

May 16, 2017
Regular Meeting

Item #9f

Agricultural
Commissioner

Mosquito Workshop
Power Point

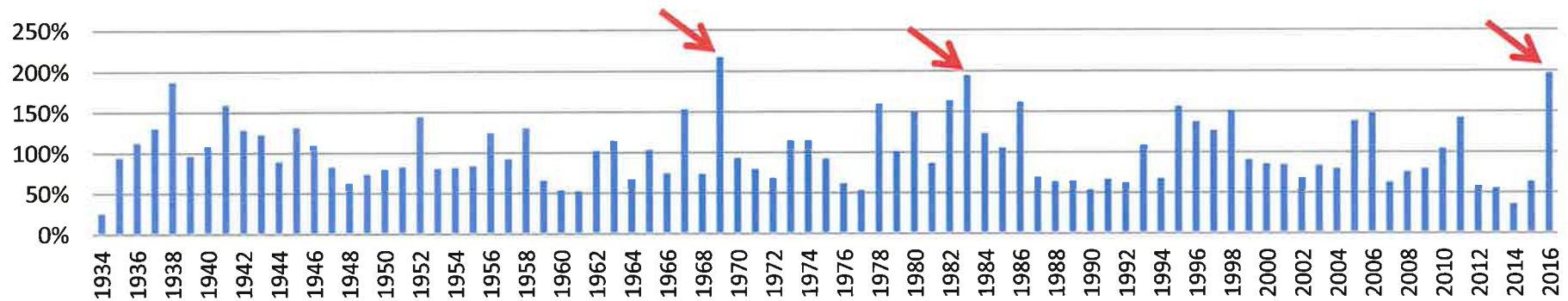
Owens Valley Mosquito Abatement Program

2017 Mosquito-geddon Planning



Background

- **Previous high runoff years***
 - **1969 (217% of Normal)**
 - **1983 (194% of Normal)**
 - **2017 197% of Normal?**

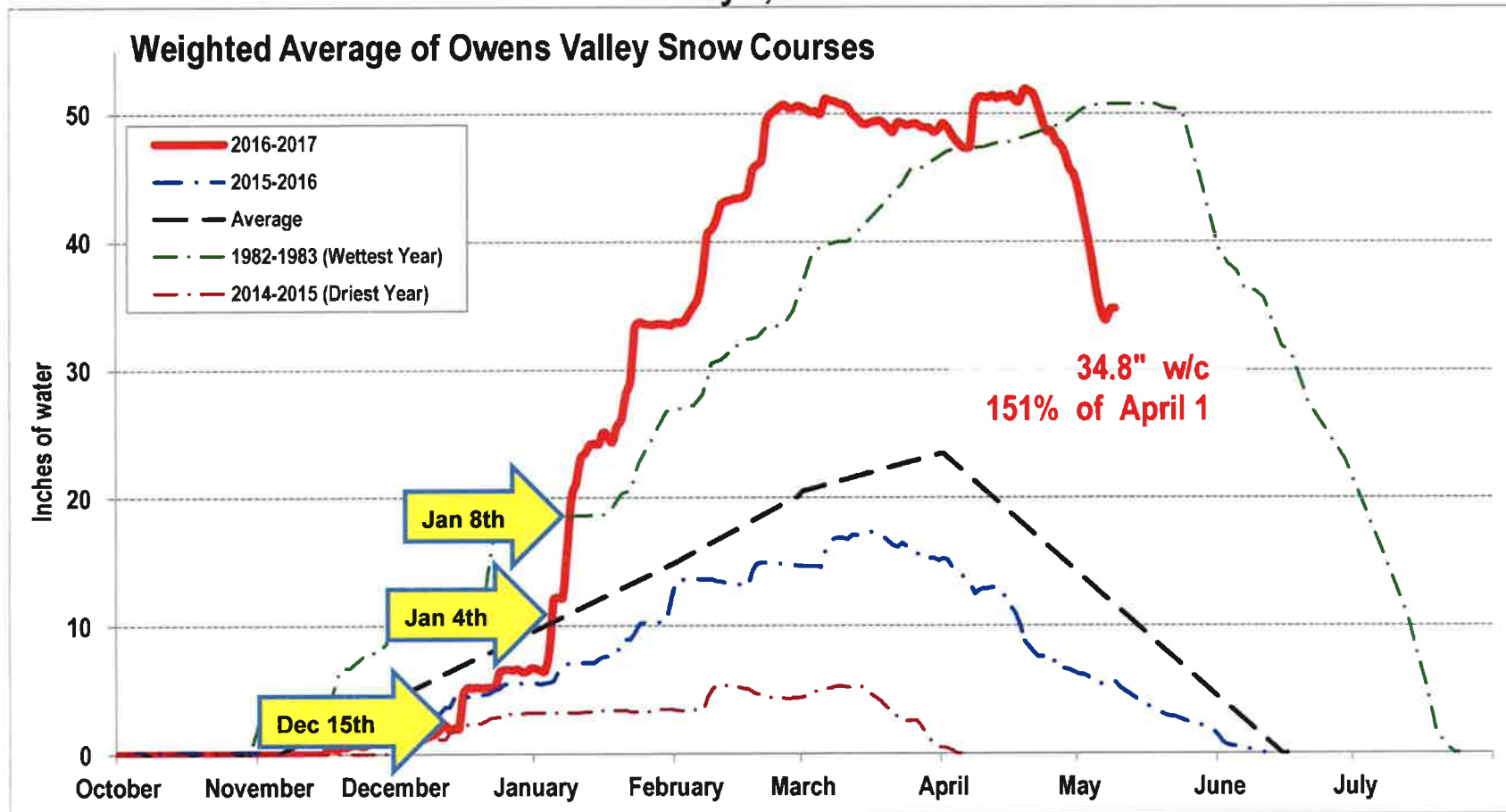


More Water = More Mosquitos

*Owens River Watershed

The panic sets in...

EASTERN SIERRA CURRENT PRECIPITATION CONDITIONS May 9, 2017

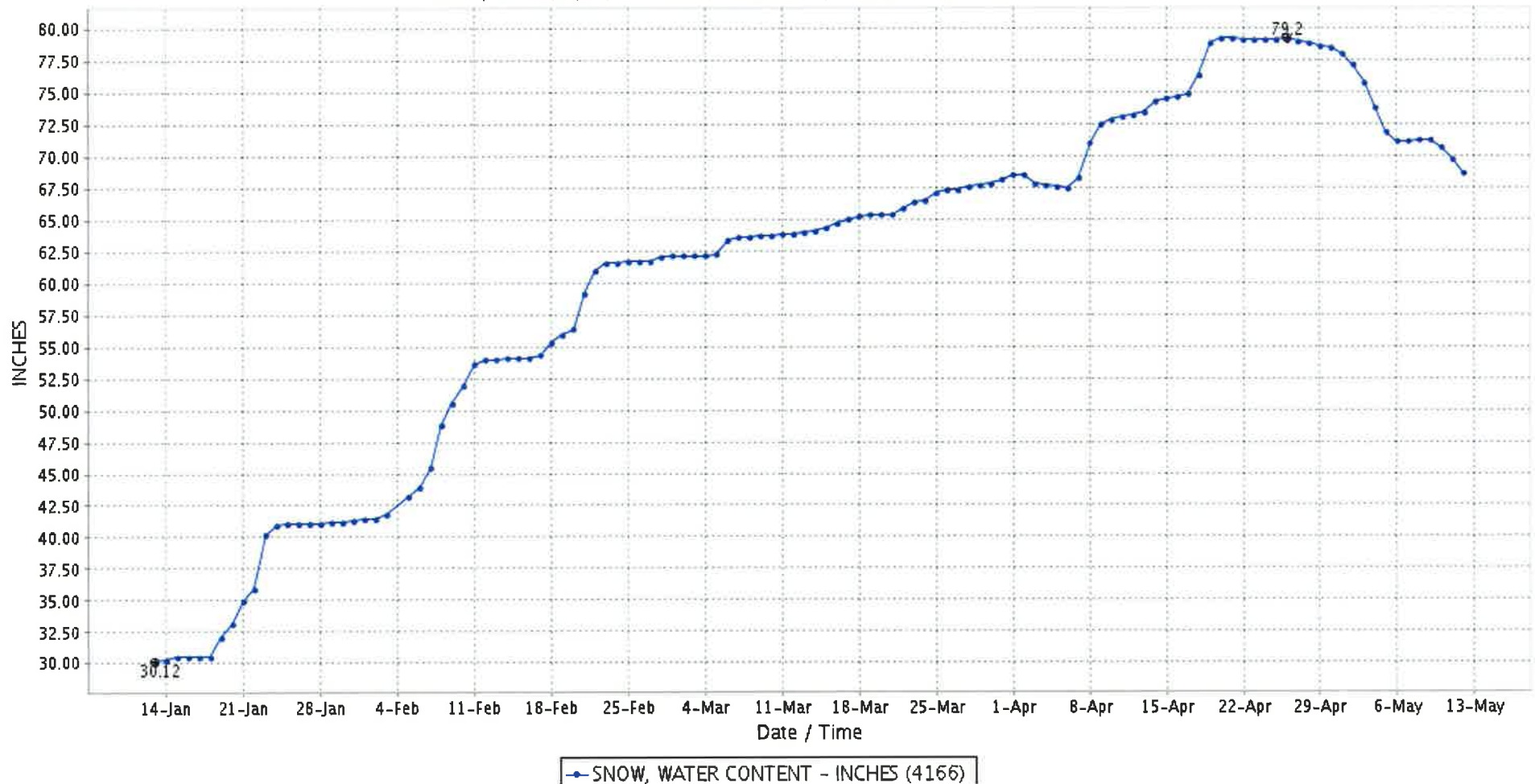


The panic sets in...

MAMMOTH PASS (USBR) (MHP)

Date from 01/12/2017 11:43 through 05/12/2017 11:43 Duration : 119 days

Max of period : (04/26/2017 00:00, 79.2) Min of period: (01/13/2017 00:00, 30.12)



2017 Planning

- **Looking back to see ahead**
 - **February 15 “Mosquito manager summit”**
 - **Current Manager, Ag Commissioner, Lead Field Technician**
 - **Two previous Managers**
 - **Steve Fredrickson (1988 to 1996)**
 - **Jerry Oser (2002-2011)**
 - **Understanding where issues may arise**
 - **Brainstorming strategies**
 - **Discussing what is different today**

Mosquito Manager Summit

- **Points emphasized by previous managers included:**
 - **Excessive runoff can be good and bad (but is usually bad) for mosquito control**
 - **If control slips away, it happens rapidly and it is nearly impossible to catch up**
 - **Staff can wear out in high runoff years quickly when adulticiding and larviciding operations run concurrently**
 - **They could share general ideas with us, but they felt it pointless for the most part to attempt to predict the future based on past years**
 - **Too many variables...**

2017 Planning

- **Ensuring resources are available**
- **Identifying priorities**
- **Producing effective outreach and communication strategies and methods**
- **Coordination with Health Department staff**

We need to realize we are in uncharted territory!

Prioritization

- 1. Protection of human health in towns**
- 2. Nuisance mosquito control in towns**
- 3. Special events mosquito control**
- 4. Mosquito control in recreational/other areas where people congregate**
- 5. Other outlying areas**

Outreach/Communication

- **It is imperative that we reach out to the public and others**
 - **Basic info on mosquito avoidance**
 - **Info on avoiding mosquito-breeding sources at homes**
 - **We need to know when outdoor activities may occur in communities**
 - **Keeping Facebook page updated with current activities**
 - **Coordination with Public Health**
 - **Weekly updates to staff and the BOS**
 - **Press releases for fogging, other issues**

Questions?



May 16, 2017
Regular Meeting

Item #9h

Highmark Advisors
Updated Proposal
for Sierra Center
Mall Lease

Power Point

Board of Supervisors Presentation

MONO COUNTY

**County Office Space
An Adaptive Reuse Project**

Mono Sierra Center Project

Board of Supervisors Presentation

County Office Space

An Adaptive Reuse Project

Today's Presentation

- Overview of Sierra Center
- Overview of Letter Of Intent for Mono County
- Discuss a "Test Fit" and Construction issues
- Comparison on Economic Basis - Lease/Build/Buy
- Option to Purchase
- Room for Town of Mammoth Lakes
- Impact on Community of Board Decision
- Next Steps

Overview Of Sierra Center

- A Brief History Sierra Center and the County
- Location – Sierra Center vs. McFlex Parcel
- Improvements Since our Purchase
- Planned Improvements Scheduled
- Leasing Activity Since our Purchase
- Management Changes Implemented

Brief History of Sierra Center

A Brief History Of Sierra Center

- Built in 1981 and Sold in 2006 to Southern California Investor for 21 Million`.
- Upon the Financial Crash of 2007, Investor went into Bankruptcy in 2008.
- Court Receiver held the Property for 5 years and spent no money on the Building.

Brief History Continued

- Our Group purchased the Building in 2012 from the Bank.
- Upon Acquisition, we immediately changed the relationship with Mono County.
- Started to see more deferred maintenance than originally estimated.
- Commencing in 2012 we started investing heavily and Tackling the all the capital renovation issues.
- Have continued to invest in the Property.

Location – Sierra Center vs. Mcflex

Sierra Center Location in Town



Sierra Center

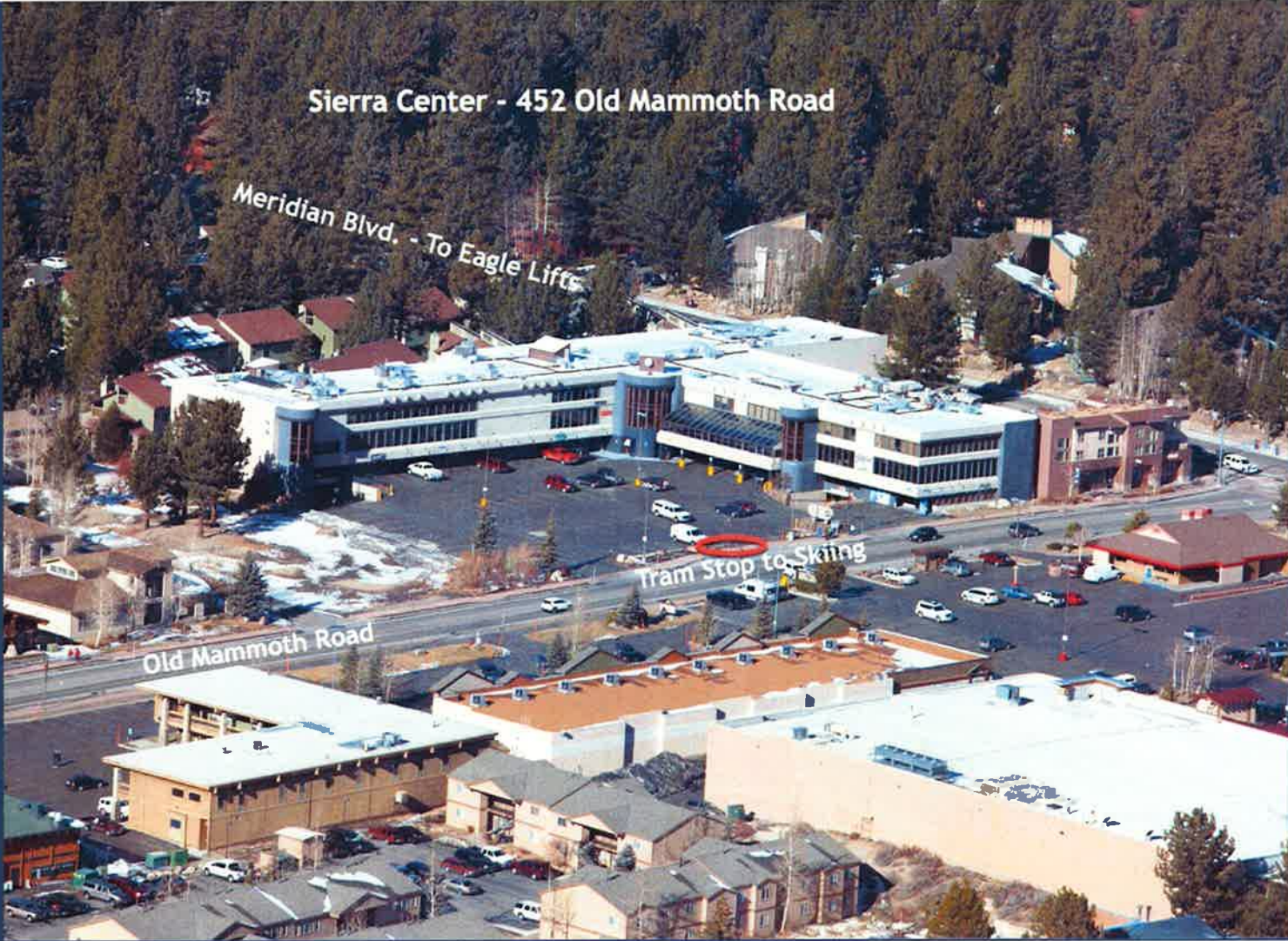


Sierra Center - 452 Old Mammoth Road

Meridian Blvd. - To Eagle Lifts

Tram Stop to Skiing

Old Mammoth Road



South Old Mammoth Road



McFlex Parcel



Location – Sierra Center vs. Mcflex

- Sierra Center is located in the largest commercial area in Mammoth, South End of Old Mammoth.
- McFlex is Located in a out of the way location that is not near any retail or services for employees and is hidden from any visitors

Building and Improvements Sierra Center

Overview of Sierra Center

- 4 Level Building, 3 levels plus underground Parking
- Type 5 Construction with Steel Frame, Concrete Underground Garage.
- Contains 135,041 Gross Sq. Ft.
- 98,285 of Leasable Sq. Ft.
- 75,825 Useable Sq. Ft. in Suites
- 200 Parking Spaces, 95 Underground.
- 2 Elevators, one high-speed Electric and one Hydraulic

Overview Improvements

- Main Elevator – High Speed Electric replaced with new Otis Digital controls and motors and complete running gear in 2014 – On Service Contract
- Service Elevator – Hydraulic System renovated 2014

Improvements Continued

- Complete Bathroom Renovation with ADA Compliance - 2013
- Common Area HVAC, Completely replaced in 2015 with Separate Zones.
- Digitally Controlled high efficiency units were separated from Tenant Spaces, 2015
- Ground Floor Lobby Concrete Floors Polished and Painted.

Improvements Continued

- 3rd Floor Suite HVAC and Ceiling Repairs 2016
- Mono County 3rd Floor Common Area Renovation 2014
- Lobby Tile, Carpet, Lighting, Paint replaced
- Mono County Stone Signage Wall and Elevator Treatments 2014

Mono County Lobby



Bathroom Update



Ground Floor Lobby



Ground Floor Lobby



Planned Improvements 2017

- Complete Roof Sealing Including all HVAC Ducting this spring
- 3rd Floor Security Features, Remove Connecting Stairs
- Card Key Access Control System for Elevator and doors for After-Hours Access
- Video Cameras in Parking and Common Areas

Planned Improvements Cont.

- Finish Ground Floor Lobby Renovation
- Elevator Cab Renovations
- Replace all 2nd Floor Carpeting
- New Monument Signage
- Repair and Paint Exterior – New Exterior Designs being created

Exterior Concepts – Paint and Design

Design Concept 1



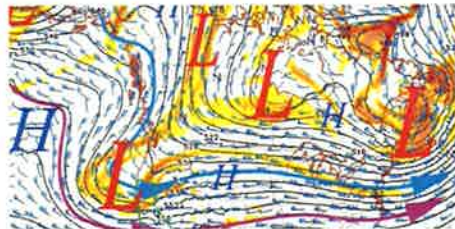
Design Concept 1



Design Concept 2 - All one Color



Direction 1: Mountain Topography



Design Concept 3 - Graphics



Design Concept 4 - Graphics

Preferred scheme - more contrast desired and pull graphic on dark vertical elements as well.



Leasing Activity

Leasing Trends

- During the Drought and Recession no activity happened in any commercial spaces in Town
- Predictions of Godzilla El Nino Started the first talk of new businesses
- Summer 2015 after First “Real Winter” started leasing Interest and new businesses started to form.

New Tenant Occupancy

- Delicious Kitchen - 2015
- Food Cache Café - 2015
- Black Doubt Brewery -2015
- Dr. Frank Magavero - 2015
- Mamma's Kitchen Table- 2016
Completely new Bakery Build out
- Alpine Sports – New Owners and Lease 2016
- Fort CoWorking MMSA –Creative Office Space 2016

Fort CoWorking Space - MMSA



Fort CoWorking Space - MMSA



Food Cache Cafe



Delicious Kitchen



Mamma's Kitchen



Alpine Sports



Black Doubt Brewery



New Tenant Activity

- Since 8 Years of Recession and 5 Years of Drought, “Finally some new life”.
- Despite “Head Winds”, New Entrepreneurs began to open first new businesses
- Sierra Center has been the site of more new business start ups than any other Center in Mammoth.
- New CoWorking Space is accelerating that trend
- County and Town should do things to support these trends

New Tenant Activity

- The New “Authentic Mammoth”
- Eastern Sierra is “cool” just as it is, we don’t want to be Vail or Aspen.
- We should embrace this new Creative trend of Live / Work lifestyle.
- Millennial Start Ups are going to come to Town
- Are we Ready for Them?

New Management

- As Of May 1, Hired Dedicated Staff
- Hired a Building Supervisor that is responsible for the Building and does security checks.
- Have implemented a Project List Process that tracks all repairs.
- Have invested in new tools and equipment for staff to clean and repair the building.
- Have implemented a Maintenance Check List for scheduled Maintenance of common areas and systems.
- Have created a detailed capital improvement program to continue the renovations of the building.

Test Fit And Construction Issues Prats Inc.

Prats Inc.

- Leo Prats, AIA President
- Architects, Design and Construction Firm
- 30 Years Experience in Office and Retail
- Complete Construction and Design Services
- Samples of Prats Inc. Work

Prats Inc. – Porto's



Prats Inc. – Porto's



Prats Inc. – Porto's



Prats Inc. Porto's



Prats Inc. – Culver City Adaptive Reuse



Prats Inc. – Culver City Adaptive Reuse



Prats Inc. – Montana Mixed Use



Prats Inc. – Santa Monica Office



Prats Inc. – Sierra Center Review










Test Fit And Construction Issues

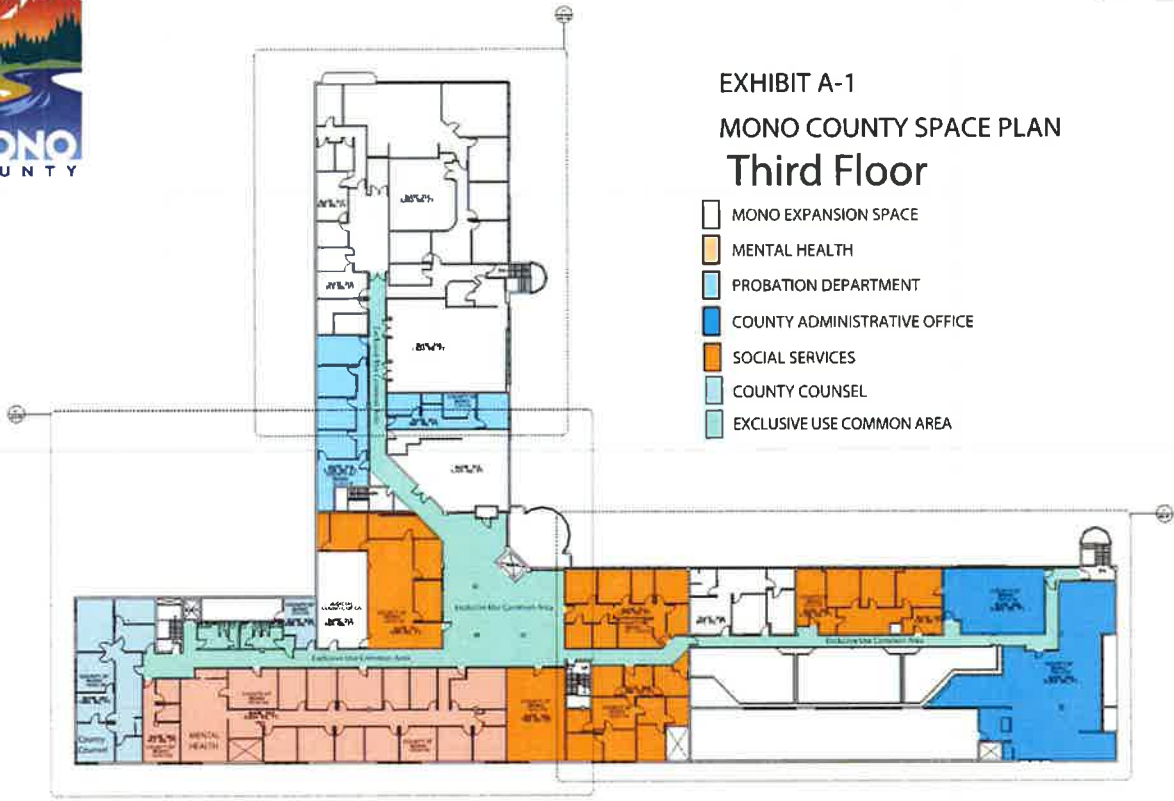
- Outlined the Mono's uses Existing in Sierra Center
- Reviewed the HMC Program for County
- Did a "Test Fit" on Minaret Space at Sierra Center
- Was able to Fit all the uses on Third Floor with Some Compromises



NOTE:
1. ALL ROOMS ARE TO BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
2. ALL ROOMS ARE TO BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
3. ALL ROOMS ARE TO BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.

EXHIBIT A-1 MONO COUNTY SPACE PLAN Third Floor

-  MONO EXPANSION SPACE
-  MENTAL HEALTH
-  PROBATION DEPARTMENT
-  COUNTY ADMINISTRATIVE OFFICE
-  SOCIAL SERVICES
-  COUNTY COUNSEL
-  EXCLUSIVE USE COMMON AREA



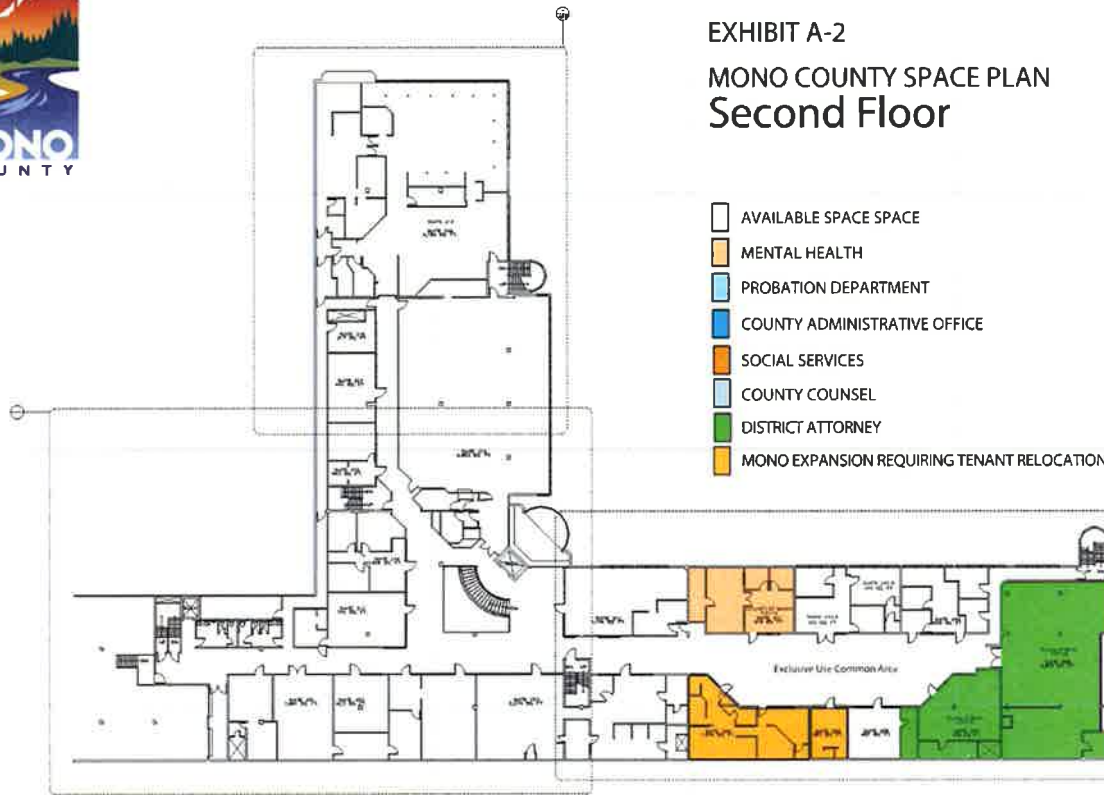
THIRD FLOOR PLAN





EXHIBIT A-2 MONO COUNTY SPACE PLAN Second Floor

-  AVAILABLE SPACE SPACE
-  MENTAL HEALTH
-  PROBATION DEPARTMENT
-  COUNTY ADMINISTRATIVE OFFICE
-  SOCIAL SERVICES
-  COUNTY COUNSEL
-  DISTRICT ATTORNEY
-  MONO EXPANSION REQUIRING TENANT RELOCATION



SECOND FLOOR PLAN

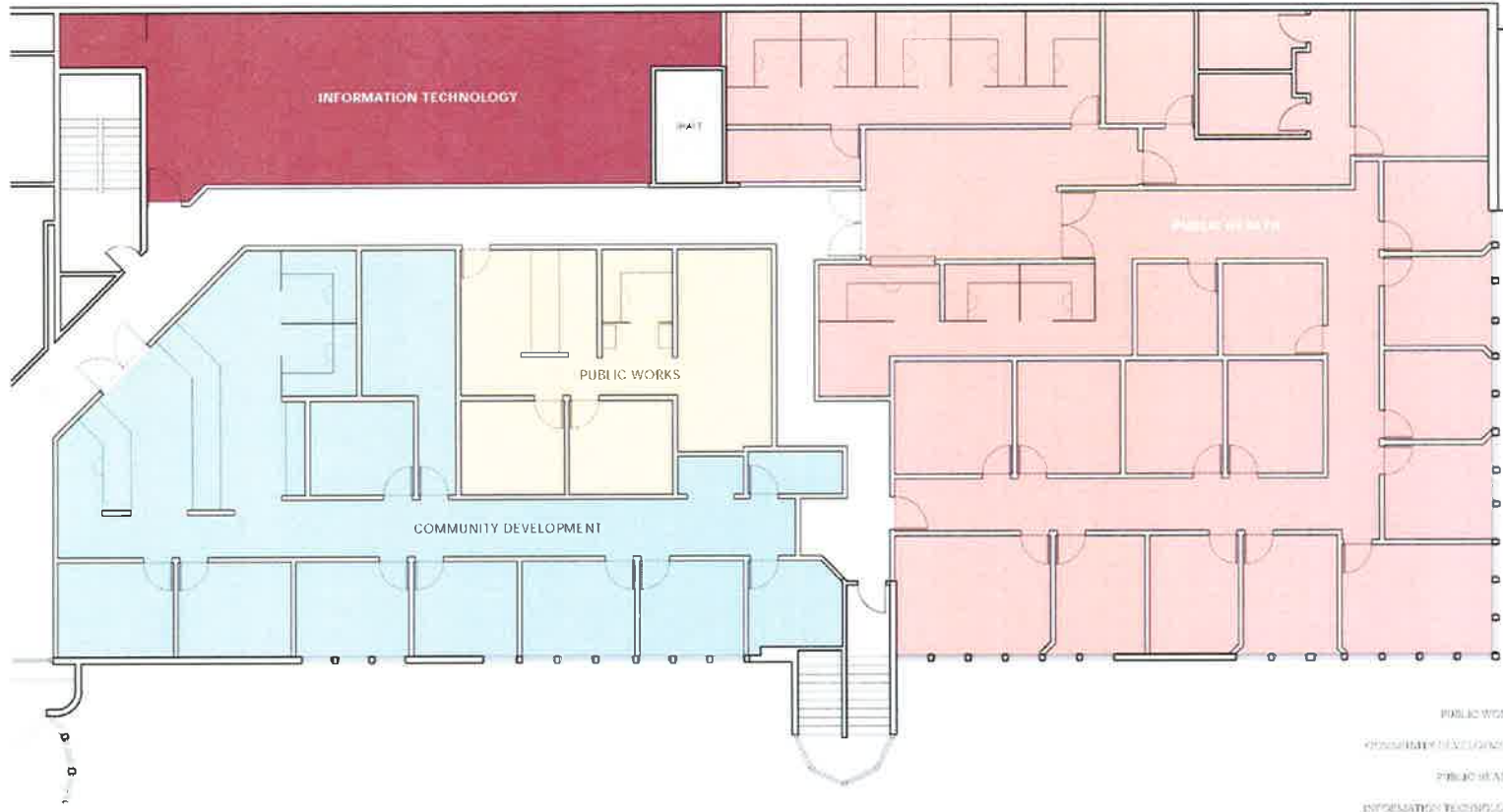


Pratt Inc.
Architects & Planners
452 Old Mammoth Road
Mammoth Lakes, CA 93546
Tel: 760/935-4200
Fax: 760/935-4201

MONO COUNTY OFFICE PROPOSAL

Sierra Center Mall
452 Old Mammoth Road, Mammoth Lakes, CA 93546

SIERRA CENTER MALL . EAST WING
 SCALE: 1/8" = 1'-0"



P
 inc
 Prate Inc
 Architecture & Construction
 4500 E. 1st Street
 San Ramon, CA 94583
 T 925 751-4022
 F 925 751-4022

MONO COUNTY OFFICE PROPOSAL
 Sierra Center Mall
 452 Old Mammoth Rd MAMMOTH LAKES, CA 98848

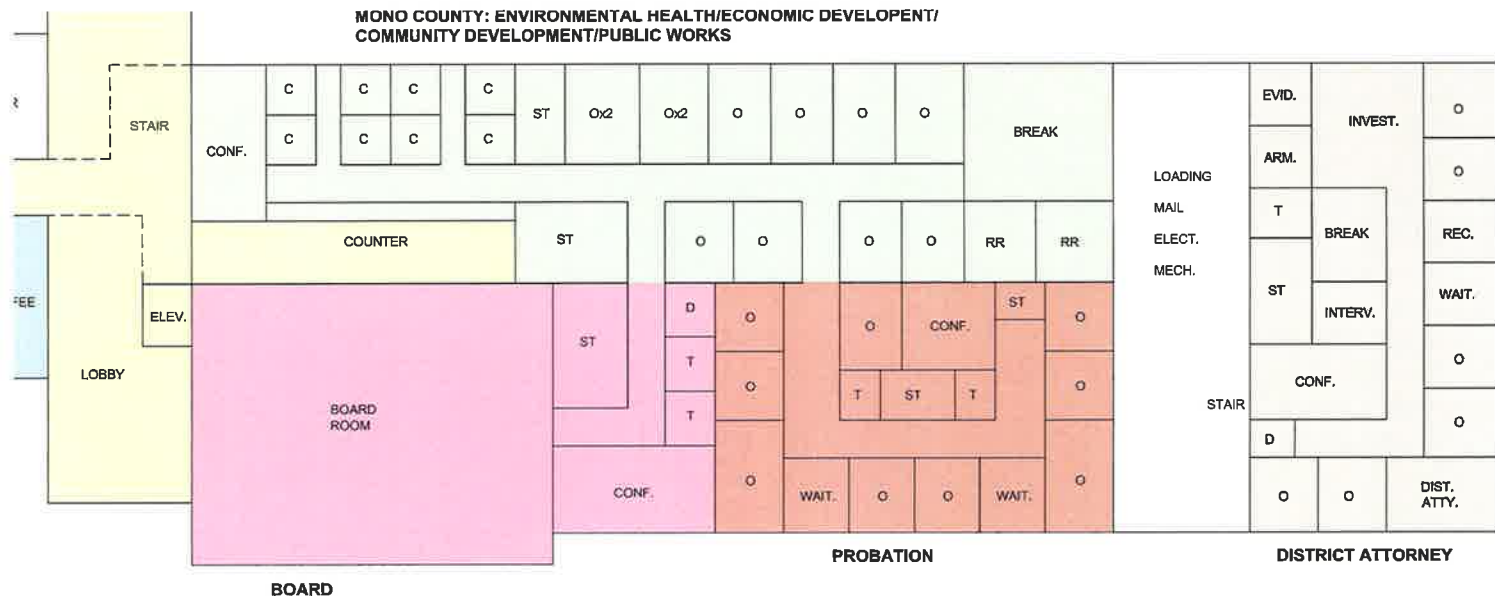
PROGRAM LAYOUT . FLOOR PLAN . LEVEL 3
 05/11/2017

Creative Ideas for Mono County at Sierra Center

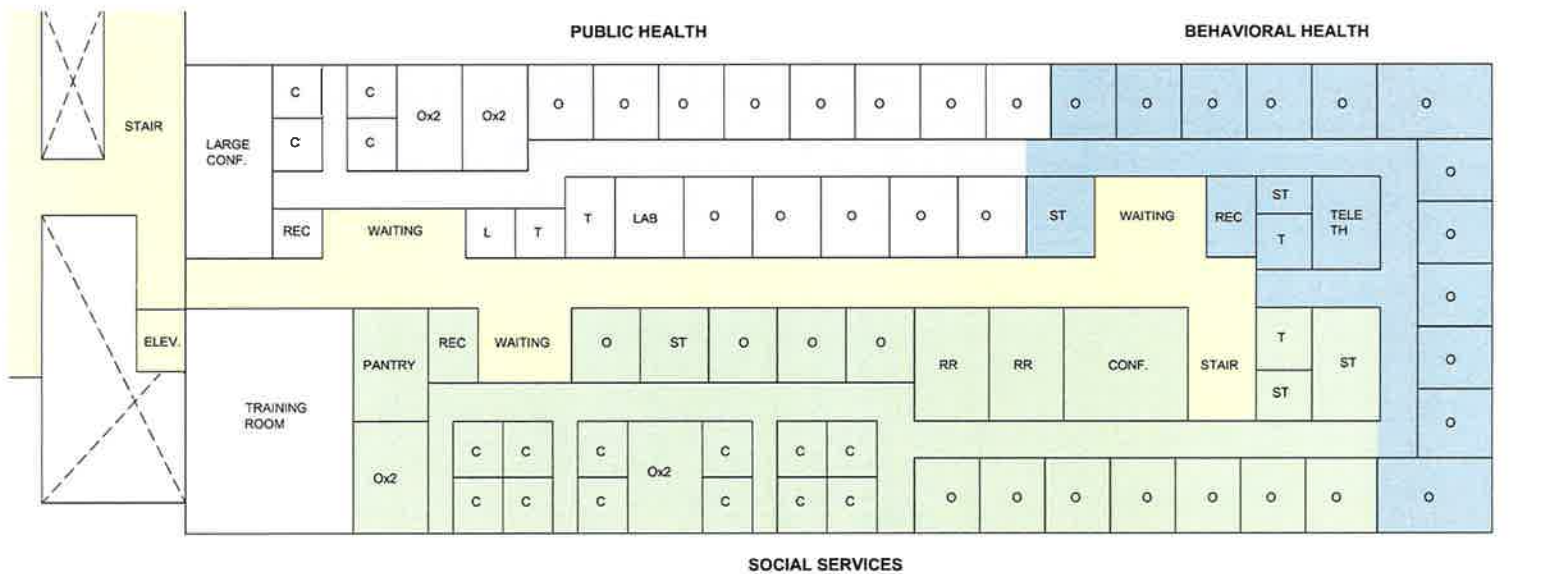
- Exposed Ceilings like CoWorking Downstairs
- Skylights, Additional Windows
- Modern Creative Feel with “tech” Influence
- Energy Efficiency – Separately Metered
- Upgraded HVAC and Insulation

Reviewed New Building Plan

McFlex First Floor



McFlex Second Floor



McFlex Rendering



Review of New Building Proposal

- Examined Proposed Budget
- Budget is for Simple Basic Building
- Budgeted for average quality interior improvements
- Budgeted for Basic Title 24 Energy, same if Sierra Center is Renovated
- Not Sure that design shown in the Rendering is in the Budget Presented, Extra Steel, Glass, Landscaping
- Parking Lot Budget not sufficient for 200 spaces
- Test Fit Plan on McFlex seemed to leave out offices.

Review of New Building Proposal

- Can't Upsize, building is tight with no growth room. Would require new construction and no room on site
- Can't Downsize, building is a single tenant special purpose building. How would you sublease 10,000 SF if the County needed to?

Review the Letter of Intent

Highlights of the Proposal

1. STOP OVER MARKET RATES

- LOI removes “over-market” rental situation at Sierra Center by dropping all rental rates from \$2.40 to \$1.65 per square foot, per month, on useable square footage.
- 45% savings of \$0.75 square foot which equates to \$458,908 over the remaining term of Mono’s current lease. When spread over the entire area that the County would control in Sierra Center, it would result in a net effective rental rate per square foot of \$1.35

2. CONSOLIDATE AND REDUCE FACILITIES

Consolidate Mono County operations from Minaret Mall, vacating 10,688 square feet at that location and occupying 8,899 square feet available on the Third floor at Sierra Center, a 17% space savings;

3. IMMEDIATE CASH SAVINGS

- In Sierra Center, Mono's cost savings monthly over staying at Minaret would be a \$19,951.93 per month
- \$239,412.20 savings in the first full budget year or \$2.9 Million over the 144 months of the lease term, freeing up cash for other County needs;

4. CONSTRUCTION TIME NOW INCLUDED

- Sierra Center will offer 6 months of rent abatement as a construction period on the new expansion space.
- Once permits are obtained our contractor estimates this is sufficient time for the construction to complete a basic renovation

5. USE RENT SAVINGS TO FUND IMPROVMENTS

Employ the \$458,908 in over market rent savings from this new lease to improve the 8,899 sq. ft. expansion space, an allowance of \$51.57 per useable square foot;

6. PROVIDE LONG TERM PLANNING FLEXIBILITY

Our new proposal provides the County 2 options to renew and extend its lease by another 12 years each if desired, allowing Mono County to know it can control its location up to 36 Years;

7. PROVIDE THE COUNTY AN OPTION TO PURCHASE

- Midway through the new extended term, Mono County will be provided a one-time option to purchase the building.
- Option will be discussed in detail later in the presentation.

8. COMPARISON TO NEW BUILDING ON COST

- Savings are \$42,529.35 per month or \$3.49 per sq. ft. (\$115,599.75 Mort and Cam. /33,200 sf. = \$3.49 psf.). This will result in a savings of or \$510,348.00 per year.
- If the \$510,348.00 in savings were placed in a reserve account each year at 3% interest, over the 12-year lease County would have 7.2 Million dollars in reserve for future needs or unforeseen expenses such as the climate impact of the drought we just experienced.

9. COST OF NEW LEASE AT SIERRA CENTER

- Sierra Center cost is based upon useable square footage, not gross as is in the new building. You pay only for the space inside your suites unlike the new building proposed.
- Sierra Center LOI is 30,444 useable SF
- The first year Sierra Center cost of Rent and CAM is \$73,070.40 per month: ($\1.65 psf Rent + $\$0.75$ psf Cam = $\$2.40$ psf x 30,444 sf. = $\$73,070.40$).
- On a full floor basis over the 37,283 square feet the County actually would control, as in the new building proposal, County's actual rent per square foot is only $\$1.35$. ($30,444$ useable sf x $\$1.65$ psf / $37,283$ full floor sf = $\$1.35$).

10. LOWEST POSSIBLE BUDGET IMPACT

Consolidation into less square footage at a lower rate plus the rent reduction results in a very low capital outlay.

It would not obligate the County to a large budget commitment over 35 years, it could flex up or down as it needed.

11. FULL TRANSPARENCY AND NO EXECUTION RISK

- The Sierra Center lease provides full transparency as to County's costs exposure. As an existing building that the County has occupied for 20 years, any improvements or costs are much more easily identified, with very little variance.
- The County will retain flexibility to downsize or purchase the Property as future costs and staff sizes influence the budget verses the 35 year unchanging budget commitment of a new building.

Option to Purchase and Comparisons of Lease/Build/Buy

Sargent Consulting
Robert H. Sargent Jr.

Sargent Consulting

- Degree in Accounting
- Forty years consulting experience
- Structured 100s of commercial building purchases and renovations
- Represent a client base with over \$1 billion in commercial real estate holdings

Option To Purchase

- When is the Option – Year 7
- Who Owns the Option – Mono County
- Could Mono partner with TOML - Yes
- What is the Cost of the Building – Minimum Price
\$16.5 Million/\$165 per Foot/Appraised Value
- New Building/\$617 per Foot

Option To Purchase

- County Buys 100,000 feet for 16.5 Million
- 70% of New Building Cost at 23 Million
- New Building is only 33,000 SF vs. 100,000 SF
- County Gets 33,000 SF with additional 45,000 SF to Lease to other Tenants and be a credit against occupancy Cost. New building is just a cost.

Option To Purchase

- 16.5M Debt Service @4%/35 Years/\$73,057 Mo.
- Per LOI, Monthly Rent & Cam Assumed \$73,070
- 45,000 Square Feet of other space to provide income to the County
- At \$1.75 x 45,000 Feet County would receive 78,000 Month in Rental Income
- Under this scenario, Sierra Center would basically provide **free office space for Mono County.**

Cost of McFlex vs. Sierra Center

- Budget is 20.5 Million, 2.8 Million in Double Rent and Construction interest, 23.3 Million
- Approximately \$700 Per foot
- Debt Service of 1.24 Million Per year upon Completion.
- Approximate completion Costs at Sierra Center Per County of 2 Million TI now plus 16.5 Million negotiated Purchase Option and additional renovation costs.

Review of Lease

- Sierra Center Cams are .70 per foot, not .83 in staff analysis
- Sierra Center will offer to reduce the annual increase to 2% from 3%
- Escalation reduction in Sierra Center Lease in 35 years would be 8.2 Million Dollars Cheaper
- If the County Exercised its option to purchase there is no comparable scenario a new building could financially compare.

Room for Town of Mammoth

- We can accommodate up to 15,000 square feet of contiguous space for Town of Mammoth Lakes on the 2nd Floor.
- This could be increased to up to 20,000 square feet if the TOML took space across the hall.

Impact on Community of Board Decision

- Vacating Sierra Center and Minaret Mall will create 50,000 SF of Vacancy and a real estate recession.
- Mammoth Lakes already has too much office Space, what we have is not leased.
- If the County and Town build 50-60,000 SF and move to the far end of Town, Local Business will clearly suffer

Impact on Community of Board Decision

- The 5 year Drought was caused by mother nature and we all had to suffer. Many left town because of lack of jobs.
- Over Developing Office space that provides no economic benefit will cause long term harm to our community.
- The County should be promoting Economic Development, providing better utilization of our tax dollars.
- Office space for Staff provides no economic development.
- Mother Nature gave our economy no choice. Creating excessive commercial development within the town would cause self-inflicted economic harm.

Impact on Community of Board Decision

- Participating in the revitalization of Old Mammoth will promote Jobs and add customers to businesses.
- New Building will take customers away and cause economic hardship.
- We would urge Mono County to embrace our adaptive reuse of a perfectly good building.

Impact on Community of Board Decision

- Repair what is needed, don't throw it away.
- As the old saying goes, when you get a flat tire on a perfectly good car, you don't go buy a new Car, you fix the tire.
- When you have occupied a perfectly good building for 20 years, you don't build another one to stop a leaky roof, you fix the leak !

Next Steps

- Reconsider our LOI, Analyze the Purchase Option
- Enter into a 60 Day Exclusive Negotiating Period
- We believe the County's efforts would be better served to stop focusing on McFlex and rather direct their focus on the Sierra Center.
- Instruct County space planners to structure a plan of how to fit in the Sierra Center, a plan which has never been addressed.

Thank you for your Consideration

May 16, 2017
Regular Meeting
Item #13a
CAO

South County Facility
Workshop
Power Point

SOUTH COUNTY FACILITY

A SAFE, COMFORTABLE AND MODEST FACILITY

TO PROVIDE COUNTY SERVICES IN MAMMOTH LAKES



TODAY'S DISCUSSION

- Progress Report Since April 18th Board Meeting
- Aging Mall Conditions and Effect on Value
- Sierra Center Mall 4.18.17 Verbal Proposal
- Civic Center Visioning and Cost Estimates
- Project Delivery
- Financial Comparisons
- Staff Recommendation



SOUTH COUNTY FACILITY PROGRESS REPORT

- Conclude negotiations and prepare final cost comparisons based on the latest proposal
 - Negotiations concluded, unless otherwise directed
 - Final Cost Comparisons are Complete
- Draft agreement with Town on Civic Center
 - Have met, have reached agreement at staff level on all significant aspects
- Draft preliminary procurement documents
 - Additional research has been conducted, will present today
- County Space Availability Analysis
 - Offices and staff identified, some initial conversations but nothing more on that yet
- Final Staff Recommendations



1 CONDITION



THE NEGATIVE VALUE OF AGING STRUCTURES

Poor Building Condition is directly linked to employee productivity, morale, and safety.

- Employees sidetracked by building issues
- Relocated because of building issues
- Evacuated because of building issues
- Don't feel proud of their work environment
- Are concerned about environmental issues (mold, fumes) that may exist

Poor Building Condition is directly linked to Risk

- Fire Alarms
- Propane Leaks
- Permits and documentation
- \$100,000 in slip-and-fall claims in this winter alone at Mammoth offices



THIS IS WHY...

- THIS IS WHY the SCM is not worth \$1.65 per sf to this organization.
- THIS IS WHY the Mall sold for \$8.6m in 2012—60% less than it sold for in 2006.
- THIS IS WHY the landlords still must invest millions in base building improvements
- THIS IS WHY the County would have to invest at least \$2m in tenant improvements



4.18.17 VERBAL PROPOSAL

proposal does not include necessary tenant improvements; assumes we can move in “as-is”

Would require the County to invest millions of dollars in their building

1.65/sf is too high.

- 3rd floor office space versus first floor retail – should be significantly discounted
- 33,000 square feet under a single lease? Should produce discount as ‘anchor’
- Government Agency = financial stability.

IS IS THE SAME THING WE HAVE BEEN SAYING SINCE DECEMBER 2016

ON MAY 1 – A PURCHASE OPTION NOW INCLUDED!

- No set price.
- Minimum price of \$16.5m is above market value.



ALTERNATIVE TO LEASING AGING STRUCTURES



Public Entry

New Civic Center
Town of Mammoth Lakes and Mono County

HMC Architects

From: "Steve Pellegren" <SPellegren@bernards.com>
Date: May 10, 2017 at 8:01:03 PM CDT
To: Chris Taylor <Chris.Taylor@hmcarchitects.com>
Subject: Mammoth Town Hall and Civic Center

COST ES

Dear Mr. Taylor:

We are writing to provide this third party review of the estimate prepared by Marcene Taylor, Inc. dated April 5, 2017 for the Mammoth Town Hall and Mono County Civic Center project. As a brief background, Bernards is one of the largest providers of construction and construction management services million million full serv which a

The stated contingencies for Design and construction are fairly robust and could be used to help offset the recommended increases. At this stage, we would typically include a 10% estimate contingency and 10% design contingency compared to the 15% included for each. If this were acceptable, the contingency reduction would offset most of the suggested increase, leaving perhaps a suggestion to increase the budget 5-8%. We would not disagree with this and again would confirm a 10% design and 10% estimate contingency as very reasonable and responsible for this project.

Please feel free to call or email with any questions.

Sincerely,

Steve Pellegren, DBIA
Executive Vice President
Bernards

Los Angeles – Fresno – San Luis Obispo – Ontario – Irvine

We are fair mar 4.5% pe

represent the extreme remote location and the need to recruit larger, more institutionally oriented subcontractors for the project. We would also recommend a modest increase in the General Condition estimate to recognize the need to provide subsistence for project personnel.

In summary, based on our evaluation, we would recommend an increase of 15% -18% to reflect the lack of local subcontractors who are familiar with this type of work and who are able to comply with prevailing wage requirements. In comparing the detail for each trade, we would estimate a few trades higher and some lower but in general are in agreement with the total construction estimate. This is based on a continued, active construction market in central California and escalations in the 4-5% range per year.

ers and Mono County Board of Supervisors

n of the Town of Mammoth Lakes and Mono County

the New Civic Center building. As a community that is poised for sustainable civic center in the Town of Mammoth Lakes, it will have dents, visitors and the Town and County's growing staff.

formation provided by HMC Architects and prepared estimate by arcene Taylor, and based upon our experience building in the area, building and development costs of the proposed project budget is onstruction costs in the Mammoth Lakes region.

he opportunity to build over \$20 million worth of new construction ntly under construction for the Town's New Police Headquarters s for the approved New Community Multi-Use Facilities. The new

s are reflective of the economic vitality and are investments in keeping the o County an attractive place for residents to live and visitors to enjoy.

ter will also create jobs for local subcontractors and skilled craftsmen to work e economy.

is at the crossroads of exciting growth opportunities. If I can assist in advancing acilitate its completion, please do not hesitate to contact me at (562) 304-

Martin D. Howard
President/CEO

hmcarchitects.com

CONSTRUCTION | DEVELOPMENT | MANAGEMENT

- HMC cost es
- Also generat geothermal.
- Efforts to coi
- Discussio
- Mammoth
- Contract

PROJECT DELIVERY OPTIONS

- Design – Bid – Build
 - The “traditional” method.
- Design – Build
 - Faster completion and greater cost savings, especially for large greater than (\$10 million) projects.
 - Owner has single contract with Design-Build Entity selected based on the Best Value Approach.
 - The Guaranteed Maximum Price is established earlier (after bridging design – approx \$50k - \$75k).
 - Downside is Owner intent and input is generally complete at the time the RFP is issued.
- Public – Private – Partnerships (3P)
 - Design – Build with financing and sometimes long-term maintenance thrown in.



FINANCIAL COMPARISONS

- Detailed financial comparisons have been on the web site since Monday May 8th.
- Website Includes:
 - Executive Summary
 - Explanations of Assumptions
 - Alternative comparison charts and graphs
 - Details, projections, charts and graphs for each individual alternatives
- Assumptions:
 - Lease Payments, assumed reductions
 - Utilities
 - Repairs and Maintenance
 - Support Staffing
 - Snow Removal
 - Management Fees
 - Internal Costs
- GOAL: level playing field between options.



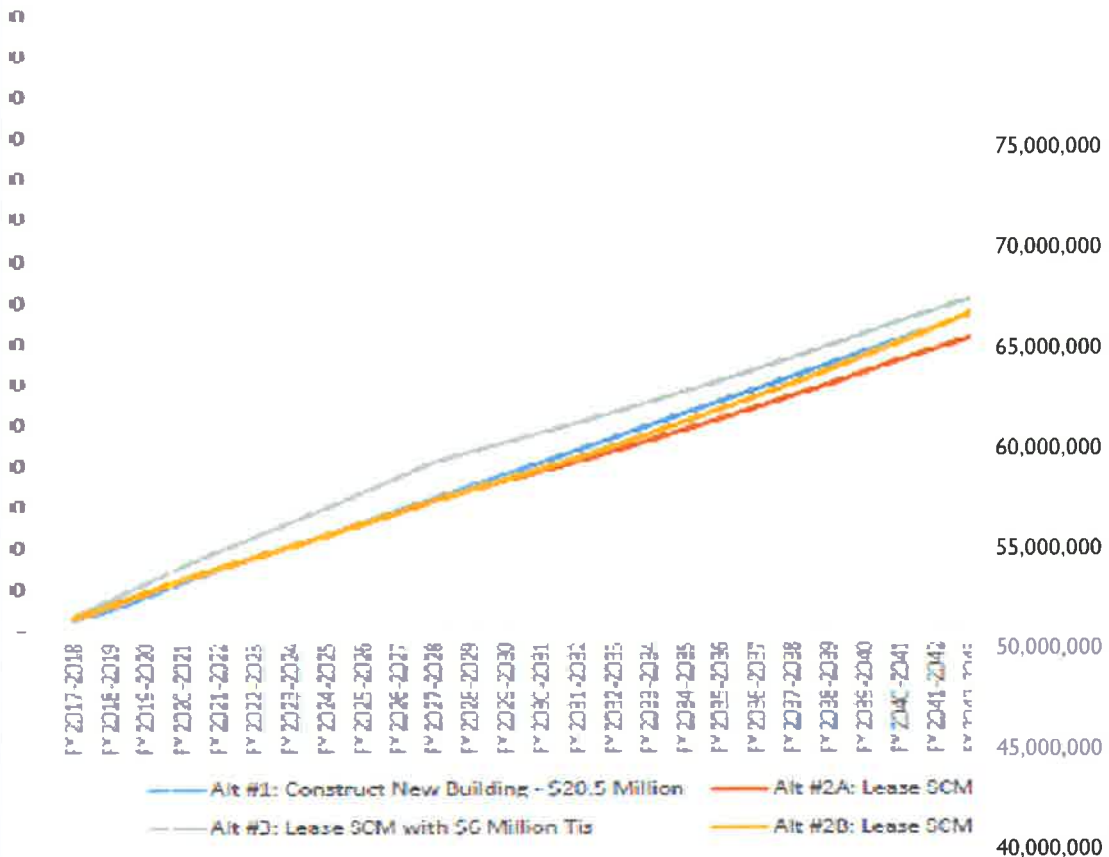
THE ONE PAGER – SUMMARY RESULTS

	LEASE AT SCM WITH \$6 MILLION IN TI's	LEASE AT SCM WITH \$2 MILLION IN TI's	CONSTRU NEW BUILDING
Provided Square Feet	30,545	30,545	2
Page	--	--	\$40,45
in	\$7,138,000	\$2,420,000	
Lease	\$34,675,000	\$34,675,000	
ating Costs	\$20,418,000	\$20,418,000	\$11,51
L ACCUMULATED S	\$62,798,000	\$58,080,000	\$53,97
al Investment	\$6,000,000	\$2,000,000	\$20,50
alue in year 40	\$0(?)	\$0(?)	\$20,500,(
f Building in year 40	76 Years	76 Years	38

10 YEARS OF ACCUMULATED COST -- CHART

Comparison of Accumulated Costs - 40 Years Last 8 Years

Comparison of Accumulated Costs - 40



- Alt #1: Construct New Building - \$20.5 Million
- Alt #2A: Lease SCM with \$2 Million Tis
- Alt #3: Lease SCM with \$6 Million Tis
- Alt #2B: Lease SCM, \$2 M Tis, No Renegotiation

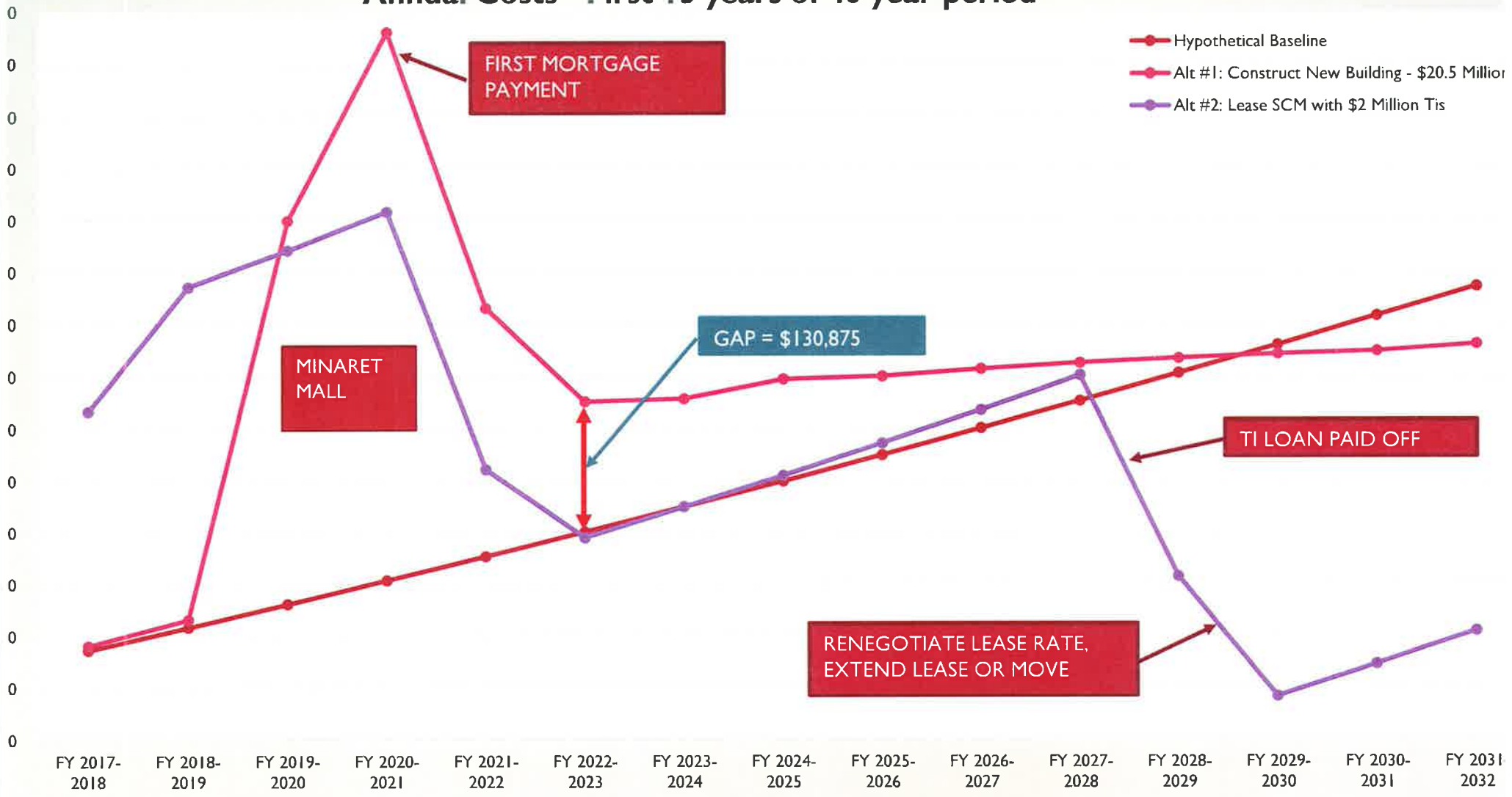
75,000,000
70,000,000
65,000,000
60,000,000
55,000,000
50,000,000
45,000,000
40,000,000

FY 2049-2050 FY 2050-2051 FY 2051-2052 FY 2052-2053 FY 2053-2054 FY 2054-2055 FY 2055-2056 FY 2056-2057



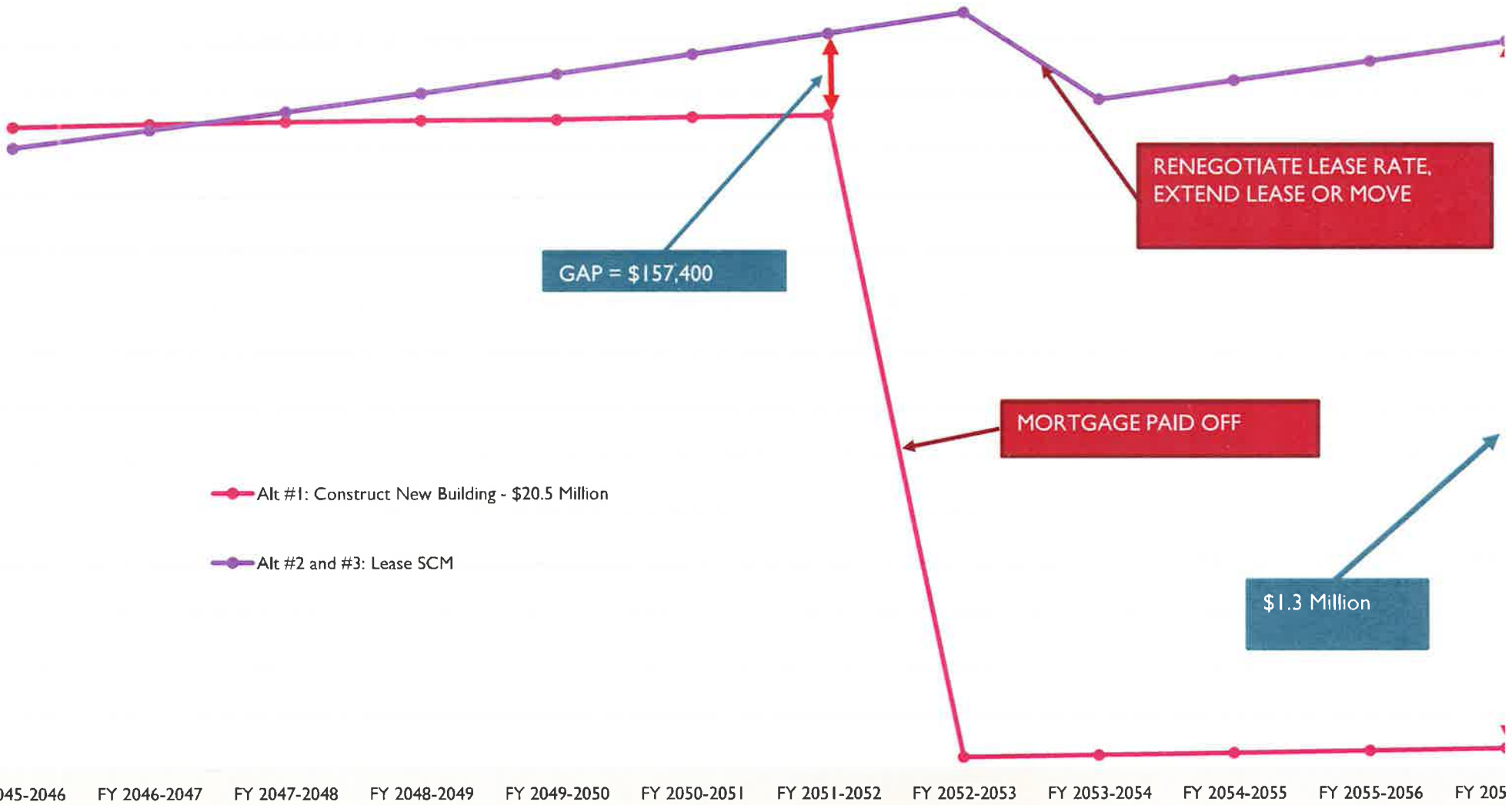
ASH FLOW ANALYSIS YEARS 1-15

Annual Costs - First 15 years of 40 year period



ASH FLOW ANALYSIS YEARS 28-40

Annual Costs - Last 12 years of 40 year period



RISKS, AND OTHER UNQUANTIFIABLE FACTORS

SCM LEASE

- TIs don't go smoothly—i.e., mold remediation, other issues.
- Financing difficult to obtain or costs more
- Lease is successfully renegotiated (down) every 12 years.
- Building doesn't suffer major structural or mechanical damage during years 35-75.
- No major hazards or incidents result in claims against County
- No continuing impacts to County's use of premises.

CIVIC CENTER

- Cost estimates off, could be more expensive
- Space obsolescence



RECOMMENDATION

- The Final and Ever-Important Piece of Analysis
 - Conversations with constituents, citizens and staff
 - Letters of support
- Direct staff to prepare project delivery and financing documents for a County Facility as part of a Mammoth Lakes Civic Center at next available Board meeting.



5/14/17

Re: South County Facility Presentation

Members of the Board of Supervisors:

In the matter of South County (Mammoth) offices, what we have seen and heard during the last several weeks is appalling. As members of a group that promotes Civic Discourse – “making a positive difference by thoughtful discussion,” we consider this situation to be the antithesis of civic discourse – stakeholders are spreading their seeds of discontent through misleading advertising, name calling and falsehoods.

The residents of Mono County take great pride in the natural beauty of the place we call home, so why shouldn't we also take great pride in our county offices? Currently, the Sierra Center Mall is an embarrassment due to its overwhelming amount of deferred maintenance. Remember it was just a couple of months ago when you couldn't even use the parking lot due to inadequate snow removal policies. What assurance is there that anything will be different in the future?

There are always options. Even if that means the South County Offices are in temporary buildings on a vacant lot, at least it could be a place we could be proud of and that is conducive to a positive work environment.

We encourage the Board to be community role models of civility by transacting business with only those who treat you, our elected officials, with the respect. For when you are respected, we all are respected.

Sincerely,

Madeleine "Mickey" Brown
Kathleen Taylor
Dawn Vereuck