 'contribution' to the creation of a Civic Center, but would in fact create and complete the Civic Center.

The arrival of Town and County facilities on the McFlex parcel would mean that all State and Local government services provided within the Town of Mammoth Lakes would be provided in a single location. This development would provide numerous benefits to citizens, including

the recognition of where services are provided, ease of access to the different services, and appropriate security and privacy when obtaining those services.

The Town and County facilities would provide necessary infill development and connectivity between existing developments. With the incorporation of additional elements such as the envisioned transportation hub and community meeting place, the Civic Center would be a profound step toward the Town's vision for the revitalization of this area of Town.

### *Cost Benefits*

As part of HMC's work for the Town, they analyzed the potential cost of constructing a new Civic Center, as well as performing necessary tenant improvements to existing space at the Sierra Center Mall. In their analysis, the estimated cost of construction of a County Civic Center Facility would be \$20.5m, a reduction of approximately \$4.5m from the estimates that were based on the larger space needs estimates (i.e, more square footage).

In addition to the reduction in the cost of a new facility, the study also used standardized BOMA (Building Owners and Managers Association) formulas to come up with an approximate cost of tenant improvements for lease space in the Sierra Center Mall. The total cost of these improvements was \$211 per square foot.

The County has performed analysis of long-term costs of both leasing and renting, in a variety of potential scenarios. Looking at the information provided by HMC, in addition to the analysis done by County staff, preliminary cost comparisons show that the County would be far better off to build versus lease.

When comparing the cost of financing, building, and operating a newly constructed \$20.5m facility versus the current lease offer from SCM (including the HMC estimated cost of tenant improvements), the cost of building a new facility emerges as the less expensive option ***in year one***, and over a 10-year lease period the cost of building would save the taxpayers \$820,000.

The final lease deal at SCM is yet to emerge, and will likely impact this comparison in some way, but at this point the County has two third-party separate cost estimates, from two separate third-party cost estimators, both of which suggest that building is the logical and cost savings measure.

If you have any questions regarding this item, please contact me at (760) 932-5453.

Respectfully submitted,



Tony Dublino  
Environmental Services Manager

April 6, 2017

Mr. Tony Dublino and Haislip Hayes  
Town of Mammoth Lakes  
P.O. Box 1609  
Mammoth Lakes, CA 93546

Re: New Civic Center Building for Mono County and Town of Mammoth Lakes

Dear Mr. Dublino and Hayes,

The following is a report studying options for Mono County and the Town of Mammoth Lakes possibly building a New Civic Center Building.

To develop this report, HMC engaged in the following activities: reviewed the Collaborative Design Studio report, administered, and evaluated department surveys to County and Town staff, and attended meetings with County and Town staff.

HMC felt the initial report and program prepared by the Collaborative Design Studio was conservative. By working closely with County and Town staff, the required square footage for the new facility and associated costs could be reduced considerably.

The following items are attached

1. Commissioned an independent cost estimate
2. Schedule
3. Proposed site plan options for a New Civic Center Building

After HMC reworked the space program, the County reviewed the findings, met with all the departments, and agreed on areas that could be shared. Based on these actions, the space program for the Mono County facility was reduced to approximately 33,000 sf from the 42,947-sf shown in the Collaborative Design Studio report. Similarly, the Town's space program was reduced to 20,400 sf from the initial 22,066 sf program. These square footage reductions resulted from "right-sizing" offices and conference spaces, adjusting grossing factors, such as circulation space, and the agreement to share spaces between County and Town departments, to eliminate duplicate spaces.

After the Town and County approved the final space programs, HMC worked with MTI Consulting, a cost estimator familiar with the Mammoth Lakes Area, to prepare cost estimates for several options to build a New Civic Center Building.

The summary of the program areas needed:

1. 32,862 sf needed for Mono County programs
  - a. 18,000 sf lease come up by fall 2019
  - b. 14,800 sf lease come up by 2021
2. 20,472 sf needed for the TOML programs
  - a. All leases come up by Fall of 2021

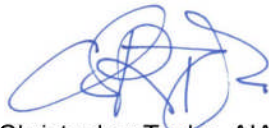
The total project cost:

1. 20,508,615 for Mono County total project cost with 15,927,724 for building construction and site work.
2. 14,238,984 for the TOML total project cost with 10,588,504 for building and construction.

Note: These estimates have a 15% project contingency and a 15% design contingency at this point because a lot is unknown at this time. These numbers will come down as more is developed with the projects.

We hope that this report is helpful in assisting the County and the Town evaluate their options moving forward with their new facilities.

Sincerely,  
**HMC Architects**



Christopher Taylor, AIA  
Principal

CT:ap  
Encl: Cost Plan, General Schedule, and Site Design Options

File: N:\Projects\2375 Town of Mammoth Lakes\003-000 New Town\_County Hall Bldg\11 Correspondence\02 LETTERS\IL-TOML-New Civic Center Bldg-170412.docx





**MARCENE TAYLOR INC.**

***Conceptual Cost Plan***

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017**

**MTI Job No. 17-0352**

Marcene Taylor Inc.  
Boise, Idaho  
Oakland, California  
(510) 735-6768  
[www.mticost.com](http://www.mticost.com)



MARCENE TAYLOR INC.

**Option 2 - Phase 1 County Building**

**Building Areas, Summary, and Detail**

***Conceptual Cost Plan***

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017**

**MTI Job No. 17-0352**

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
MTI Job No. 17-0352**

**Option 2 - Phase 1 County Building***Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross*</b>	
First Floor	19,800	400	20,000	SF
Second Floor	13,200	0	13,200	SF
<b>Total Building Area</b>	<b>33,000</b>	<b>400</b>	<b>33,200</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	33,200	SF	1.000
Enclosed Area	33,000	SF	0.994
Covered Area	400	SF	0.012
Gross Exterior Wall Area	24,720	SF	0.745
Finished Wall Area	24,720	SF	0.745
Glazing Area	6,180	SF	0.186
Total Roof Area	21,190	SF	0.638
Sloped Roof Area	13,774	SF	0.415
Flat Roof Area	7,417	SF	0.223
Total Length of Interior Partitions	3,314	LF	0.100
Total Number of Elevators (x 1,000)	2	EA	0.060
Total Site Area	70,000	SF	2.108
Finished Site Area	46,600	SF	1.404

\* Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
MTI Job No. 17-0352**

**Option 2 - Phase 1 County Building***Project Cost Summary*

\$

Site and Building Acquisition		0
Financing Costs		0
Architecture and Engineering		
Programming and feasibility	0.0%	0
Full design services (SD through CA)	8.5%	1,353,857
Permit and Plan Check Fees		
Local building permit fees	0.5%	79,639
Local plan check fees	0.4%	63,711
Development fees		0
Specialty Consultants		
Surveys		0
Geotechnical report		0
Hazardous materials survey		0
Storm water management		0
Waterproofing		0
Acoustical		25,000
Data/telecom/security		35,000
Construction Costs		
Building construction per MTI estimate		15,927,724
Testing and Inspection		
Inspector of record		0
Testing and special inspections	1.0%	159,277
Project Management		
Staff program support		TBD
Construction management	0.0%	0
Preconstruction services		0
Document reproduction and reimbursables		35,000
Furnishings, Fixtures, and Equipment		
Furnishings - reuse existing		0
Telecom, security, and audiovisual equipment - allow \$8.50/SF		280,500
Signage and wayfinding - allow \$0.75/SF		24,750
Final fitup		25,000
Relocation and Temporary Facilities		
Move manager		TBD
Moving and storage		TBD
Interim housing		0
Program Expenses		
OPPI insurance		0
Building commissioning		50,000
Legal services		35,000
Outreach, communications, and public relations		25,000
Art program		TBD
PLA administration		0
Training		TBD
Program Risk Costs		
Construction contingency	10.0%	1,592,772
Scope change contingency	5.0%	796,386

**Total Project Cost****20,508,615**

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
MTI Job No. 17-0352**

**Option 2 - Phase 1 County Building**

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		15.40	511,300
A20 Basement Construction		0.00	0
B10 Superstructure		38.06	1,263,700
B20 Enclosure		33.73	1,119,800
B30 Roofing		9.37	310,965
C10 Interior Construction		29.47	978,412
C20 Stairs		4.22	140,000
C30 Interior Finishes		19.88	660,000
D10 Conveying		8.13	270,000
D20 Plumbing		23.82	790,700
D30 HVAC		36.31	1,205,600
D40 Fire Protection		6.00	199,200
D50 Electrical		59.25	1,967,100
E10 Equipment		4.97	165,000
E20 Furnishings		9.25	307,200
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		6.15	204,100
G20 Site Improvement		14.51	481,640
G30 Site Mechanical Utilities		6.85	227,500
G40 Site Electrical Utilities		5.27	175,000
G90 Other Site Construction		0.00	0
<b>Direct Construction Cost</b>		<b>330.64</b>	<b>10,977,217</b>
Design Contingency	15.0%	49.60	1,646,583
Bonds and Insurance	2.5%	9.51	315,595
General Requirements	3.5%	13.64	452,879
General Conditions	5.0%	20.17	669,614
GC OH&P or CM Fee	5.0%	21.18	703,094
Cost Escalation to Midpoint of Construction <sup>1</sup>	7.9%	35.02	1,162,742
<b>Total Construction Cost</b>		<b>479.75</b>	<b>15,927,724</b>

<sup>1</sup> Cost escalation to midpoint of construction in January 2019 - 21 months at 4.5% per annum. Construction start April 2018 with 18 month duration.

**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

April 5, 2017  
 MTI Job No. 17-0352

**Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>A10 Foundations</u></b>					<b><u>511,300</u></b>
Standard foundations					298,200
Pad and continuous footings	33,200	SF	8.50	282,200	
Elevator pits	2	EA	8,000.00	16,000	
Slab on grade					213,100
Reinforced concrete slab on grade	19,800	SF	9.50	188,100	
Concrete curbs - allow	1	LS	25,000.00	25,000	
<b><u>A20 Basement Construction</u></b>					<b><u>0</u></b>
<b><u>B10 Superstructure</u></b>					<b><u>1,263,700</u></b>
Floor and roof construction					1,263,700
Wood wall, floor, and roof framing with sheathing	33,200	SF	30.00	996,000	
Steel support as required - allow					
2#/SF	33	TN	4,500.00	148,500	
Concrete topping at second floor	13,200	SF	4.00	52,800	
Miscellaneous metals and rough carpentry - allow	33,200	SF	2.00	66,400	
<b><u>B20 Enclosure</u></b>					<b><u>1,119,800</u></b>
Exterior walls					535,300
Framing - included with B10 Superstructure	24,720	SF	0.00	0	
Insulation at exterior wall	18,540	SF	3.00	55,620	
Gypsum board sheathing to inside face of exterior wall	18,540	SF	3.50	64,890	
Applied exterior finishes - allow for fiber cement board, manufactured stone, and wood trim	18,540	SF	18.50	342,990	
Trim and fascia - allow	24,720	SF	2.50	61,800	
Soffit finish	400	SF	25.00	10,000	
Exterior windows					463,500
Aluminum framed windows and storefronts, insulated, operable	6,180	SF	75.00	463,500	

**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

April 5, 2017  
 MTI Job No. 17-0352

**Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Exterior doors					121,000
Glazed entry doors, double, automatic	4	PR	10,000.00	40,000	
Glazed entry doors, single	8	EA	3,500.00	28,000	
Hollow metal doors, frames, and hardware	20	LVS	1,650.00	33,000	
Specialty and panic hardware - allow	1	LS	20,000.00	20,000	
<b><u>B30 Roofing</u></b>					<b><u>310,965</u></b>
Roof coverings					310,965
Insulation and roofing, complete	21,190	SF	12.00	254,280	
Flashings and sheetmetal	21,190	SF	1.50	31,785	
Caulking and sealants	33,200	SF	0.75	24,900	
<b><u>C10 Interior Construction</u></b>					<b><u>978,412</u></b>
Interior partitions					679,392
Partition sound insulation and gypsum board sheathing - framing included with B10 Superstructure	53,024	SF	8.00	424,192	
Interior glazing - allow	4,640	SF	55.00	255,200	
Interior doors					212,500
Allow	170	EA	1,250.00	212,500	
Fittings					86,520
Code required signage	33,200	SF	0.35	11,620	
Toilet partitions and accessories	1	LS	50,000.00	50,000	
Miscellaneous fittings including markerboards, lockers, and fire extinguisher cabinets	33,200	SF	0.75	24,900	
<b><u>C20 Stairs</u></b>					<b><u>140,000</u></b>
Stair construction and finishes					140,000
Staircase flights, floor to floor	4	EA	35,000.00	140,000	

**Conceptual Cost Plan****County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California****April 5, 2017  
MTI Job No. 17-0352****Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>C30 Interior Finishes</u></b>					<b><u>660,000</u></b>
Wall finishes					82,500
Allow including paint, acoustic wall panels, and upgraded finishes at public areas	33,000	SF	2.50	82,500	
Floor finishes					280,500
Allow including carpet, resilient sheet flooring, tile, and upgraded finishes at public areas with associated bases	33,000	SF	8.50	280,500	
Ceiling finishes					297,000
Allow including acoustic ceiling tile and grid, acoustic treatments, suspended gypsum board ceilings, and associated soffit framing and finish	33,000	SF	9.00	297,000	
<b><u>D10 Conveying</u></b>					<b><u>270,000</u></b>
Elevators and lifts					270,000
Hydraulic elevator, 2 stop	2	EA	135,000.00	270,000	
<b><u>D20 Plumbing</u></b>					<b><u>790,700</u></b>
Plumbing systems within building					790,700
Plumbing fixtures	45	EA	3,000.00	135,000	
Domestic water distribution	33,200	SF	6.25	207,500	
Sanitary waste	33,200	SF	6.75	224,100	
Water treatment and storage	33,200	SF	2.25	74,700	
Gas distribution	33,200	SF	2.50	83,000	
Miscellaneous plumbing	33,200	SF	2.00	66,400	



**Conceptual Cost Plan****County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California****April 5, 2017  
MTI Job No. 17-0352****Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>D30 HVAC</u></b>					<b><u>1,205,600</u></b>
HVAC systems within building					1,205,600
Piping, insulation, valves and specialties	33,200	SF	4.00	132,800	
Air handling equipment	33,200	SF	5.50	182,600	
Air distribution and return	33,200	SF	16.50	547,800	
Unit ventilation	33,200	SF	3.50	116,200	
Diffusers, registers, and grilles	33,200	SF	3.50	116,200	
Controls and instrumentation	33,200	SF	2.50	83,000	
Testing and balancing	200	HR	135.00	27,000	
<b><u>D40 Fire Protection</u></b>					<b><u>199,200</u></b>
Sprinklers					199,200
Automatic sprinkler system with heat trace	33,200	SF	6.00	199,200	
<b><u>D50 Electrical</u></b>					<b><u>1,967,100</u></b>
Electrical systems within building					1,967,100
Electrical service and distribution	33,200	SF	12.00	398,400	
Machine and equipment power	33,200	SF	3.00	99,600	
User convenience power	33,200	SF	6.50	215,800	
Lighting and controls	33,200	SF	20.00	664,000	
Communications	33,200	SF	6.50	215,800	
Fire alarm	33,200	SF	5.00	166,000	
Security	33,200	SF	3.00	99,600	
A/V	33,200	SF	2.50	83,000	
Trade specialties	33,200	SF	0.75	24,900	
<b><u>E10 Equipment</u></b>					<b><u>165,000</u></b>
Institutional equipment					165,000
Allow including appliances and A/V equipment	33,000	SF	5.00	165,000	
<b><u>E20 Furnishings</u></b>					<b><u>307,200</u></b>
Fixed furnishings					307,200
Window blinds and shades	6,180	SF	15.00	92,700	
Fixed casework	33,000	SF	6.50	214,500	

**Conceptual Cost Plan****County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California****April 5, 2017  
MTI Job No. 17-0352****Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>F10 Special Construction</u></b>					<b><u>0</u></b>
<b><u>F20 Selective Building Demolition</u></b>					<b><u>0</u></b>
<b><u>G10 Site Preparation</u></b>					<b><u>204,100</u></b>
Site clearing					59,500
Clear and grub site area	70,000	SF	0.85	59,500	
Site earthwork					144,600
Grade site as required	70,000	SF	1.50	105,000	
Prepare building pad	19,800	SF	2.00	39,600	
<b><u>G20 Site Improvement</u></b>					<b><u>481,640</u></b>
Vehicular paving					90,360
Asphalt parking lots and driveways with curbs and gutters tied to existing	15,060	SF	6.00	90,360	
Pedestrian paving					70,280
Concrete sidewalk and plaza paving	10,040	SF	7.00	70,280	
Site development					70,000
Allow for site signage and accessories	70,000	SF	1.00	70,000	
Landscaping					251,000
Soil preparation, shrubs and groundcover, trees, and irrigation	25,100	SF	10.00	251,000	
<b><u>G30 Site Mechanical Utilities</u></b>					<b><u>227,500</u></b>
Site mechanical utilities					227,500
Domestic water supply	70,000	SF	0.35	24,500	
Fire water supply	70,000	SF	0.65	45,500	
Sanitary sewer	70,000	SF	0.50	35,000	
Storm drainage	70,000	SF	1.00	70,000	
Natural gas distribution	70,000	SF	0.75	52,500	

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
MTI Job No. 17-0352**

**Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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<b><u>G40 Site Electrical Utilities</u></b>					<b><u>175,000</u></b>
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Site electrical utilities					175,000
Electrical distribution	70,000	SF	1.50	105,000	
Site lighting	70,000	SF	0.75	52,500	
Site communications and security	70,000	SF	0.25	17,500	

<b><u>G90 Other Site Construction</u></b>					<b><u>0</u></b>
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MARCENE TAYLOR INC.

**Option 2 - Phase 2 Town Hall**

**Building Areas, Summary, and Detail**

***Conceptual Cost Plan***

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017**

**MTI Job No. 17-0352**

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
MTI Job No. 17-0352**

**Option 2 - Phase 2 Town Hall***Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross*</b>	
First Floor	12,600	400	12,800	SF
Second Floor	8,400	0	8,400	SF
<b>Total Building Area</b>	<b>21,000</b>	<b>400</b>	<b>21,200</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	21,200	SF	1.000
Enclosed Area	21,000	SF	0.991
Covered Area	400	SF	0.019
Gross Exterior Wall Area	19,621	SF	0.926
Finished Wall Area	19,621	SF	0.926
Glazing Area	4,905	SF	0.231
Total Roof Area	13,630	SF	0.643
Sloped Roof Area	8,860	SF	0.418
Flat Roof Area	4,771	SF	0.225
Total Length of Interior Partitions	2,116	LF	0.100
Total Number of Elevators (x 1,000)	1	EA	0.047
Total Site Area	30,000	SF	1.415
Finished Site Area	17,400	SF	0.821

\* Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
MTI Job No. 17-0352**

**Option 2 - Phase 2 Town Hall***Project Cost Summary*

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Site and Building Acquisition		0
Financing Costs		0
Architecture and Engineering		
Programming and feasibility	0.0%	0
Full design services (SD through CA)	8.5%	900,023
Permit and Plan Check Fees		
Local building permit fees	0.5%	52,943
Local plan check fees	0.4%	42,354
Development fees		0
Specialty Consultants		
Surveys		0
Geotechnical report		0
Hazardous materials survey		0
Storm water management		0
Waterproofing		0
Acoustical		25,000
Data/telecom/security		35,000
Construction Costs		
Building construction per MTI estimate		10,588,504
Testing and Inspection		
Inspector of record		0
Testing and special inspections	1.0%	105,885
Project Management		
Staff program support		TBD
Construction management	0.0%	0
Preconstruction services		0
Document reproduction and reimbursables		35,000
Furnishings, Fixtures, and Equipment		
Furnishings - allow		500,000
Telecom, security, and audiovisual equipment - allow \$10/SF		210,000
Signage and wayfinding - allow \$1/SF		21,000
Final fitup		25,000
Relocation and Temporary Facilities		
Move manager		TBD
Moving and storage		TBD
Interim housing		0
Program Expenses		
OPPI insurance		0
Building commissioning		50,000
Legal services		35,000
Outreach, communications, and public relations		25,000
Art program		TBD
PLA administration		0
Training		TBD
Program Risk Costs		
Construction contingency	10.0%	1,058,850
Scope change contingency	5.0%	529,425

**Total Project Cost****14,238,984**

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
MTI Job No. 17-0352**

**Option 2 - Phase 2 Town Hall**

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		16.03	339,800
A20 Basement Construction		0.00	0
B10 Superstructure		39.93	846,500
B20 Enclosure		40.97	868,578
B30 Roofing		9.43	199,905
C10 Interior Construction		29.46	624,578
C20 Stairs		3.30	70,000
C30 Interior Finishes		19.81	420,000
D10 Conveying		6.37	135,000
D20 Plumbing		24.00	508,700
D30 HVAC		36.39	771,500
D40 Fire Protection		6.00	127,200
D50 Electrical		59.25	1,256,100
E10 Equipment		4.95	105,000
E20 Furnishings		9.91	210,075
F10 Special Construction		0.00	0
F20 Selective Building Demolition		1.65	35,000
G10 Site Preparation		4.51	95,700
G20 Site Improvement		8.15	172,680
G30 Site Mechanical Utilities		4.60	97,500
G40 Site Electrical Utilities		3.54	75,000
G90 Other Site Construction		0.00	0
<b>Direct Construction Cost</b>		<b>328.25</b>	<b>6,958,816</b>
Design Contingency	15.0%	49.24	1,043,822
Bonds and Insurance	2.5%	9.44	200,066
General Requirements	3.5%	13.54	287,095
General Conditions	5.0%	20.02	424,490
GC OH&P or CM Fee	5.0%	21.02	445,714
Cost Escalation to Midpoint of Construction <sup>1</sup>	13.1%	57.95	1,228,500
<b>Total Construction Cost</b>		<b>499.46</b>	<b>10,588,504</b>

<sup>1</sup> Cost escalation to midpoint of construction in December 2020 - 45 months at 3.5% per annum. Construction start April 2020 with 16 month duration.

**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

April 5, 2017  
 MTI Job No. 17-0352

**Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>A10 Foundations</u></b>					<b><u>339,800</u></b>
Standard foundations					198,800
Pad and continuous footings tied to existing	21,200	SF	9.00	190,800	
Elevator pits	1	EA	8,000.00	8,000	
Slab on grade					141,000
Reinforced concrete slab on grade tied to existing	12,600	SF	10.00	126,000	
Concrete curbs - allow	1	LS	15,000.00	15,000	
<b><u>A20 Basement Construction</u></b>					<b><u>0</u></b>
<b><u>B10 Superstructure</u></b>					<b><u>846,500</u></b>
Floor and roof construction					846,500
Wood wall, floor, and roof framing with sheathing	21,200	SF	30.00	636,000	
Steel support as required - allow 2#/SF	21	TN	4,500.00	94,500	
Concrete topping at second floor	8,400	SF	4.00	33,600	
Seismic joints and covers	1	LS	40,000.00	40,000	
Miscellaneous metals and rough carpentry - allow	21,200	SF	2.00	42,400	
<b><u>B20 Enclosure</u></b>					<b><u>868,578</u></b>
Exterior walls					426,953
Framing - included with B10 Superstructure	19,621	SF	0.00	0	
Insulation at exterior wall	14,716	SF	3.00	44,148	
Gypsum board sheathing to inside face of exterior wall	14,716	SF	3.50	51,506	
Applied exterior finishes - allow for fiber cement board, manufactured stone, and wood trim	14,716	SF	18.50	272,246	
Trim and fascia - allow	19,621	SF	2.50	49,053	
Soffit finish	400	SF	25.00	10,000	



**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

April 5, 2017  
 MTI Job No. 17-0352

**Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Exterior windows					367,875
Aluminum framed windows and storefronts, insulated, operable	4,905	SF	75.00	367,875	
Exterior doors					73,750
Glazed entry doors, double, automatic	2	PR	10,000.00	20,000	
Glazed entry doors, single	4	EA	3,500.00	14,000	
Hollow metal doors, frames, and hardware	15	LVS	1,650.00	24,750	
Specialty and panic hardware - allow	1	LS	15,000.00	15,000	
<b><u>B30 Roofing</u></b>					<b><u>199,905</u></b>
Roof coverings					199,905
Insulation and roofing, complete	13,630	SF	12.00	163,560	
Flashings and sheetmetal	13,630	SF	1.50	20,445	
Caulking and sealants	21,200	SF	0.75	15,900	
<b><u>C10 Interior Construction</u></b>					<b><u>624,578</u></b>
Interior partitions					433,758
Partition sound insulation and gypsum board sheathing - framing included with B10					
Superstructure	33,856	SF	8.00	270,848	
Interior glazing - allow	2,962	SF	55.00	162,910	
Interior doors					137,500
Allow	110	EA	1,250.00	137,500	
Fittings					53,320
Code required signage	21,200	SF	0.35	7,420	
Toilet partitions and accessories	1	LS	30,000.00	30,000	
Miscellaneous fittings including markerboards, lockers, and fire extinguisher cabinets	21,200	SF	0.75	15,900	
<b><u>C20 Stairs</u></b>					<b><u>70,000</u></b>
Stair construction and finishes					70,000
Staircase flights, floor to floor	2	EA	35,000.00	70,000	

**Conceptual Cost Plan****County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California****April 5, 2017  
MTI Job No. 17-0352****Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>C30 Interior Finishes</u></b>					<b><u>420,000</u></b>
Wall finishes					52,500
Allow including paint, acoustic wall panels, and upgraded finishes at public areas	21,000	SF	2.50	52,500	
Floor finishes					178,500
Allow including carpet, resilient sheet flooring, tile, and upgraded finishes at public areas with associated bases	21,000	SF	8.50	178,500	
Ceiling finishes					189,000
Allow including acoustic ceiling tile and grid, acoustic treatments, suspended gypsum board ceilings, and associated soffit framing and finish	21,000	SF	9.00	189,000	
<b><u>D10 Conveying</u></b>					<b><u>135,000</u></b>
Elevators and lifts					135,000
Hydraulic elevator, 2 stop	1	EA	135,000.00	135,000	
<b><u>D20 Plumbing</u></b>					<b><u>508,700</u></b>
Plumbing systems within building					508,700
Plumbing fixtures	30	EA	3,000.00	90,000	
Domestic water distribution	21,200	SF	6.25	132,500	
Sanitary waste	21,200	SF	6.75	143,100	
Water treatment and storage	21,200	SF	2.25	47,700	
Gas distribution	21,200	SF	2.50	53,000	
Miscellaneous plumbing	21,200	SF	2.00	42,400	

**Conceptual Cost Plan****County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California****April 5, 2017  
MTI Job No. 17-0352****Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>D30 HVAC</u></b>					<b><u>771,500</u></b>
HVAC systems within building					771,500
Piping, insulation, valves and specialties	21,200	SF	4.00	84,800	
Air handling equipment	21,200	SF	5.50	116,600	
Air distribution and return	21,200	SF	16.50	349,800	
Unit ventilation	21,200	SF	3.50	74,200	
Diffusers, registers, and grilles	21,200	SF	3.50	74,200	
Controls and instrumentation	21,200	SF	2.50	53,000	
Testing and balancing	140	HR	135.00	18,900	
<b><u>D40 Fire Protection</u></b>					<b><u>127,200</u></b>
Sprinklers					127,200
Automatic sprinkler system with heat trace	21,200	SF	6.00	127,200	
<b><u>D50 Electrical</u></b>					<b><u>1,256,100</u></b>
Electrical systems within building					1,256,100
Electrical service and distribution	21,200	SF	12.00	254,400	
Machine and equipment power	21,200	SF	3.00	63,600	
User convenience power	21,200	SF	6.50	137,800	
Lighting and controls	21,200	SF	20.00	424,000	
Communications	21,200	SF	6.50	137,800	
Fire alarm	21,200	SF	5.00	106,000	
Security	21,200	SF	3.00	63,600	
A/V	21,200	SF	2.50	53,000	
Trade specialties	21,200	SF	0.75	15,900	
<b><u>E10 Equipment</u></b>					<b><u>105,000</u></b>
Institutional equipment					105,000
Allow including appliances and A/V equipment	21,000	SF	5.00	105,000	
<b><u>E20 Furnishings</u></b>					<b><u>210,075</u></b>
Fixed furnishings					210,075
Window blinds and shades	4,905	SF	15.00	73,575	
Fixed casework	21,000	SF	6.50	136,500	

**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

April 5, 2017  
 MTI Job No. 17-0352

**Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**F10 Special Construction****0****F20 Selective Building Demolition****35,000**

Building elements demolition Remove portion of existing exterior wall and nearby interior finishes as required for addition	1	LS	35,000.00	35,000	35,000
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**G10 Site Preparation****95,700**

Site clearing Clear and grub site area	30,000	SF	0.85	25,500	25,500
Site earthwork Grade site as required	30,000	SF	1.50	45,000	70,200
Prepare building pad	12,600	SF	2.00	25,200	

**G20 Site Improvement****172,680**

Vehicular paving Asphalt parking lots and driveways with curbs and gutters tied to existing	5,220	SF	6.00	31,320	31,320
Pedestrian paving Concrete sidewalk and plaza paving	3,480	SF	7.00	24,360	24,360
Site development Allow for site signage and accessories	30,000	SF	1.00	30,000	30,000
Landscaping Soil preparation, shrubs and groundcover, trees, and irrigation	8,700	SF	10.00	87,000	87,000

**Conceptual Cost Plan****County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California****April 5, 2017  
MTI Job No. 17-0352****Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**G30 Site Mechanical Utilities****97,500**

Site mechanical utilities					97,500
Domestic water supply	30,000	SF	0.35	10,500	
Fire water supply	30,000	SF	0.65	19,500	
Sanitary sewer	30,000	SF	0.50	15,000	
Storm drainage	30,000	SF	1.00	30,000	
Natural gas distribution	30,000	SF	0.75	22,500	

**G40 Site Electrical Utilities****75,000**

Site electrical utilities					75,000
Electrical distribution	30,000	SF	1.50	45,000	
Site lighting	30,000	SF	0.75	22,500	
Site communications and security	30,000	SF	0.25	7,500	

**G90 Other Site Construction****0**

## **General schedule for Mono County/TOML government center (4.12.17 draft)**

### **2019 opening**

- May 2017- Start plans for Building
- July 2017- Planning submittal
- Aug 2017- planning approval
- Dec 2017- Finish plans submitted to plan check
- Feb 2018- Plans approved by Town/County
- March 2018- Bid project, 2 months to bid and award
- May 2018- start construction
- October 2019- construction complete

#### Notes:

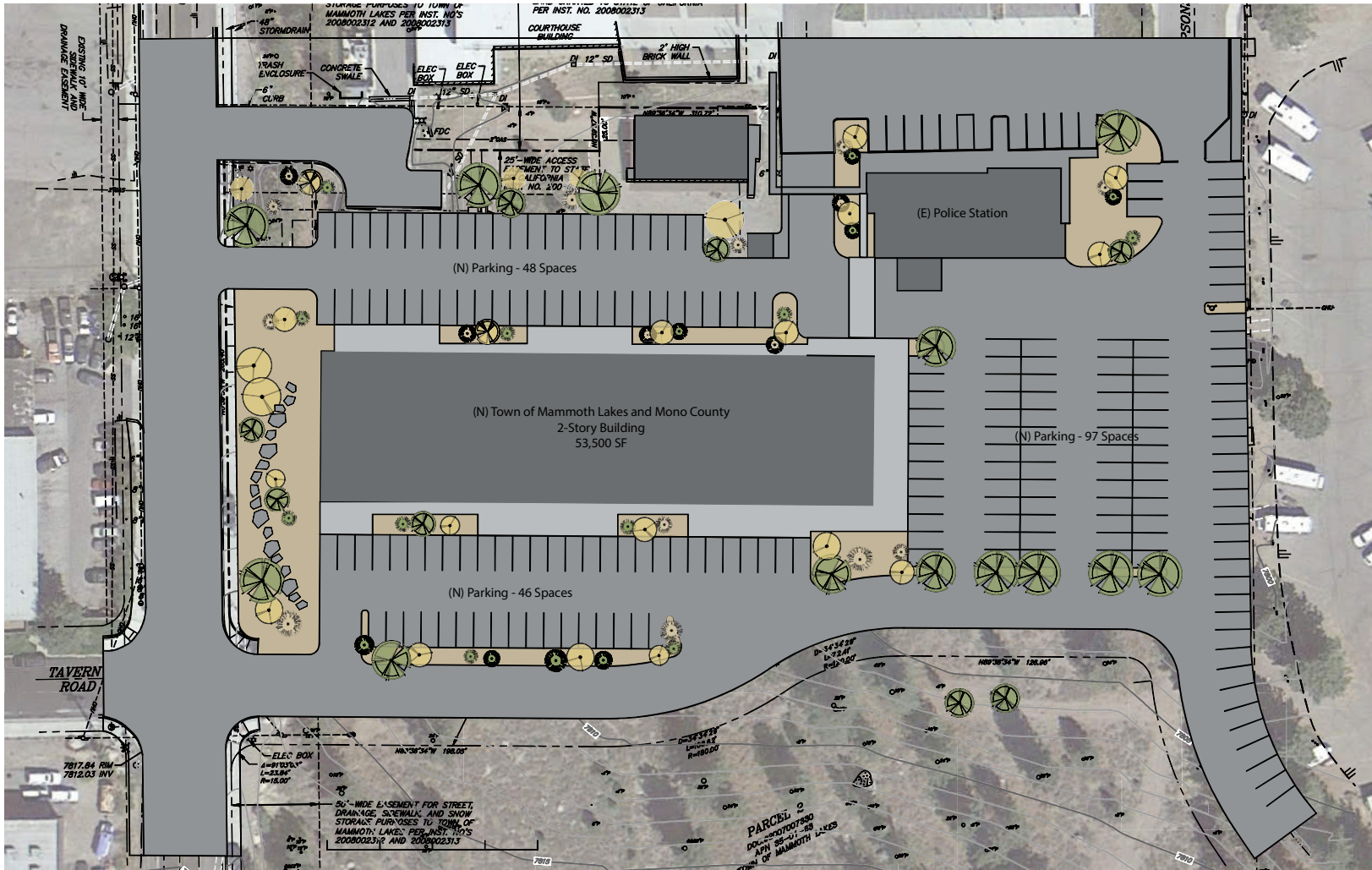
- 1) this is an aggressive schedule at this point and not allowing time for CEQA, but it could be done concurrently
- 2) Tight schedule but it could be doable but would require quick direction
- 3) This schedule could work for an 18,000sf or 33,000sf project and related site work
- 4) If an alternate project delivery is chosen, 2-3 months can be saved for bidding and costs can be locked in early

### **2020 Opening and a more ideal schedule**

- May 2017 initial site planning and start of CEQA
- Jan 2018 CEQA approval
- Jan 2018 start design
- Feb 2018 planning submittal
- April 2018 planning approval
- Sept 2018 finished plans submitted for plan check
- Jan 2019- Plans approved by Town/County
- Feb 2019- Bid project, 2 months to bid and award
- April 2019- start construction
- October 2020- construction complete

#### Notes:

- 1) This schedule could work for the complete 53,000sf or any portion of that square footage
- 2) Obviously a 2021 opening is comfortably achievable



**Option 1 - (1) Combined Building**

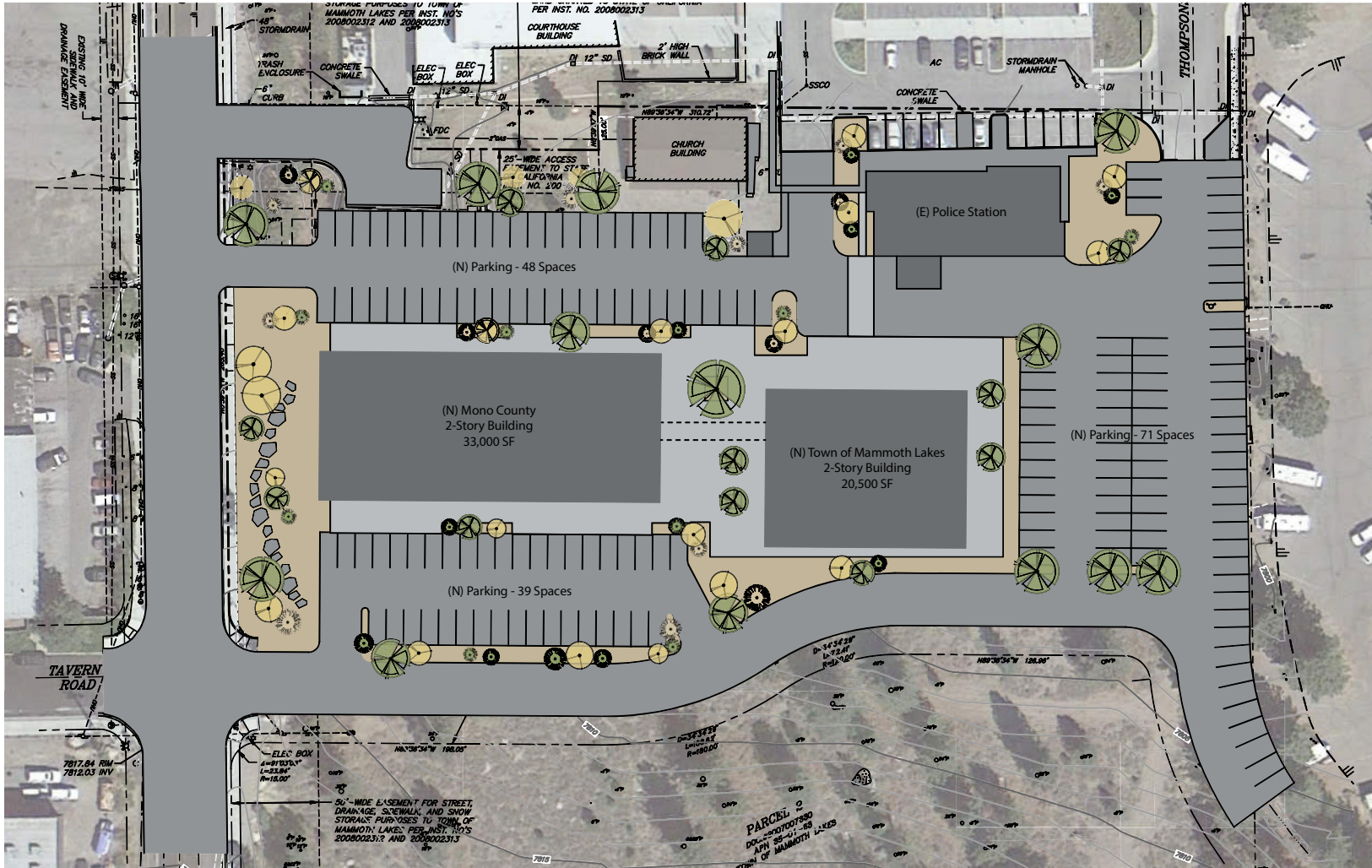
This option can be designed in a number of ways:

- 1) Completely integrated between the County and the Town.
- 2) The County and Town are separate but share some support areas.
  - A) The single building could be designed to give the County and the Town their own identities and entrances.
- 3) The County and the Town could be in separate buildings but be built at the same time.

# Option 1 - (1) Combined Building

New Civic Center  
Town of Mammoth Lakes and Mono County

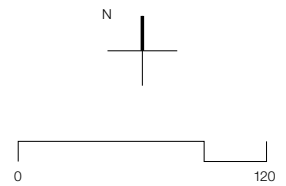
HMC Architects



**Option 2 - (2) Separate Buildings**

This option assumes the County and the Town build their buildings at different times.

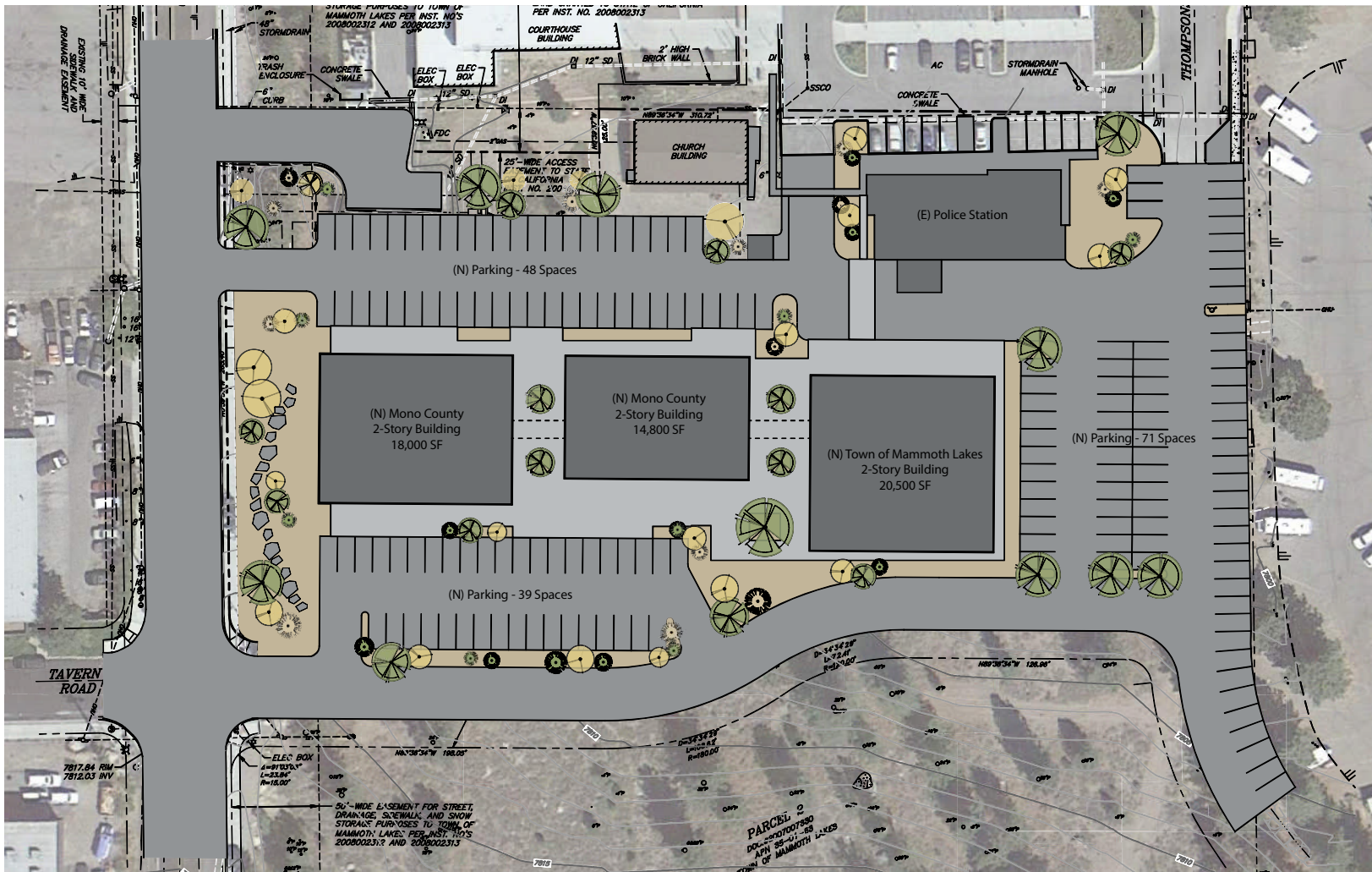
- 1) The building could be connected to share facilities and allow easy access between building.
- 2) These building could be done by separate contractors.



# Option 2 - (2) Separate Buildings

New Civic Center  
Town of Mammoth Lakes and Mono County





**Option 3 - (3) Separate Buildings**

This option allows the project to be built in 3 separate phases.

- 1) This allows the County to build their space in two phases to coordinate with their existing lease agreement.
- 2) The second phase of the County building and the Town building could be built at the same time for cost savings.

# Option 3 - (3) Separate Buildings

New Civic Center  
Town of Mammoth Lakes and Mono County

HMC Architects