



AGENDA

**SPECIAL JOINT MEETING
BOARD OF SUPERVISORS AND MAMMOTH LAKES TOWN COUNCIL
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
December 19, 2017**

TELECONFERENCE LOCATIONS:

1) First and Second Meetings of Each Month: Mammoth Lakes CAO Conference Room, 3rd Floor Sierra Center Mall, 452 Old Mammoth Road, Mammoth Lakes, California, 93546; 2) Third Meeting of Each Month: Mono County Courthouse, 278 Main, 2nd Floor Board Chambers, Bridgeport, CA 93517.

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>.

1:00 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. Shared Recreation Position between Town and County

Departments: CAO; Town Council

30 minutes

(Mayor Wentworth; Dan Holler, Tony Dublino) - Presentation by Mayor John Wentworth regarding the creation of a shared recreation position between the Town and the County. Additional information provided by Town Manager Dan Holler and Assistant CAO Tony Dublino.

Recommended Action: Authorize CAO's office to pursue necessary agreements with Town to create a shared recreation position between the two agencies, and to apply the appropriate \$50,000 to the funding of said position.

B. Agreement between Mono County and Town of Mammoth Lakes regarding McFlex Property in Mammoth Lakes

Departments: County and Town

30 minutes (10 minute presentation, 20 minute discussion)

(Town and County Staff) - Proposed agreement between the County of Mono and the Town of Mammoth Lakes regarding the use of property located in Mammoth Lakes and known as the "McFlex Parcel."

Recommended Action: 1. Hear staff report and discuss proposed agreement. 2. Approve and authorize execution of proposed agreement or, alternatively, provide direction to staff regarding requested modifications and schedule a date for approval of revised agreement.

Fiscal Impact: There is no immediate fiscal impact from execution of the agreement. The estimation of fiscal impact resulting from development of a joint civic center is beyond the scope of this agenda item.

C. Cannabis Regulatory Program Update

Departments: TOML Community and Economic Development / Mono County CAO

(Nolan Bobroff, Assistant Planner; Tony Dublino, Asst. CAO) - A summary of the recent activities that Town and County staff have been involved in related to the regulation of commercial cannabis.

Recommended Action: None. Informational only.

Fiscal Impact: None.

D. Update on Housing Programs / Projects

Departments: TOML Community and Economic Development Director / Mono County CDD

(Sandra Moberly, Community and Economic Development Director; Megan Mahaffey, Community Development) - Housing Needs Assessment; Housing Action Plan; Shady Rest purchase; Coordination with Mono County. In order to access the Mono County Housing Needs Assessment and the Mammoth Lakes Community Housing Action Plan, please visit: <https://monocounty.ca.gov/bos/page/joint-town-county-special-meeting>.

Recommended Action: None. Informational only.

Fiscal Impact: None.

ADJOURN



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

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	December 19, 2017	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED	30 minutes	PERSONS APPEARING BEFORE THE BOARD	Mayor Wentworth; Dan Holler, Tony Dublino
SUBJECT	Shared Recreation Position between Town and County		

AGENDA DESCRIPTION:

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

Presentation by Mayor John Wentworth regarding the creation of a shared recreation position between the Town and the County. Additional information provided by Town Manager Dan Holler and Assistant CAO Tony Dublino.

RECOMMENDED ACTION:

Authorize CAO's office to pursue necessary agreements with Town to create a shared recreation position between the two agencies, and to apply the appropriate \$50,000 to the funding of said position.

FISCAL IMPACT:

CONTACT NAME: Tony Dublino

PHONE/EMAIL: 760.932.5415 / tdublino@mono.ca.gov

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:

Click to download
County Staff Report
Talking Points

History

Time	Who	Approval
12/14/2017 11:30 AM	County Administrative Office	Yes
12/14/2017 2:41 PM	County Counsel	Yes
12/14/2017 1:54 PM	Finance	Yes



County of Mono

County Administrative Office

Leslie L. Chapman
County Administrative Officer

Tony Dublino
Assistant County Administrative Officer

Dave Butters
Human Resources Director

Jay Sloane
Risk Manager

Date: December 19, 2017
To: Honorable Board of Supervisors and Town Council
From: Tony Dublino, Assistant CAO
Subject: Mono County Recreation Position – Update

Recommended Action(s):

Authorize CAO's office to pursue necessary agreements with Town to create a shared recreation position between the two agencies, and to apply the appropriated \$50,000 to the funding of said position.

Fiscal Impact:

\$50,000 (already appropriated in 17/18 budget).

Discussion:

At the December 12th Board meeting, the Board considered a variety of options for developing a Recreation Position that would become a single point of contact for County Recreation efforts. There was Board consensus to pursue the option of creating a shared position with the Town of Mammoth Lakes.

The basic structure of the position is included in the packet today, and will be discussed between the Board and Council.

At this time, the County has appropriated funding and with Board direction, is poised to initiate this effort immediately. The Town has yet to formally approve the position and/or the funding, but is expected to consider the issue at their December 20th meeting.

If you have any questions regarding this item, please contact me at (760) 932-5415.

Respectfully submitted,

Tony Dublino
Assistant CAO

White Paper on Joint Town/County Gateway Recreation Specialist Position

Need

There is a growing need and support for local agencies to provide agreed upon assistance to the Forest Service. There are growing unfunded demands in at least the following areas:

- Permitting (i.e. use permits, film permits, other agreements)
- Visitor Centers (maintenance and staffing)
- Existing “hard infrastructure” – Bathrooms, pavement maintenance, water, sewer, buildings
- Existing “soft infrastructure” trail maintenance, signage, campground services

The reduction in funding at the national level has exacerbated the decline in the quality of existing infrastructure, adequate staffing levels and limited to no new services or infrastructure. Similar needs exist in much of the County and Town recreational assets as well as on Federal lands.

It is recognized that the Town of Mammoth Lakes and Mono County’s economic engine is tied to Tourism. A significant tourism draw is the recreational opportunities afforded through the Inyo and Humboldt Toiyabe (HT) Forests. The draw is enhance by the municipal assets and programs (i.e. – Whitmore Park, fish stocking, advertising, municipal multi-use trails, events, wayfinding).

To the extent that the quality of visitor experience(s) are negatively impacted by the condition of infrastructure and services this makes it more difficult to attract return visitors and new.

For the Town and the County to work with permittees to be successful and to have their own permits in proper order, also adds to the visitor experience and the ability of local agencies to assist the USFS in meeting other needs. This includes short-term permits for filming as well as long-term permits for guides, campgrounds etc.

For the Town, this is vitally important as it directly affects the use of restricted funds to meet needs on Forest Service Land. This includes: trail maintenance, sign placement, construction of new trails, clean-up of recreational areas, planning efforts to enhance all of these, addressing dog waste, to note a few.

With existing and growing backlog of infrastructure projects, the Inyo and HT can both use assistance in developing “shovel ready” projects that may be able to access new State and existing Federal funding sources by working with local agencies. Similar support is needed for municipal eligible projects.

There is also a lack of staff resources on the Forests to focus on convening community based organizations and individuals who may be interested in assisting in meeting the noted needs but do not know how or the exact nature of the need. Town and County resources are also limited in ability to provide a single point of contact to assist in the facilitation of community based requests for both municipal recreational improvements as well as federal land based enhancements.

Response

In August, the County convened a “Recreation Task Force” that developed a recommendation to create a County position that was focused solely on recreation. The County Board approved \$50,000 funding and now is considering the highest potential use and benefit of those funds. This proposed option is to form a public-to-public partnership with the Town, County and Forest Service.

A first step in assisting the USFS (Inyo and HT) in meeting the needs of the Town's and County's tourism, and providing direct support for municipal amenities serving the visitor experience is to provide direct support to areas of mutual benefit. Representatives of the Town, County and USFS have been exploring ways to provide this support.

The Forest Service, from the local office to Washington is supportive of looking at a creative public-to-public partnership. The concept is to have a joint Town/County position to work directly with the Inyo and HT Forests to assist in addressing key areas of need as noted above. The position will also assist in facilitation of public discussion, support and direct involvement in municipal recreational assets as well as those on federal lands.

The position will need to have:

- Focus (a single position cannot not address everything)
- Priorities (address agreed upon items that bring success to all the parties)
- Access (support from Town and County personnel and access to key USFS personnel)

The above will need to be jointly fleshed out by the Town and County in cooperation with the Forest Service.

Structure

The proposed structure options include:

- a. Structure and Organization
 - i. Option A:
 - 1. Full-time County Position (alternately, Part-Time (960 hour) non-benefitted County position (and/or Town).
 - a. Position focused on unincorporated Mono County, including lands and projects adjacent to Town
 - 2. Part-time Town Position
 - a. Position focused on lands & project within Town limits
 - ii. Option B:
 - 1. Shared Full-time Position
 - a. 3 out of 5 workdays devoted to Town of Mammoth Lakes goals
 - i. Town provides direction and oversight
 - b. 2 out of 5 workdays are devoted to Mono County goals
 - i. County provides direction and oversight of this work load
 - c. Payroll for position is within Town – on books as a Town employee
 - d. Office space is provided within Town offices on Town days
 - e. Position works remotely, or from County office work station in Mammoth, or in Bridgeport on County days
 - iii. Option C: Same as above but with 'flipped' allocation of time, etc.
- b. Position is modeled loosely similar to the Town's Trails Coordinator position

Cost Estimate

For a full year of service:

- The County has set aside \$50,000 for the proposed staffing.
- The Town will also need to set aside funding – estimated at \$100,000+/-, pending final salary.

For FY17-18 – it is likely the position will only be in place for 2-3 months, at best so the funding is less but to be successful this program needs to have ongoing commitment. Assuming the position is hired this fiscal year.

If a priority – Next steps:

- Confirm if the Town and County want to proceed together

- Development of the initial areas focus, priorities and support structure

- Finalize a job title, description and salary

- Prepare MOU between the parties (town & county) as appropriate to set expectations

- Finalize agreement with USFS as appropriate

- Initiate a recruitment



OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

SPECIAL MEETING AGENDA REQUEST

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TIME REQUIRED	30 minutes (10 minute presentation, 20 minute discussion)	PERSONS APPEARING BEFORE THE BOARD	Town and County Staff
SUBJECT	Agreement between Mono County and Town of Mammoth Lakes regarding McFlex Property in Mammoth Lakes		

AGENDA DESCRIPTION:

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

Proposed agreement between the County of Mono and the Town of Mammoth Lakes regarding the use of property located in Mammoth Lakes and known as the "McFlex Parcel."

RECOMMENDED ACTION:

1. Hear staff report and discuss proposed agreement. 2. Approve and authorize execution of proposed agreement or, alternatively, provide direction to staff regarding requested modifications and schedule a date for approval of revised agreement.

FISCAL IMPACT:

There is no immediate fiscal impact from execution of the agreement. The estimation of fiscal impact resulting from development of a joint civic center is beyond the scope of this agenda item.

CONTACT NAME: Stacey Simon

PHONE/EMAIL: 760-924-1704 (Mammoth) 760-932-5417 (Bridgeport) / ssimon@mono.ca.gov

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:

[Click to download](#)

[Staff Report](#)

[Agreement](#)

[Exhibit A - Record of Survey](#)

[Exhibit B - HMC report](#)

History

Time	Who	Approval
12/14/2017 4:15 PM	County Administrative Office	Yes
12/14/2017 5:01 PM	County Counsel	Yes
12/14/2017 10:16 AM	Finance	Yes



County of Mono

County Administrative Office

Leslie L. Chapman
County Administrative Officer

Tony Dublino
Assistant County Administrative Officer

Dave Butters
Human Resources Director

Jay Sloane
Risk Manager

Date: December 19, 2017

To: Honorable Board of Supervisors

From: Tony Dublino, Assistant CAO

Subject: Agreement between Mono County and Town of Mammoth Lakes regarding McFlex Property in Mammoth Lakes

Recommended Action:

1. Hear staff report and discuss proposed agreement.
2. Approve and authorize execution of proposed agreement or, alternatively, provide direction to staff regarding requested modifications and schedule a date for approval of revised agreement.

Fiscal Impact:

There is no immediate fiscal impact from execution of the agreement. The estimation of fiscal impact resulting from development of a joint civic center is beyond the scope of this agenda item.

Discussion:

At the July 18, 2017 Joint Town/County Meeting, County staff presented the key deal points of a proposed agreement and explained the next steps for the construction of a civic center on the McFlex property.

Within the agreement, there were some legal issues that needed to be ironed out, as well as deal points to be negotiated that neither the Board nor Council had yet considered. Since that time, County Counsel Stacey Simon and Town Attorney Andy Morris have addressed the legal issues, and the attached draft reflects the County's best assessment of an agreement that the Town Council would support.

As the agreement was being developed, the County was advancing other aspects of the civic center project. This included the issuance of a Request for Qualifications (RFQ) for Design-Build Entities on September 14, 2017, the evaluation of the Statements of Qualifications received in response to the RFQ, and interviews with four firms. The County is now focused on developing and issuing a specific Request for Proposals to the short-listed Design-Build Entities. That process could be complete within 2-3 months, at which time the County will be prepared to make a determination as to whether to proceed with the civic center project and, if so, to move forward with a contract with the selected firm and project financing.

Prior to taking those steps, the agreement must be executed. Because of the significant financial consequences the County would face if the project (and proposed move-in date) are delayed, the County is respectfully requesting the Town's consideration of the MOU at the **earliest possible opportunity**.

If you have any questions regarding this item, please contact me at (760) 932-5415.

Respectfully submitted,

Tony Dublino
Assistant CAO

MONO COUNTY/TOWN OF MAMMOTH LAKES
PROPERTY USE AGREEMENT

This Agreement is made this ___th day of _____ 2017, by and between the Town of Mammoth Lakes, a general law city (the "Town"), and the County of Mono, a political subdivision of the State of California (the "County"), and pertains to the use, possession and development of adjoining parcels of real property owned by the Town and by the County within the Town of Mammoth Lakes. The Town and the County may be referred to herein individually as an "Owner" and collectively as the "Owners."

I. RECITALS

A. The Owners have fee title ownership of adjoining parcels of real property, consisting of approximately 6.24 acres in combined size, located adjacent to Mammoth Hospital in Mammoth Lakes (hereinafter the "Property"). The Property was acquired in 2006 for possible development as a civic center, with office space for employees of the Town and the County and related facilities. The legal description of the Property and respective ownership, in the form of a record of survey, is attached hereto as Exhibit "A" and incorporated herein by this reference.

B. In July of 2007, the Town and the County entered into a Memorandum of Understanding (the "2007 MOU") that outlined a process for developing the Property in the future. The 2007 MOU emphasized coordination and collaboration between the Owners and set forth a process for determining the specific location of future development.

C. In accordance with the principles of coordination and collaboration set forth in the 2007 MOU, Town and County staff jointly participated in preliminary site planning discussions facilitated by HMC Architects in the Spring of 2017. Those discussions resulted in the development of a preliminary site plan (the "HMC Plan") that identifies the location of a conceptual civic center on the Property. The HMC Plan is attached hereto as Exhibit "B" and incorporated herein by this reference.

D. The County's current office leases in the Sierra Center and Minaret Malls expire in 2019 and 2021, respectively. The Town's current lease in the Minaret Mall expires in 2021. Accordingly, the Owners are considering options for the future location of their facilities, which could include entering into new leases for the same or different spaces, construction of a civic center or other office facility on the Property, or a combination of these options.

E. Because the County's lease at the Sierra Center Mall expires two years before the Town's lease, the County must make a decision regarding its future facilities in Mammoth Lakes before the Town. Accordingly, this Agreement assumes that the County would develop the Property (if at all) prior to the Town.

F. The Owners therefore enter into this Agreement for the purpose of establishing a shared understanding regarding the possible initial development of the Property by the County in a manner that provides for future development, potential connectivity, and design consistency with a Town facility on the Property through amendment to this Agreement or new agreement between the Owners as necessary.

II. TERMS AND CONDITIONS

1. Preliminary Site Planning

The HMC Plan shall be the basis for determining land ownership and developing detailed site and architectural plans as set forth below.

2. Land Ownership Adjustment

In order to provide unimpeded control of each Owner's facility, access to financing, and future equity, the land underlying any developed facility or portion of a developed facility, and all associated infrastructure, should be owned by the agency developing and owning that facility and infrastructure. Therefore, within thirty (30) calendar days of a decision by the Mono County Board of Supervisors to proceed with development, memorialized in a written correspondence from the County to the Town, the Town and the County will take one of the following actions:

a. Lot-line Adjustment

Jointly process a lot line adjustment establishing County ownership of the land underlying the proposed County facility and infrastructure as shown on the HMC Plan (the "County Parcel"), and establishing Town ownership of a commensurate area of property along Hwy 203 (the "Town Parcel"), if so desired by the Town. The County will prepare the application for Lot Line Adjustment and assume all processing costs.

b. Lot Creation by Deed

Alternatively, the Town may create the County Parcel by deed reflecting the area required for development of a County facility, including all necessary infrastructure, as shown on the HMC Plan, and transfer that County Parcel to the County. The County will

likewise transfer sufficient area to create a Town Parcel of commensurate acreage to the Town by deed, if so requested by the Town.

3. Environmental Review

Unless otherwise agreed in writing by the Owners, the County will act as lead agency under the California Environmental Quality Act (CEQA) with respect to development of a County facility and related County infrastructure on the County Parcel, and the Town will act as lead agency with respect to any development of a Town facility (whether stand-alone or connected to a County facility) and related Town infrastructure on the Town Parcel.

Each Owner, when acting as the lead agency, shall defend, indemnify, and hold harmless the other Owner, its agents, officers, and employees from and against all claims, damages, losses, judgments, liabilities, expenses, and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the lead agency's acts or omissions with regard to its compliance with CEQA or other laws, with regard to the preparation and processing of the CEQA reports and documentation and with regard to the decision based thereon concerning the project. Specifically, each lead agency's obligation to defend, indemnify, and hold the other harmless specifically extends to any suit or challenge by any third party against the lead agency that contests the legality or adequacy of the CEQA reports and documentation or the lead agency's compliance with the requirements of CEQA or other laws.

4. Pre-Development of Site and Architectural Plans

a. Preparation

The County shall, at its sole cost and expense, prepare or cause to be prepared a detailed site plan depicting the location and footprint of its proposed County facility and any related infrastructure (e.g., parking, access, electrical, sewer, water) and detailed architectural plans for the facility. The detailed site and architectural plans shall be collectively referred to in this agreement as the "County Plans". The County Plans will include a stand-alone structure with adequate access, parking, and landscaping features to serve the County facility. The County will make its best efforts to locate and design the facility and all improvements so as to reflect a logical first phase of development (using the HMC site plans as a basis) to accommodate a second phase of development by the Town. It is anticipated that during this second phase the Owners may wish to establish connectivity between the buildings and/or to share infrastructure such as parking or landscaping, in order to encourage interagency collaboration and economy. In

such event, the Owners shall either amend this Agreement to address their respective roles, duties and responsibilities for the second phase of development, or enter into a new agreement governing such matters.

b. Easements and Rights-of-Way

In addition to and contemporaneously with the land ownership adjustment described in paragraph 2 of this Agreement, or at such later time as the Owners may mutually agree, each Owner will grant to the other those easements and/or rights-of-way which may be necessary or desirable to the other Owner's development of the Property, as shown on the County Plans or any plans the Town may adopt (the "Town Plans"), provided that such easements or rights-of-way do not unreasonably interfere with the granting Owner's use of the Property. The County Plans and the Town Plans shall be collectively referred to in this Agreement as the "Approved Plans".

c. Opportunity for Design Consistency

The Town is encouraged to determine its intentions as to any future Town facility prior the development of the County Plans, so that the County Plans best reflect the Town's input and goals. While the County intends to follow the general design concept as drafted by HMC during preliminary site planning, changes may occur during the final design process. Because a joint facility should have similar design features, the Town's early participation in the County's design process will help ensure that the County's ultimate facility design will complement and/or be identical to a facility design the Town would pursue.

In the event the Town requests a design feature or component be included in the County's Plans which would increase the County's costs to develop the Plans or its facility, the Town shall reimburse the County for such additional costs, as determined by the person or entity preparing the Plans and actual costs following construction, provided that no such reimbursement shall be required for design features or components requested or required by Town pursuant to paragraph 4.d. herein.

d. Consistency with Town Requirements

The County Plans shall be consistent with the design guidelines of the Town, notwithstanding that the County is not legally subject to the Town's land use requirements (including its design guidelines). If at any time prior to County approval of the County Plans, the Town determines that the County Plans are not in compliance with its design guidelines, it

shall provide County with written notification of its determination and of the changes required to bring the Plans into compliance. Thereafter, County shall make such changes at its sole expense.

5. Construction

a. Construction of County Facility

The County shall own and shall be solely responsible for construction of the County facility and all related infrastructure on the County Parcel (including any easement granted to the County under paragraph 4.b. herein). This includes, but is not limited to, preparing procurement documents, selecting the person or entity to perform the work, contract preparation and execution, site preparation, construction, construction management, and all costs associated therewith.

The County may utilize all or a portion of the Town Parcel on a temporary basis for construction staging or the installation of temporary structures during construction of the County facility. In such event, the County shall secure, and maintain during any period of such occupancy, the insurance described in paragraph 7 of this Agreement, covering its activities on the Town Parcel.

b. Construction of Town Facility

The Town shall own and shall be solely responsible for construction of the Town facility and all related infrastructure on the Town Parcel (including any easement granted to the Town under paragraph 4.b. herein). This includes, but is not limited to, preparing procurement documents, selecting the person or entity to perform the work, contract preparation and execution, site preparation, construction, construction management, and all costs associated therewith.

For purposes of this paragraph 5, infrastructure includes but is not limited to electrical, sewer, water, internet, phones, technology, landscaping, access and parking.

c. Construction of Shared Infrastructure

If the Owners determine that it is necessary or desirable to construct infrastructure to serve both entities' facilities at the time of initial development ("Enhanced Infrastructure"), then upon written agreement between them or amendment to this Agreement, that Enhanced Infrastructure may be constructed by the first Owner developing its Parcel (presumed to be the County), with costs allocated on a pro-rata basis between the Owners in accordance with their proportional square-footage share of the future facility (currently envisioned as 62% County,

38% Town). These proportions shall be adjusted following Plan approval to be consistent with actual development proportions.

6. Operation and Maintenance

a. *Operation and Maintenance of County Facility and Infrastructure*

The County shall be solely responsible for operation and maintenance of the facility and infrastructure located on the County Parcel, with the exception of Town infrastructure located in an easement created under paragraph 4.b. herein.

b. *Operation and Maintenance of Town Facility and Infrastructure*

The Town shall be solely responsible for operation and maintenance of the facility and infrastructure located on the Town Parcel, with the exception of County infrastructure located in an easement created under paragraph 4.b. herein.

c. *Operation and Maintenance of Shared Infrastructure or Facilities*

In the event that the Owners agree to construct Enhanced Infrastructure pursuant to paragraph 5.c herein, or shared interior spaces to be used by both agencies (e.g., a lobby, chambers or restrooms), then they shall amend this Agreement, or enter into a new agreement, governing the operation and maintenance of such shared infrastructure and/or spaces.

For purposes of this paragraph 6, operation and maintenance means: the provision of janitorial services, utility costs and installation, building maintenance, repair or renovation, the provision of cleaning and sanitary supplies, repair and operation of mechanical systems, paving, repaving, striping, landscaping, snow removal and other similar services or costs.

7. Insurance

Prior to the commencement of any construction activity on the Property, the Owner undertaking such construction shall obtain, and shall maintain throughout the term of this Agreement or as otherwise noted, the following insurance policies in the following amounts:

- General Liability (for each occurrence) Insurance (GL) of not less than two million dollars (\$2,000,000) and containing coverage for at least: (i) Premises/Operations Liability; (ii) Personal Injury Liability; (iii) Contractual Liability; and (iv) Property Damage. General Liability (aggregate): two million dollars (\$2,000,000).
- Automobile Liability Insurance covering all owned, non-owned, and hired vehicles. Such insurance shall have minimum limits of one million dollars

(\$1,000,000) for bodily injury, one million dollars (\$1,000,000) for each accident and one million dollars (\$1,000,000) for property damage.

- Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limits of no less than one million dollars (\$1,000,000) per accident for bodily injury or disease.
- Property insurance against all risks of loss to any improvements or betterments, at full replacement cost with no coinsurance penalty provision.

Additional requirements for insurance required under this Agreement are set forth in Exhibit "C", which is attached hereto and incorporated by this reference.

8. No Fiduciary Relationship; Status of Owners.

It is expressly acknowledged by the Owners that this Agreement shall not be deemed to have created any fiduciary relationship by and between them. This Agreement shall in no way be construed to create, and shall not be deemed to have created, any relationship of employer/employee, master/servant, principal/agent, partnership, joint venture, joint power, or otherwise. The relationship of the Town and the County is as expressly limited, established, and created pursuant to the terms and provisions of this Agreement.

9. Designation of Personnel.

Each Owner shall designate in writing all persons to act on that Owner's behalf concerning the implementation of this Agreement. No person other than those specifically designated by the Owners shall have any authority, whether express, implied, ostensible, or otherwise. The designated representatives may be amended by written notice to the other Owner. The Town's designated representative is the Town Manager. The County's designated representative is the County Administrative Officer.

10. Notices.

All notices, approvals, consents, or other documents required or permitted under this Agreement shall be in writing and, except as otherwise provided herein, shall be transmitted and effective either by (1) personal delivery, (2) mail, registered or certified, postage prepaid with return receipt requested, (3) by an overnight delivery service (e.g., Federal Express), or (4) by email with a confirmation copy by regular mail, first class postage prepaid. Overnight delivery or mailed notices shall be addressed to the Owners at the addresses listed below. Email notices shall be transmitted to the email addresses listed below. Each Owner may change that address and/or

email address by giving written notice to the other Owner. In the event of any mailing, notice shall be deemed given on the 3rd day after deposit. The addresses and email addresses of the Owners are as follows:

Town of Mammoth Lakes

Attn: Daniel C. Holler, Town Manager
P.O. Box 1609
Mammoth Lakes, CA 93546
Telephone Number: (760) 934-8989 x228
dholler@townofmammothlakes.ca.gov

County of Mono

Attn: Leslie Chapman, County Administrative Officer
P.O. Box 696
Bridgeport, CA 93517
Telephone Number: (760) 932-5414
lchapman@mono.ca.gov

11. Dispute Resolution.

Any dispute, controversy, or claim arising out of, in connection with, or in relation to the interpretation, performance, or breach of this Agreement shall be resolved, at the request of either Owner, as follows:

a. Committee

The Town Manager and the County Administrative Officer shall each appoint three (3) members to a committee which shall attempt to resolve any issues or disputes in a manner that serves the best interests of the citizens of those agencies. Only when such committee members report to their respective council or board that the committee has reached an impasse and a mutually satisfactory agreement cannot be reached after exploring all reasonable options and opportunities, or either Owner's committee members have failed to so report within 30 days, may either Owner institute legal action or request alternative dispute resolution as described in subparagraph b.

b. Alternative Dispute Resolution

The Owners may, by mutual agreement, participate in any method of reputable dispute resolution, including but not limited to mediation or arbitration, upon such terms, formalities and conditions as agreed upon in writing.

12. Termination

It is recognized that the Owners have entered into this Agreement for the purpose of providing certainty to the County in making a decision regarding the future location of its Mammoth Lakes facilities. Accordingly, until such time as the Property is divided as described in paragraph 2 herein, this Agreement may be terminated by the County by providing the Town with thirty (30) calendar days' notice of its intent to terminate. Thereafter, this Agreement may only be terminated by mutual consent of the Owners.

13. Indemnification

To the extent not previously addressed above, and in addition thereto, Owners shall hold harmless, defend at their own expense, and indemnify each other and their officers, employees, agents, and volunteers, against any and all liability, claims, losses, damages, or expenses, including reasonable attorney's fees, arising from all acts or omissions of Owners or their officers, employees, agents and volunteers, for any and all acts arising out of or in the performance of this Agreement to the fullest extent permitted by law; excluding, however, such liability, claims, losses, damages, or expenses arising from each respective Owner's negligence or willful acts.

14. Counterparts.

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In addition, this Agreement may contain more than one counterpart of the signature page and may be executed by the affixing of the signatures of each of the parties to any one of such counterpart signature pages; all of such counterpart signature pages shall read as though one and they have the same force and effect as though all of the signers had signed a single signature page.

15. Preparation of this Agreement.

This Agreement is the product of negotiation by and between the Owners. Each Owner has had the opportunity to consult with legal counsel as to this Agreement and its terms and has either done so, or has knowingly waived its right to do so. Therefore, the Owners acknowledge and agree that the Agreement shall not be deemed prepared or drafted by one Owner or another and shall be construed accordingly.

16. Entire Agreement.

This Agreement contains the entire understanding of the Owners, and no representation,

inducements, promises, or agreements otherwise between the Owners not embodied herein or incorporated herein by reference, shall be of any force or effect. Further, no term or provision hereof may be changed, waived, discharged, or terminated, unless executed in writing by the Owners.

III. EXECUTION

This Agreement is entered into by and between the Owners as of this _____ day of December, 2017:

TOWN OF MAMMOTH LAKES

By: _____

Mayor, Town of Mammoth Lakes

Date Signed: _____

APPROVED AS TO FORM:

Andrew Morris, Town Attorney

COUNTY OF MONO

By: _____

Stacy Corless
Chair, Mono County Board of Supervisors

Date Signed: _____

APPROVED BY COUNTY RISK MANAGEMENT:

APPROVED AS TO FORM:

EXHIBIT C

ADDITIONAL INSURANCE PROVISIONS

Any insurance policy required under this Agreement shall contain, or shall be endorsed to contain, the following provisions and/or shall conform to the following requirements:

i. Provider Rating

Insurance required under this Agreement shall be maintained with insurers with a rating from A.M. Best Company of A VII or through self-insurance providing equivalent standards, unless otherwise acceptable to the Owners.

ii. Additional Insured Status

The Owners, their officers, officials, employees, agents and volunteers are to be covered as additional insureds on any GL policy with respect to liability arising out of this Agreement, including materials, parts, or equipment furnished in connection with such work or operations.

iii. Primary Coverage

For the County Parcel and all activities of the County, its officers, employees, agents, or volunteers thereon or related thereto, and for Town Parcel when County is acting pursuant to paragraph 5.a. herein, the County's GL and Property insurance coverage shall be primary as respects the Town, its officers, officials, employees, agents and volunteers with the exception of the Town's negligent acts. Any GL, Property or self-insurance maintained by the Town, its officers, officials, employees, agents or volunteers shall be excess of Mono County's insurance.

For the Town Parcel and all activities of the Town its officers, employees, agents, or volunteers thereon or related thereto, the Town's GL and Property insurance coverage shall be primary as respects the County, its officers, officials, employees, agents and volunteers with the exception of the County's negligent acts. Any GL, Property or self-insurance maintained by the County, its officers, officials, employees, agents or volunteers shall be excess of the Town's insurance.

iv. Notice of Cancellation

Each insurance policy required under this Agreement shall state that coverage shall not be canceled, except with notice to both Owners.

v. Waiver of Subrogation

The Owners hereby grant to each other a waiver of any right to subrogation which any insurer of Owners may acquire against each other by virtue of the payment of any loss under such insurance. The Owners agree to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the Owners have received a waiver of subrogation endorsement from the insurer.

vi. Self-Insured Retentions

Self-insured retentions must be declared by the Owners.

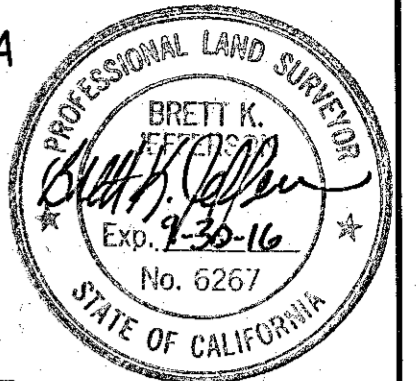
vii. Verification of Coverage

Owners, to the extent required by the other, shall furnish each other with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. Alternatively, proof of coverage and additional insured endorsements may be provided in the form of an evidence of coverage letter from the Owners' self-insurance administrator.

RECORD OF SURVEY NO. 36 - 168

IN THE INCORPORATED TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

BEING A PORTION OF THE NORTHEAST QUARTER, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN. DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT #2013003600 IN THE OFFICIAL RECORDS OF MONO COUNTY, CALIFORNIA.



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF THE TOWN OF MAMMOTH LAKES IN MAY, 2012

Andrew K. Holmes 12/17/14
ANDREW K. HOLMES DATE
L.S. 4428



COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 12TH DAY OF JANUARY 2015.

MONO COUNTY SURVEYOR
Brett K. Jefferson 1/12/2015
BRETT K. JEFFERSON DATE
L.S. NO. 6267

RECORDER'S STATEMENT:

INSTRUMENT NO. : 2015000228
FEE : \$ 0.00

FILED THIS 23RD DAY OF JANUARY 2015, AT 11:17 A.M. IN BOOK 5 OF RECORD OF SURVEY MAPS AT PAGE 35 AT THE REQUEST OF THE TOWN OF MAMMOTH LAKES

MONO COUNTY RECORDER
BY :

Debra VanDerBrake
DEPUTY COUNTY RECORDER

TOWN ENGINEER'S STATEMENT:

IN ACCORDANCE WITH SECTION 8762.5 OF THE PROFESSIONAL LAND SURVEYOR'S ACT, I GRADY DUTTON, BEING THE TOWN ENGINEER FOR THE TOWN OF MAMMOTH LAKES DO HEREBY STATE THAT THE LANDS SHOWN HEREON ARE WITHIN THE INCORPORATED BOUNDARY OF THE TOWN OF MAMMOTH LAKES AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, DIVISION 2 (COMMENCING WITH SECTION 66410) OF TITLE 7 OF THE GOVERNMENT CODE, AND ANY APPLICABLE LOCAL ORDINANCES THERETO

MAMMOTH LAKES TOWN ENGINEER

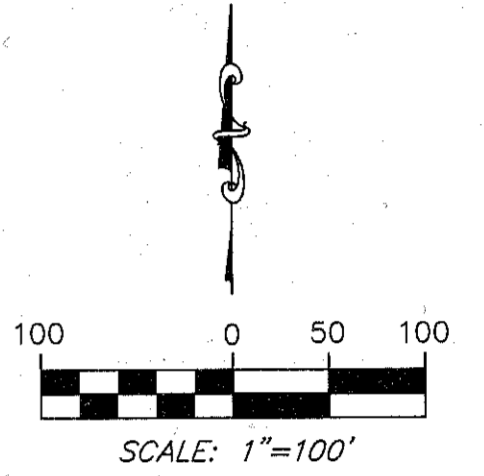
Grady Dutton 12/22/14
GRADY DUTTON DATE
P.E. C 32974

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN FOUND MONUMENTS AT THE CN 1/16 OF SECTION 35 AND THE CENTER 1/4 OF SECTION 35 AS SHOWN PER RECORD OF SURVEY MAP BOOK 4, PAGE 15 (R1), AND SHOWN HEREON AS N 00°16'48" E.

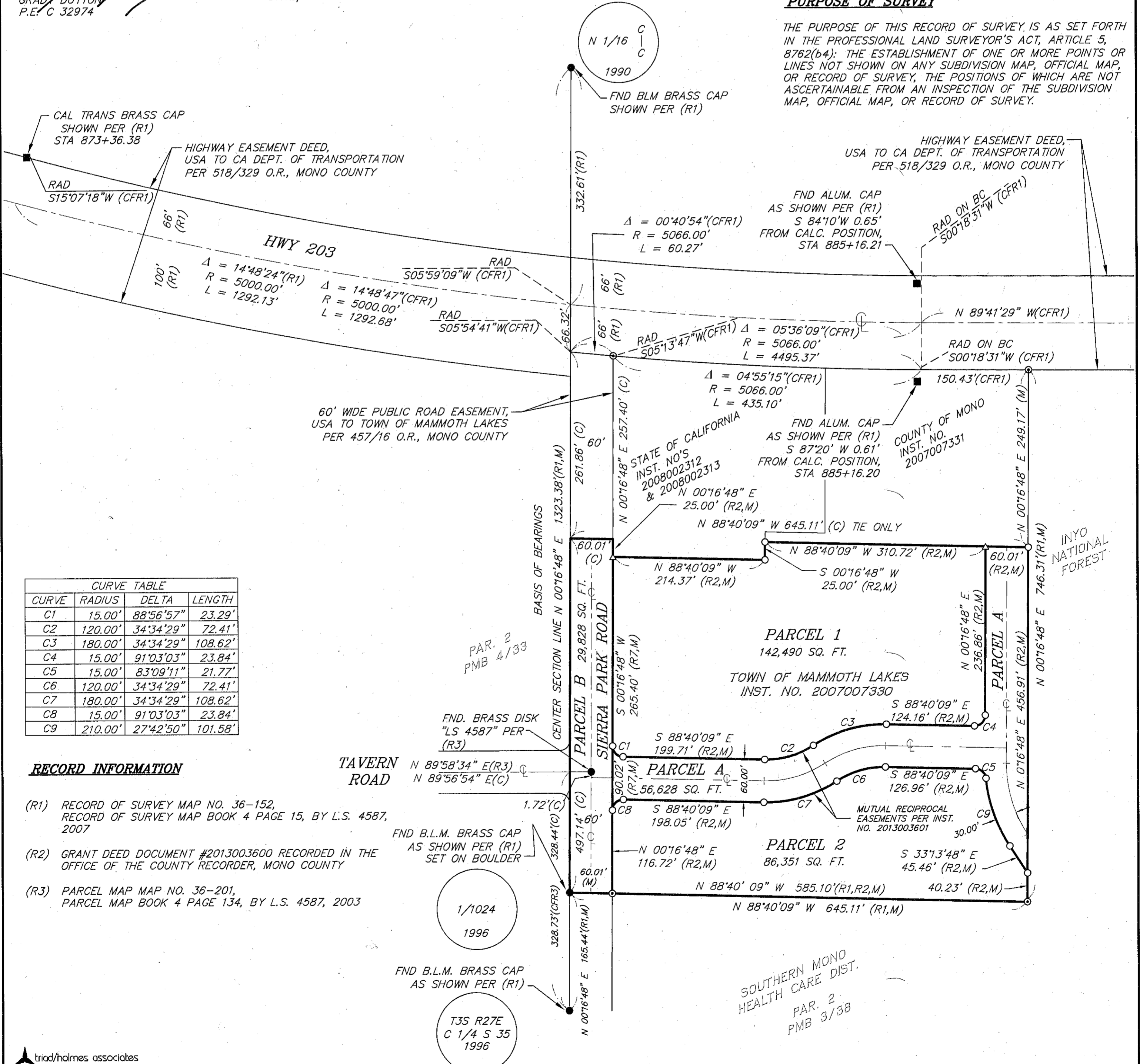
LEGEND

- FOUND MONUMENT AS NOTED
- FOUND CALTRANS BRASS CAP PER RECORD R/W MAP
- ⊙ MONUMENT SET PER (R1) NOT FND, SET 5/8" REBAR AND CAP STAMPED "LS 4428" REESTABLISHED PER (R1) TIES
- SET 5/8" REBAR AND CAP STAMPED "LS 4428"
- △ SET MAG NAIL & WASHER STAMPED "LS 4428"
- ALUM. ALUMINUM
- BC BEGIN CURVE
- B.L.M. BUREAU OF LAND MANAGEMENT
- C CALCULATED
- COR. CORNER
- CF CALCULATED FROM
- FND FOUND
- INST. INSTRUMENT
- M MEASURED
- NO. NUMBER
- RAD RADIAL
- STA STATION
- PMB PARCEL MAP BOOK
- ☒ CENTERLINE



PURPOSE OF SURVEY

THE PURPOSE OF THIS RECORD OF SURVEY IS AS SET FORTH IN THE PROFESSIONAL LAND SURVEYOR'S ACT, ARTICLE 5, 8762(b4): THE ESTABLISHMENT OF ONE OR MORE POINTS OR LINES NOT SHOWN ON ANY SUBDIVISION MAP, OFFICIAL MAP, OR RECORD OF SURVEY, THE POSITIONS OF WHICH ARE NOT ASCERTAINABLE FROM AN INSPECTION OF THE SUBDIVISION MAP, OFFICIAL MAP, OR RECORD OF SURVEY.



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	15.00'	88°56'57"	23.29'
C2	120.00'	34°34'29"	72.41'
C3	180.00'	34°34'29"	108.62'
C4	15.00'	91°03'03"	23.84'
C5	15.00'	83°09'11"	21.77'
C6	120.00'	34°34'29"	72.41'
C7	180.00'	34°34'29"	108.62'
C8	15.00'	91°03'03"	23.84'
C9	210.00'	27°42'50"	101.58'

RECORD INFORMATION

- (R1) RECORD OF SURVEY MAP NO. 36-152, RECORD OF SURVEY MAP BOOK 4 PAGE 15, BY L.S. 4587, 2007
- (R2) GRANT DEED DOCUMENT #2013003600 RECORDED IN THE OFFICE OF THE COUNTY RECORDER, MONO COUNTY
- (R3) PARCEL MAP MAP NO. 36-201, PARCEL MAP BOOK 4 PAGE 134, BY L.S. 4587, 2003

05.10.2017

// Mono County & Town of Mammoth Lakes

New Civic Center

Conceptual Design Study

HMC Architects







Table of Contents

Conceptual Design Study

1. Conceptual Building Program	3
2. Site Plan, Floor Plans, Exterior Building Renderings	11
3. Cost Estimate	25
4. Contractor Verification Letters	37

Section One

/ **Mono County** Conceptual Building Program

/ **Town of Mammoth Lakes** Conceptual
Building Program

May 10, 2017

CONCEPTUAL BUILDING PROGRAM FOR MONO COUNTY

SHARED SPACES FOR MONO COUNTY	Qty	SF	Area SF	Notes
RESTROOM 2 each floor	4	150	600	SOME OF THESE AREAS COULD BE SHARED WITH TOML IF COORDINATED BETWEEN TWO ENTITIES
MED CONF. ROOM Emergency Center, 2nd floor	1	400	400	
MED CONFERENCE ROOM 1st floor	1	354	354	PARKING FOR 15 VISITORS
COPY CENTER 2nd floor	1	300	300	
SINGLE RESTROOM (1) on each floor near larger restrooms	2	64	128	
BREAK ROOM/KITCHEN (1) on each floor	2	300	600	
SMALL CONF. RM 2nd floor	2	261	522	
PUBLIC COUNTER AREA with planning on 1st floor	1	600	600	
TRAINING ROOM/GROUP THERAPY Health Area, 2nd floor	1	1,000	1,000	
CONF ROOMS 1st floor	2	261	522	
LOBBY 1st floor	1	300	300	
MAIL ROOM 1st floor	1	250	250	
LOADING DOCK AND STORAGE	1	400	400	
MECHANICAL Each floor	2	350	700	
Shared Spaces Total			6,676	
<i>Circulation & Grossing Factor 35%</i>			2,337	
Subtotal			9,013	

CAO AND BOS/ADMINISTRATION	Qty	SF	Area SF	Notes
CAO OFFICE/DIRECTOR	2	121	242	NEAR COUNTY COUNSEL AND BOS. COULD SHARE RECEPTION AREA WITH OTHER DEPARTMENT.
MANAGERS OFFICE	2	110	220	
WORKSTATION	3	64	192	PARKING FOR 4
CLERK OFFICE	0	121	0	
FINANCE OFFICE	1	110	110	
WAITING/RECEPTION	0	200	0	
STAFF OFFICE	2	121	242	
CAO and BOS ADMINISTRATION Total			1,006	
<i>Circulation & Grossing Factor 35%</i>			352	
Subtotal			1,358	

INFORMATION AND TECHNOLOGY	Qty	SF	Area SF	Notes
DIRECTOR OFFICE	1	121	121	ALL CAN BE SHARED WITH TOWN OF MAMMOTH and near Counsel Board room
CUBICLES	6	64	384	
CONFERENCE ROOM	0	261	0	PARKING FOR 7
DATA CENTER (WITH BACKUP POWER)	1	250	250	
STORAGE AND SHIPPING	1	200	200	
Information and Technology Total			955	
<i>Circulation & Grossing Factor 35%</i>			334	
Subtotal			1,289	

NOTE: SPACES SHARED WITH THE TOWN BUT NOT PART OF THE COUNTY PROGRAM			
BOARD ROOM/TRAINING			2,500
CAUCUS ROOM			350
STORAGE FOR BOARD ROOM			250
RESTROOMS FOR BOARD			128
PUBLIC ENTRY			
PUBLIC TOILETS			

COUNTY COUNSEL	Qty	SF	Area SF	Notes
ATTORNEYS' OFFICES	4	121	484	PARKING FOR 7
ADMINISTRATION	1	64	64	
RECEPTION	1	100	100	
STORAGE	1	150	150	
LAW LIBRARY	1	150	150	
FILE AREA	0	100	0	
County Counsel Total			948	
<i>Circulation & Grossing Factor 35%</i>			332	
Subtotal			1,280	

OFFICE OF DISTRICT ATTORNEY	Qty	SF	Area SF	Notes
DISTRICT ATTORNEY	1	160	160	SECURE AREA SEPARATE FROM ALL OTHER AREAS.
ASSISTANT DISTRICT ATTORNEY	1	121	121	
DEPUTY DISTRICT ATTORNEY	2	121	242	PARKING FOR 10
CHIEF INVESTIGATOR	1	121	121	
INVESTIGATOR	1	121	121	
OPEN MEETING AREA in Investigation Area	1	64	64	
SHARED INVESTIGATORS CUBICALS	3	64	192	
VICTIM WITNESS ADVOCATE	1	121	121	
ADMIN. SPECIALIST CUBICLE / Reception	2	64	128	
INTERVIEW ROOM	1	121	121	
RECEPTION	0	80	0	
WAITING	1	120	120	
RESTROOMS/ w shower	1	100	100	
FILE/STORAGE	1	120	120	
EVIDENCE ROOM	1	100	100	
GUN/EQUIPMENT	1	100	100	
CONFERENCE ROOM	1	261	261	
BREAK ROOM	1	150	150	
Office of District Attorney Total			2,342	
<i>Circulation & Grossing Factor 35%</i>			820	
Subtotal			3,162	

PROBATION	Qty	SF	Area SF	Notes
OFFICERS OFFICE	8	121	968	SEPARATE PUBLIC ACCESS
FUTURE OFFICE	1	121	121	
RESTROOM	2	64	128	PARKING FOR 17
LOBBY	1	120	120	
JUVENILE LOBBY	1	120	120	
3 HOLDING CELLS, BOOKING, PRIVATE ACCESS	0	400	0	
CONF RM	1	261	261	
WEAPONS ROOM	0	100	0	
WORKROOM/STORAGE	1	200	200	
Probation Total			1,918	
<i>Circulation & Grossing Factor 10%</i>			671	
Subtotal			2,589	

PUBLIC WORKS	Qty	SF	Area SF	Notes
COUNTY ENGINEER OFFICE	1	121	121	CLOSE TO COMMUNITY DEVELOPMENT BUILDING, TOML PUBLIC WORKS
SENIOR ENGINEER OFFICE	1	121	121	
CUBICAL	1	64	64	
STORAGE/PLAN ROOM	0	200	0	PARKING FOR 5
COUNTER AREA	1	120	120	
Public Works Total			426	
<i>Circulation & Grossing Factor 35%</i>			149	
Subtotal			575	

COMMUNITY DEVELOPMENT	Qty	SF	Area SF	Notes
BUILDING PERMIT TECHS	2	64	128	CLOSE TO PUBLIC WORKS, ECON DEV, TOWN COM DEV. CAN SHARE RECEPTIONIST
RECEPTIONIST	1	64	64	
PLANNER	3	110	330	PARKING FOR 8
PRINCIPAL PLANNER	1	110	110	
BUILDING INSPECTOR	1	110	110	
DIRECTOR	1	121	121	
ENFORCEMENT OFFICER	1	110	110	
PLAN ROOM/PLOTTER	0	150	0	
STORAGE AND LIBRARY	1	80	80	
COUNTER	0	120	0	
Community Development Total			1,053	
Circulation & Grossing Factor 35%			369	
Subtotal			1,422	

ECONOMIC DEVELOPMENT	Qty	SF	Area SF	Notes
DIRECTOR	1	121	121	NEW TOWN COMMUNITY DEVELOPMENT IF POSSIBLE
MANAGER	1	110	110	
ASSISTANT CUBICLE	2	64	128	PARKING FOR 4
STORAGE	1	120	120	
SMALL CUBICLES	0	48	0	
Economic Development Total			479	
Circulation & Grossing Factor 35%			168	
Subtotal			647	

PUBLIC HEALTH	Qty	SF	Area SF	Notes
DIRECTORS OFFICE	1	121	121	CO-LOCATED IN SOCIAL SERVICES AND BEHAVIORAL HEALTH
OFFICE HEALTH OFFICER	1	121	121	
NURSE OFFICES	4	121	484	PARKING FOR 24
CLINIC AREA	0	500	0	
RESTROOM	2	64	128	
TOBACCO OFFICE, 2 people with storage	1	160	160	
OFFICE, CCS near Nurses	1	121	121	
RECEPTION/CUBICLES	4	64	256	
WAITING	1	200	200	
OFFICE, two people emergency prep	1	160	160	
ENVIRONMENTAL HEALTH DIRECTOR OFFICE	1	121	121	
ENVIRONMENTAL STAFF	5	64	320	
OFFICES, WIC Dir and WIC Asst, near Waiting	2	121	242	
EXAM ROOM	1	110	110	
LAB/MED SUPPLIES	1	120	120	
RESTROOMS, one connected to Lab	2	64	128	
COPY SUPPLY ROOM	1	150	150	
STORAGE RECORDS,	2	120	240	
WIC STORAGE, weights and measures	1	120	120	
LACTATION ROOM, with sink	1	64	64	
Public Health Total			3,366	
Circulation & Grossing Factor 35%			1,178	
Subtotal			4,544	

BEHAVIORAL HEALTH	Qty	SF	Area SF	Notes
RECEPTION	1	64	64	NEAR OTHER HEALTH HUMAN SERVICES PARKING FOR 18
WAITING	1	150	150	
STAFF OFFICES	13	121	1,573	
WORKSTATION	0	64	0	
INTERVIEW ROOM	0	64	0	
CONFERENCE	0	261	0	
TELEPSYCHIATRY ROOM	1	110	110	
KIDS PLAY THERAPY	0	110	0	
STORAGE	1	120	120	
RESTROOMS, shared with Social Services				
Behavioral Health Total			2,017	
<i>Circulation & Grossing Factor 35%</i>			706	
Subtotal			2,723	

SOCIAL SERVICES	Qty	SF	Area SF	Notes
RECEPTION	1	64	64	PARKING FOR 37 - 14 County cars and 23 staff
WAITING	1	150	150	
DIRECTOR OFFICE	1	121	121	
PROGRAM MANAGER OFFICES	2	121	242	
STAFF OFFICES	5	110	550	
SOCIAL WORKER	2	160	320	
SOCIAL WORKER SUPPORT STAFF	2	64	128	
WORK STATIONS/ELIGIBILITY WORKER	9	64	576	
FUTURE WORKSTATION	1	64	64	
INTERVIEW ROOM	3	120	360	
WORKFORCE SERVICES RESOURCE ROOM	1	150	150	
CPS/APS MEETING ROOM	1	121	121	
FOOD PANTRY	1	150	150	
STORAGE	3	120	360	
Social Services Total			3,356	
<i>Circulation & Grossing Factor 35%</i>			1,175	
Subtotal			4,531	

Building Subtotal	33,132
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Total Parking	156
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TOTAL AREA	33,132
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CONCEPTUAL BUILDING PROGRAM FOR TOWN OF MAMMOTH LAKES

SHARED AREA	Qty	SF	Area SF	Notes
STAFF RESTROOM	2	300	600	VISITOR PARKING FOR 15
SINGLE RESTROOM	1	80	80	
LARGE CONFERENCE ROOM	1	510	510	
CONFERENCE ROOM	3	261	783	
BREAK ROOM & BACK UP COT (WITH PATIO ACCESS AND KITCHENETTE)	1	650	650	
COT STORAGE ROOM		150		
WORK ROOM	1	450	450	
SUPPLY STORAGE	1	80	80	
PUBLIC COUNTER AREA WITH GOOD ACOUSTICS	1	500	500	
ENTRY LOBBY	1	250	250	
PUBLIC RESTROOMS	2	275	550	
EMPLOYEES MUD ROOM OFF PARKING	1	300	300	
CHANGING ROOM WITH SHOWER	2	80	160	
COFFEE SHOP	1	250	250	
DORM/BUNK ROOM (FOR UP TO 10)	0	0	0	
IT AREAS IN MONO CO. PROGRAM				
Shared Area Total			5,163	
Circulation & Grossing Factor 35%			1,807	
Subtotal			6,970	

MAMMOTH LAKES TOURISM	Qty	SF	Area SF	Notes
DIRECTOR	1	160	160	PARKING FOR 10. Q: DOES THIS AREA NEED TO BE A PART OF THE MAIN BLDG?
DIRECTOR OF MARKETING	1	121	121	
DIRECTOR OF INTERNATIONAL MARKETING	1	121	121	
DIRECTOR OF COMMUNICATION	1	121	121	
CHAMBER DIRECTOR	1	121	121	
OPEN WORK STATION	4	64	256	
FUTURE OFFICES	1	121	121	
STORAGE	1	120	120	
Mammoth Lakes Tourism Total			1,141	
Circulation & Grossing Factor 35%			399	
Subtotal			1,540	

ADMINISTRATION	Qty	SF	Area SF	Notes
TOWN MANAGER OFFICE	1	250	250	PARKING FOR 8
ASSIST TO MANAGER	1	121	121	
CLERK WITH VAULT	1	140	140	
TOWN ATTORNEY	1	121	121	
PART TIME EMPLOYEES	1	150	150	
STORAGE	1	80	80	
Administration Total			862	
Circulation & Grossing Factor 35%			302	
Subtotal			1,164	

MAMMOTH LAKES RECREATION	Qty	SF	Area SF	Notes
DIRECTORS OFFICE	1	160	160	PARKING FOR 3 Q: IS THIS DEPARTMENT GOING IN THE BLDG?
PROGRAM ADMINISTRATOR OFFICE	1	121	121	
CUBICLES	2	64	128	
STORAGE	1	80	80	
Mammoth Lakes Recreation Total			489	
Circulation & Grossing Factor 35%			171	
Subtotal			660	

REVENUE TEAM	Qty	SF	Area SF	Notes
4 CUBICLE STATIONS (FILE STORAGE, CABINETS)	4	64	256	PARKING FOR 4
STORAGE	1	80	80	
Revenue Team Total			336	
Circulation & Grossing Factor 35%			118	
Subtotal			454	

COUNCIL CHAMBER (SHARED WITH MONO CO.)	Qty	SF	Area SF	Notes
COUNCIL CHAMBER	1	2,500	2,500	
COUNCIL MEETING ROOM	1	350	350	
RESTROOM	2	64	128	
STORAGE ROOM	1	250	250	
DATA ROOM	1	60	60	
Council Chamber Total			3,288	
Circulation & Grossing Factor 10%			329	
Subtotal			3,617	

HR/PAYROLL	Qty	SF	Area SF	Notes
HR MANAGER	1	160	160	PARKING FOR 2, NEAR PAY-ROLL/FINANCE.
BENEFITS PERSON	1	121	121	
CUBICAL AREA: FILES	1	80	80	
HR/Payroll Total			361	SENSITIVE WORK, SHOULD BE IN A SEPARATE AREA BUT NOT COMPLETELY ISOLATED
Circulation & Grossing Factor 35%			126	
Subtotal			487	

PARKS AND RECREATION and MAMMOTH LAKES HOUSING	Qty	SF	Area SF	Notes
DIRECTORS OFFICE (ADJACENT TO FRONT COUNTER)	1	160	160	PARKING FOR 7-15, SPACE FOR BUSES AND SUPPORT VEHICLES NEAR ENGINEERING.
PARKS MANAGER (OFF SITE)	0	0	0	
RECREATIONAL SUPERVISORS and Manager office	2	121	242	
EXTRA OFFICE (OFF SITE)	0	0	0	A LOT OF STAFF WORKS OFF-SITE AT OTHER FACILITIES
PARK MAINTENANCE (OFF SITE)	0	0	0	
COORDINATORS CUBICALS	2	64	128	
STORAGE CABINETS Off hallway	1	60	60	
HOUSING DIRECTOR	1	160	160	
HOUSING STAFF	1	64	64	
Parks and Recreation and Mammoth Lakes Housing Total			814	
Circulation & Grossing Factor 35%			285	
Subtotal			1,099	

ACCOUNTING	Qty	SF	Area SF	Notes
DIRECTOR OFFICE	1	160	160	PARKING FOR 3, CLOSE TO HR/PAYROLL
ACCOUNTING MANAGER	1	121	121	
WORK CUBICLES	2	64	128	NEED 15 LATERAL FILES, NEED AREA TO SECURE CASH
STORAGE	1	80	80	
Accounting Total			489	
Circulation & Grossing Factor 35%			171	
Subtotal			660	

COMMUNITY: ECONOMIC DEVELOPMENT and PLANNING	Qty	SF	Area SF	Notes
MANAGER OFFICE	1	160	160	PARKING FOR 11, CLOSE TO PUBLIC WORKS.
BUILDING OFFICIAL OFFICE	1	160	160	
ASSOCIATE PLANNING OFFICE	1	121	121	SOME WALLS FOR MAPS NEAR COUNTER.
PLAN CHECK ENGINEER OFFICE	1	121	121	
CODE COMPLIANCE OFFICE	1	121	121	
ASSISTANT PLANNER OFFICES	2	121	242	
PERMIT TECH CUBICLE	1	64	64	
STORAGE	2	80	160	
FUTURE: CUBICLES	3	64	192	
Community: Economic Development and Planning Total			1,341	
Circulation & Grossing Factor 35%			469	
Subtotal			1,810	

PUBLIC WORKS - ENGINEERING	Qty	SF	Area SF	Notes
DIRECTOR OFFICE	1	210	210	PARKING FOR 10, NEAR CODE ENFORCEMENT INSPECTION PLANNING
ENGINEER'S OFFICE	3	160	480	
OPEN OFF CUBICALS FOR INSPECTOR, COORDINATOR, INTERN	6	64	384	
FILES, STORAGE	3	80	240	
WORKROOM	1	121	121	
Public Works-Engineering Total			1,435	
Circulation & Grossing Factor 35%			502	
Subtotal			1,937	

Building Subtotal	20,399
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Total Parking	81
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TOTAL AREA	20,399
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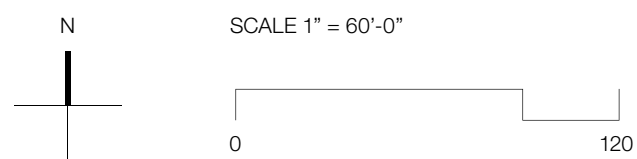
Section Two

/ Site Plan

/ Floor Plans

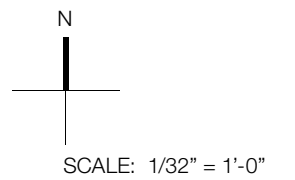
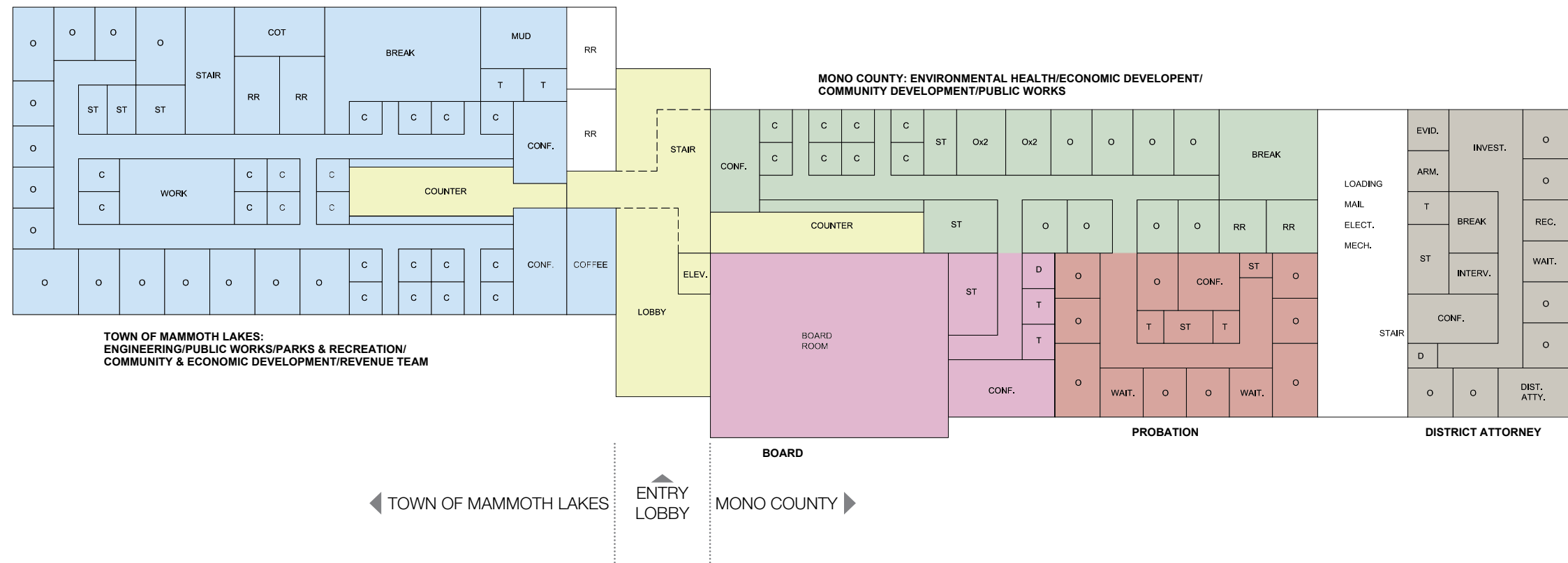
/ Exterior Building Renderings

May 10, 2017



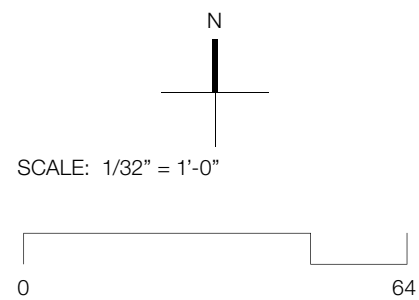
Site Plan

HMC Architects

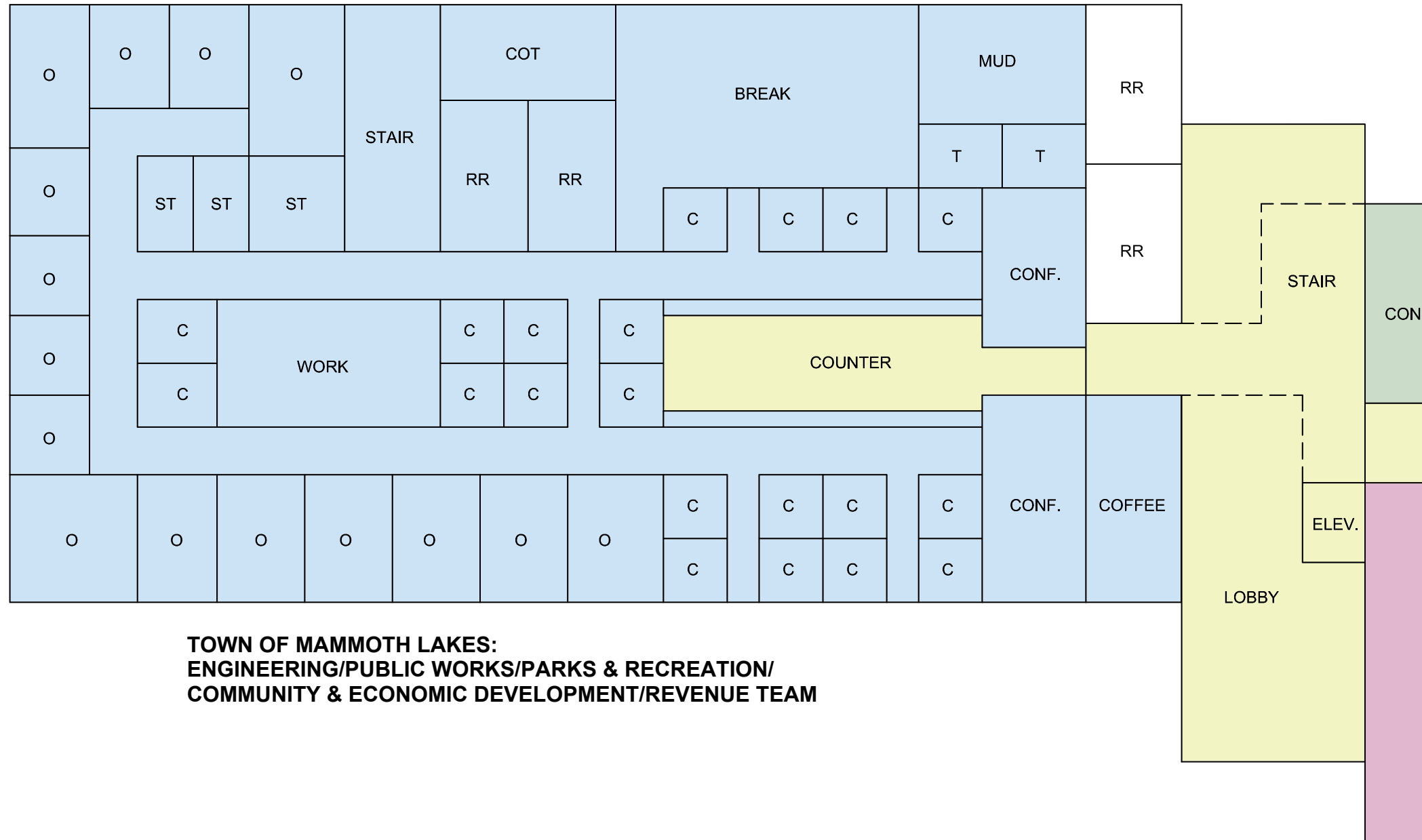


First Floor Plan - Overall

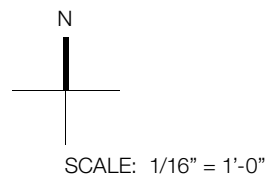
New Civic Center
Mono County & Town of Mammoth Lakes



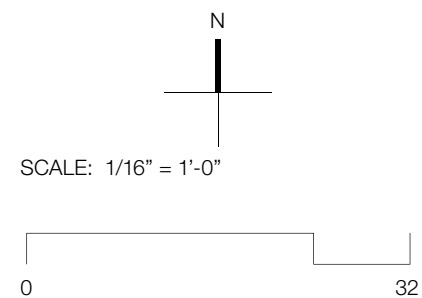
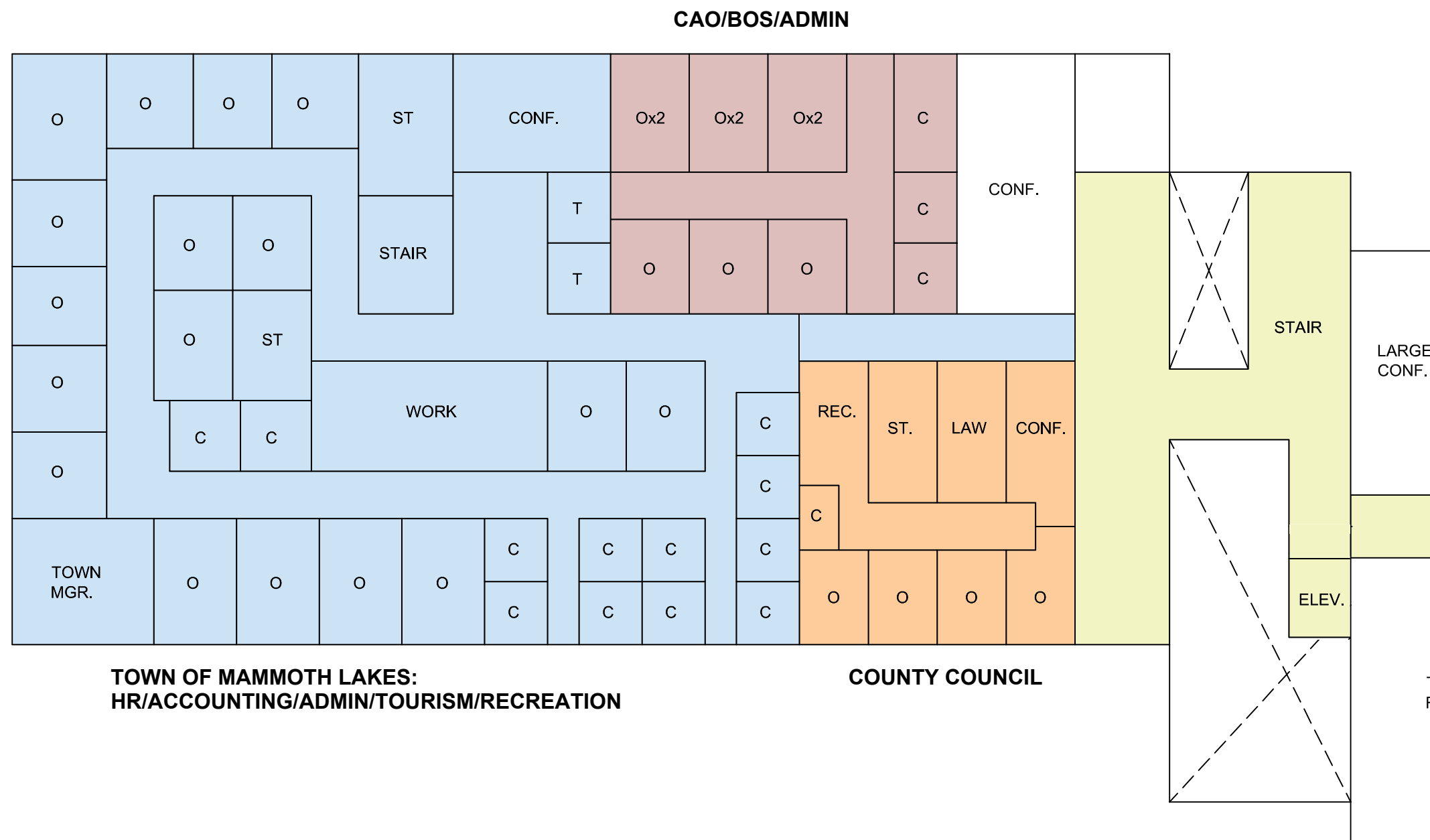
Second Floor Plan - Overall



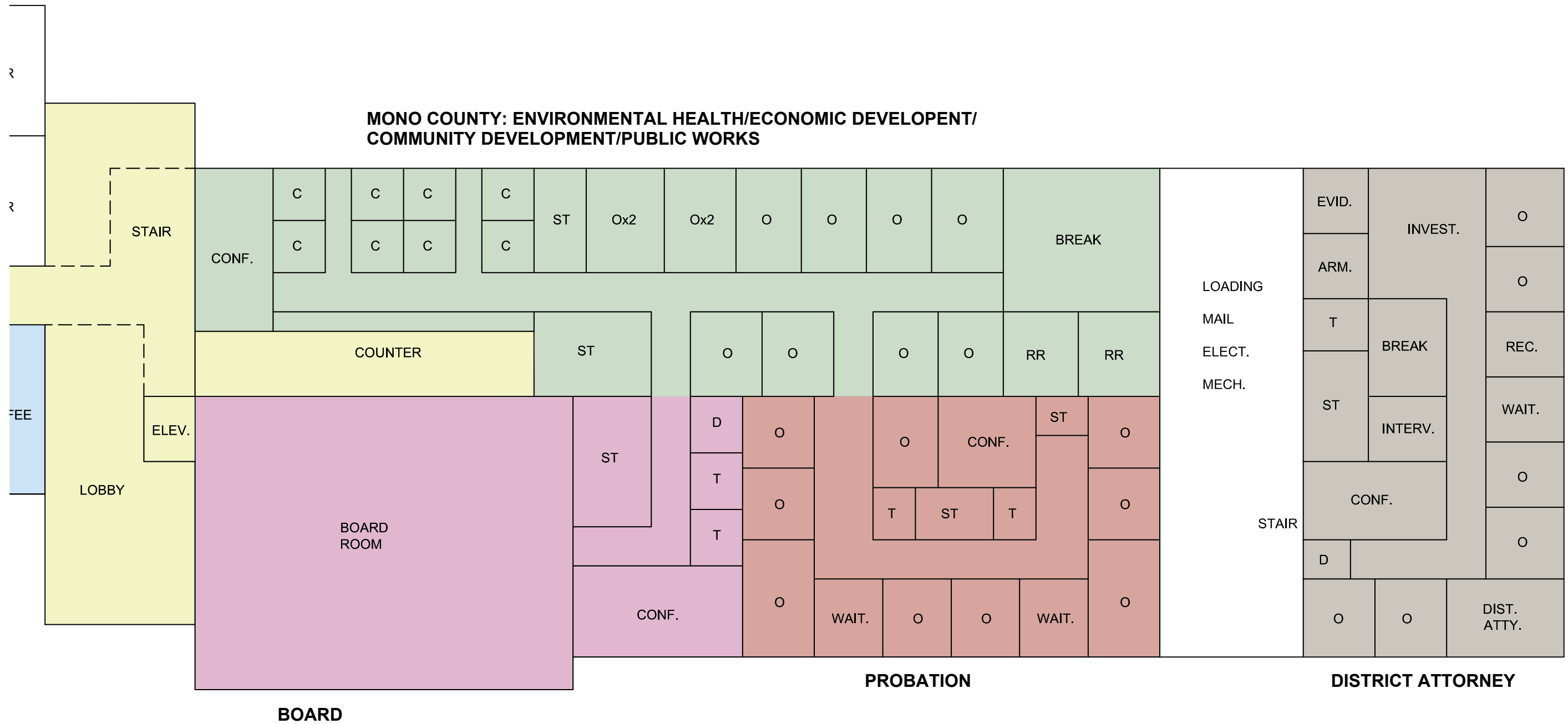
**TOWN OF MAMMOTH LAKES:
ENGINEERING/PUBLIC WORKS/PARKS & RECREATION/
COMMUNITY & ECONOMIC DEVELOPMENT/REVENUE TEAM**



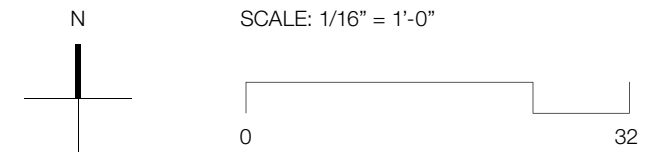
First Floor Plan - Town of Mammoth Lakes

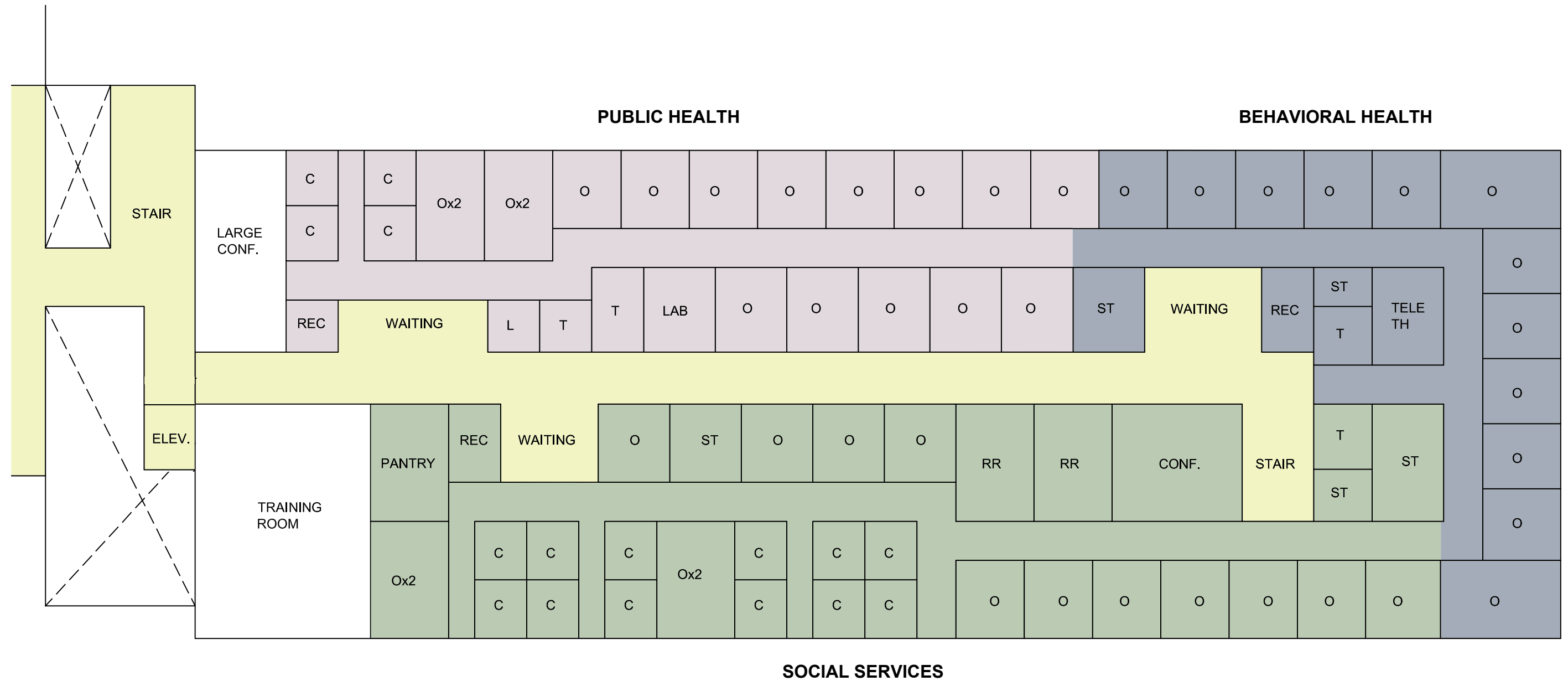


Second Floor Plan - Town of Mammoth Lakes



First Floor Plan - Mono County





Second Floor Plan - Mono County



Site Aerial - Public Entry (South)

New Civic Center
Mono County & Town of Mammoth Lakes



Site Aerial - Private Entry (North)



Street View - Sierra Park Road & Tavern Road

New Civic Center
Mono County & Town of Mammoth Lakes



Street View - Main Street & Thompson Way



Public Entry

New Civic Center
Mono County & Town of Mammoth Lakes

Section Three

/ Cost Estimate

May 10, 2017



Conceptual Cost Plan

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

**May 10, 2017
MTI Job No. 17-0352**

Marcene Taylor Inc.
Boise, Idaho
Oakland, California
(510) 735-6768
www.mticost.com

Conceptual Cost Plan

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

**May 10, 2017
MTI Job No. 17-0352**

<i>Contents</i>	<i>Page No.</i>
Basis of Estimate	
Executive Summary	
Basis of Estimate	
Project Description	1
Conditions of Construction	1
Inclusions	1
Exclusions	1
Risk Register	2
Items Used in Preparing Cost Estimate	2
Assumption of Market Conditions	2
Overall Areas and Summaries	
Overall Summary	4
Building Areas, Summaries, and Detail	
Civic Center Building and Sitework	5 - 14
Alternates	
PV Panels	16
Radiant Heating & Cooling	16

Conceptual Cost Plan

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

**May 10, 2017
MTI Job No. 17-0352**

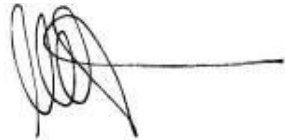
Executive Summary

The following estimate was prepared using conceptual design and program information provided by HMC Architects. The estimate is divided into four sections - a description of the basis of the estimate, overall summary, building and sitework areas, summaries, and component budgets, and alternates.

The total base construction cost in this estimate is \$25,735,603 with a total project cost of \$38,216,406. Costs can be allocated 68% to the County and 32% to the Town based on program areas. Alternates are detailed at the end of the report.

Please feel free to contact me should you require additional information.

Sincerely,



Marcene N. Taylor, CPE
mtaylor@mticost.com
(510) 735-6768



Basis of Estimate

Conceptual Cost Plan

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

**May 10, 2017
MTI Job No. 17-0352**

Conceptual Cost Plan

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

May 10, 2017
MTI Job No. 17-0352

*Basis of Estimate***Project Description**

Options for a new County Government Building and Town Hall in Mammoth Lakes, California.

Conditions of Construction

The construction start date varies by Option.
The total construction period varies by Option.
The general contract will be competitively bid by at least four qualified general contractors and main subcontractors.
The contractor will be required to pay prevailing wages.
There will not be small business set aside requirements.
The general contractor will have access to the site at all hours.

Inclusions

New Construction including typical spread footings and slab on grade, two story wood-framed construction, exterior wall framing and finish, roof insulation and coverings, interior partition framing and doors, fittings, stairs, interior finishes, conveying, new MEP systems, equipment and furnishings, and associated sitework.

Exclusions

Cost escalation beyond the construction midpoint listed on the Summary Sheet.
Land and easement acquisition costs including real estate fees, CEQA mitigation, and entitlement costs.
Utility surveys.
Costs associated with special foundation systems and unsuitable soils conditions.
Environmental impact report preparation and mitigation.
Fees associated with LEED certification.
Builder's risk, project wrap-up, and other owner provided insurance programs.
Hazardous material abatement.
Off-site work except as specifically identified.
Premium or overtime pay.

Conceptual Cost Plan

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

May 10, 2017
MTI Job No. 17-0352

*Basis of Estimate***Risk Register**

This cost plan has been prepared using only early conceptual ideas of what may be in the project. Costs will change as the design is developed.

The construction market continues to be fairly volatile with fluxuating materials costs and lack of skilled labor. Prices for labor and materials may see increases beyond what is covered in the mark-up for cost escalation. In addition, the project location is in a smaller market and may not attract competitive bidding.

Since this is a preliminary estimate, there is not a design for structural systems and a geotechnical report is not available. There is a risk that standard spread footings will not be an adequate foundation system and costs could increase dramatically if special foundation

Items Used in Preparing Cost Estimate

Conceptual Building Program for Town of Mammoth Lakes New Town Hall prepared by HMC Architects dated March 21, 2017.

Conceptual Building Program for Mono County prepared by HMC Architects dated March 21, 2017.

Mammoth Civic Center drawings prepared by HMC Architects dated April 28, 2017.

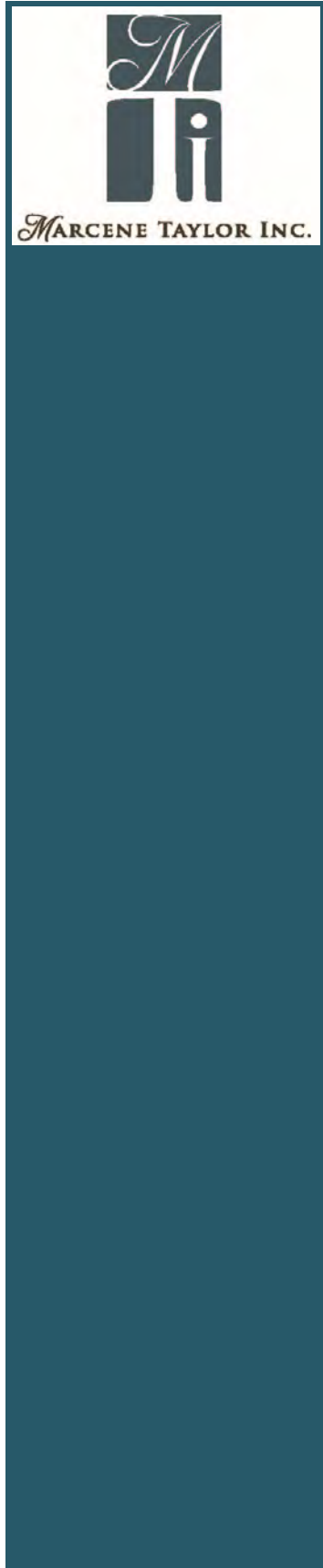
Mono County Government Center Feasibility Study Final Report prepared by Collaborative Design Studio dated September 7, 2016.

Discussions with the project architects and engineers.

Assumption of Market Conditions

This estimate is an opinion of probable construction costs based on measurement and pricing of quantities available through provided information and reasonable assumptions for work not covered in the current drawings and specifications. Unit rates are based on historical data and/or discussions with contractors. The unit rates in this estimate reflect current bid costs in the area and include subcontractors' overhead and profit. MTI has no control over material or labor pricing and market conditions at the time of bid. Hence, MTI cannot guarantee that the bids or construction cost will not vary from this opinion of probable construction cost.

This estimate is based on the assumption that there will be competitive bidding for every portion of the work - a minimum of four bidders for all subcontract items and general contractor bids if applicable. If fewer bids are received, prices may be higher, while more bids received may result in more competitive pricing.



Overall Areas and Summaries

Conceptual Cost Plan

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

**May 10, 2017
MTI Job No. 17-0352**

Conceptual Cost Plan

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

**May 10, 2017
MTI Job No. 17-0352**

Overall Summary

Total \$

Civic Center Building and Sitework

Construction Costs			25,735,603
Project Costs			8,717,799
Total			34,453,402

COST ALTERNATES

Phased Construction

<i>Construction Costs</i>			
Phase One County Building (Current)	18,500	363.35	6,721,985
50% of Site	78,444	20.19	1,583,666
Cost Escalation to Midpoint of Jan-19			654,070
Total Phase One Construction Costs	18,500	484.31	8,959,721
 <i>Construction Costs</i>			
Phase Two County/Town Building (Current)	38,441	363.35	13,967,558
50% of Site	78,444	20.19	1,583,666
Cost Escalation to Midpoint of Apr-20			2,099,415
Total Phase One Construction Costs	38,441	459.16	17,650,639

Delayed Construction - One Phase

<i>Construction Costs</i>			
Civic Center Building and Site (Current)	56,941	418.98	23,856,874
Cost Escalation to Midpoint of Apr-20			3,220,678
	56,941	475.54	27,077,553



Civic Center Building and Sitework

Building Areas, Summary, and Detail

Conceptual Cost Plan

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

May 10, 2017

MTI Job No. 17-0352

Conceptual Cost Plan

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

**May 10, 2017
MTI Job No. 17-0352**

Civic Center Building and Sitework

Areas and Control Quantities

Areas	Enclosed	Covered	Gross*	
Second Floor	27,597	6,822	31,008	SF
Third Floor	25,933	0	25,933	SF
Total Building Area	53,530	6,822	56,941	SF

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	56,941	SF	1.000
Enclosed Area	53,530	SF	0.940
Covered Area	6,822	SF	0.120
Gross Exterior Wall Area	33,811	SF	0.594
Finished Wall Area	33,811	SF	0.594
Glazing Area	8,909	SF	0.156
Total Roof Area	48,414	SF	0.850
Sloped Roof Area	45,362	SF	0.797
Flat Roof Area	3,052	SF	0.054
Total Length of Interior Partitions	7,075	LF	0.124
Total Number of Elevators (x 1,000)	1	EA	0.018
Total Plumbing Fixtures (x 100)	120	EA	0.211
Total Site Area	156,888	SF	2.755
Finished Site Area	129,291	SF	2.271

* 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 **May 10, 2017**
Mono County and Town of Mammoth Lakes **MTI Job No. 17-0352**
Mammoth Lakes, California

Civic Center Building and Sitework

<i>Project Cost Summary</i>		\$
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%	2,507,382
Permit and Plan Check Fees		
Local building permit fees	0.5%	147,493
Local plan check fees	0.4%	117,994
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 (Base)		29,498,608
Testing and Inspection		
Inspector of record		0
Testing and special inspections	1.0%	294,986
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 - County to reuse existing		0
City furnishings - allow		500,000
Telecom, security, and audiovisual equipment - allow \$8.50/SF		455,005
Signage and wayfinding - allow \$0.75/SF		40,148
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%	2,949,861
Scope change contingency	5.0%	1,474,930
Total Project Cost		38,216,406

Note - County costs are 62% of Total 23,694,172
 Note - Town costs are 38% of Total 14,522,234

Conceptual Cost Plan

County Building and Town Hall **May 10, 2017**
Mono County and Town of Mammoth Lakes **MTI Job No. 17-0352**
Mammoth Lakes, California

Civic Center Building and Sitework

<i>Component Summary</i>		\$/SF	Total \$
A10 Foundations		13.72	781,171
A20 Basement Construction		0.00	0
B10 Superstructure		39.67	2,258,844
B20 Enclosure		29.44	1,676,303
B30 Roofing		12.23	696,295
C10 Interior Construction		18.47	1,051,577
C20 Stairs		2.81	160,000
C30 Interior Finishes		18.80	1,070,600
D10 Conveying		2.55	145,000
D20 Plumbing		25.02	1,424,585
D30 HVAC		33.85	1,927,315
D40 Fire Protection		6.00	341,646
D50 Electrical		59.69	3,398,756
E10 Equipment		4.70	267,650
E20 Furnishings		8.46	481,580
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		7.44	423,881
G20 Site Improvement		18.87	1,074,644
G30 Site Mechanical Utilities		8.95	509,886
G40 Site Electrical Utilities		6.89	392,220
G90 Other Site Construction		0.00	0
Direct Construction Cost		317.56	18,081,953
Design Contingency	15.0%	47.63	2,712,293
Bonds and Insurance	2.5%	9.13	519,856
General Requirements	2.5%	9.36	532,853
General Conditions	4.0%	15.35	873,878
GC OH&P or CM Fee	5.0%	19.95	1,136,042
Cost Escalation to Midpoint of Construction ¹	7.9%	32.99	1,878,729
Total Construction Cost		451.97	25,735,603
Alternates			
Alternate No. 1 - Pv Panels			2,105,503
Alternate No. 2 - Radiant Heating & Cooling			1,657,501
Total Construction Cost including Alternates		518.06	29,498,608

¹ 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

May 10, 2017
 MTI Job No. 17-0352

Civic Center Building and Sitework

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
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A10 Foundations **781,171**

Standard foundations					493,999
Concrete pad and continuous footings	56,941	SF	8.50	483,999	
Elevator pits	1	EA	10,000.00	10,000	
Slab on grade					287,172
Reinforced concrete slab on grade	27,597	SF	9.50	262,172	
Concrete curbs - allow	1	LS	25,000.00	25,000	

A20 Basement Construction **0**

B10 Superstructure **2,258,844**

Floor and roof construction					2,144,962
Wood wall, floor, and roof framing with sheathing	56,941	SF	30.00	1,708,230	
Steel support as required - allow 2#/SF	74	TN	4,500.00	333,000	
Concrete topping at second floor	25,933	SF	4.00	103,732	
Miscellaneous					113,882
Miscellaneous metals and rough carpentry - allow	56,941	SF	2.00	113,882	

B20 Enclosure **1,676,303**

Exterior walls					877,628
Framing - included with B10 Superstructure	33,811	SF	0.00	0	
Insulation at exterior wall	24,902	SF	3.00	74,706	
Gypsum board sheathing to inside face of exterior wall	24,902	SF	3.50	87,157	
Applied exterior finishes - allow for fiber cement board, manufactured stone, and wood trim	24,902	SF	18.50	460,687	
Trim and fascia - allow	33,811	SF	2.50	84,528	
Soffit finish	6,822	SF	25.00	170,550	

Conceptual Cost Plan

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

May 10, 2017
 MTI Job No. 17-0352

Civic Center Building and Sitework

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
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Exterior windows					668,175
Aluminum framed windows and storefronts, insulated, operable	8,909	SF	75.00	668,175	
Exterior doors					130,500
Glazed entry doors, double, automatic	8	PR	10,000.00	80,000	
Glazed entry doors, single	4	EA	3,500.00	14,000	
Hollow metal doors, frames, and hardware	10	LVS	1,650.00	16,500	
Specialty and panic hardware - allow	1	LS	20,000.00	20,000	

B30 Roofing **696,295**

Roof coverings					696,295
Insulation and roofing, complete	48,414	SF	12.00	580,968	
Flashings and sheetmetal	48,414	SF	1.50	72,621	
Caulking and sealants	56,941	SF	0.75	42,706	

C10 Interior Construction **1,051,577**

Interior partitions					681,442
Wood stud partition framing (included with B10 Superstructure)	53,184	SF	0.00	0	
Batt sound insulation in partitions	53,184	SF	1.00	53,184	
Gypsum board sheathing, taped and sanded	106,368	SF	3.50	372,288	
Interior glazing - allow	4,654	SF	55.00	255,970	
Interior doors					207,500
Allow	166	EA	1,250.00	207,500	
Fittings					162,635
Code required signage	56,941	SF	0.35	19,929	
Toilet partitions and accessories	1	LS	100,000.00	100,000	
Miscellaneous fittings including markerboards, lockers, and fire extinguisher cabinets	56,941	SF	0.75	42,706	

Conceptual Cost Plan

County Building and Town Hall May 10, 2017
Mono County and Town of Mammoth Lakes MTI Job No. 17-0352
Mammoth Lakes, California

Civic Center Building and Sitework

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
C20 Stairs					160,000
Stair construction and finishes					160,000
Monument staircase flights, floor to floor	2	EA	50,000.00	100,000	
Staircase flights, floor to floor	2	EA	30,000.00	60,000	
C30 Interior Finishes					1,070,600
Wall finishes					133,825
Allow including paint, acoustic wall panels, and upgraded finishes at public areas	53,530	SF	2.50	133,825	
Floor finishes					455,005
Allow including carpet, resilient sheet flooring, tile, and upgraded finishes at public areas with associated bases	53,530	SF	8.50	455,005	
Ceiling finishes					481,770
Allow including acoustic ceiling tile and grid, acoustic treatments, suspended gypsum board ceilings, and associated soffit framing and finish	53,530	SF	9.00	481,770	
D10 Conveying					145,000
Elevators and lifts					145,000
Hydraulic elevator, 2 stop	1	EA	145,000.00	145,000	
D20 Plumbing					1,424,585
Plumbing systems within building					1,424,585
Plumbing fixtures	100	EA	3,000.00	300,000	
Domestic water distribution	56,941	SF	6.25	355,881	
Sanitary waste	56,941	SF	6.75	384,352	
Water treatment and storage	56,941	SF	2.25	128,117	
Gas distribution	56,941	SF	2.50	142,353	
Miscellaneous plumbing	56,941	SF	2.00	113,882	

Conceptual Cost Plan

County Building and Town Hall May 10, 2017
Mono County and Town of Mammoth Lakes MTI Job No. 17-0352
Mammoth Lakes, California

Civic Center Building and Sitework

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
D30 HVAC					1,927,315
HVAC systems within building					1,927,315
Piping, insulation, valves and specialties	53,530	SF	4.00	214,120	
Air handling equipment	53,530	SF	5.50	294,415	
Air distribution and return	53,530	SF	16.50	883,245	
Unit ventilation	53,530	SF	3.50	187,355	
Diffusers, registers, and grilles	53,530	SF	3.50	187,355	
Controls and instrumentation	53,530	SF	2.50	133,825	
Testing and balancing	200	HR	135.00	27,000	
D40 Fire Protection					341,646
Sprinklers					341,646
Automatic sprinkler system with heat trace	56,941	SF	6.00	341,646	
D50 Electrical					3,398,756
Electrical systems within building					3,398,756
Electrical service and distribution	56,941	SF	12.00	683,292	
Emergency power for EOC	1	LS	25,000.00	25,000	
Machine and equipment power	56,941	SF	3.00	170,823	
User convenience power	56,941	SF	6.50	370,117	
Lighting and controls	56,941	SF	20.00	1,138,820	
Communications	56,941	SF	6.50	370,117	
Fire alarm	56,941	SF	5.00	284,705	
Security	56,941	SF	3.00	170,823	
A/V	56,941	SF	2.50	142,353	
Trade specialties	56,941	SF	0.75	42,706	
E10 Equipment					267,650
Institutional equipment					267,650
Allow including appliances and A/V equipment	53,530	SF	5.00	267,650	

Conceptual Cost Plan

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

May 10, 2017
 MTI Job No. 17-0352

Civic Center Building and Sitework

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
E20 Furnishings					481,580
Fixed furnishings					481,580
Window blinds and shades	8,909	SF	15.00	133,635	
Fixed casework	53,530	SF	6.50	347,945	
F10 Special Construction					0
F20 Selective Building Demolition					0
G10 Site Preparation					423,881
Site clearing					133,355
Clear and grub site area	156,888	SF	0.85	133,355	
Site earthwork					290,526
Grade site as required	156,888	SF	1.50	235,332	
Prepare building pad	27,597	SF	2.00	55,194	
G20 Site Improvement					1,074,644
Vehicular paving					483,816
Asphalt parking lots and driveways with curbs and gutters tied to existing	80,636	SF	6.00	483,816	
Pedestrian paving					180,470
Concrete plaza/entry paving	9,725	SF	12.00	116,700	
Concrete sidewalk paving	9,110	SF	7.00	63,770	
Site development					156,888
Allow for site signage and accessories	156,888	SF	1.00	156,888	
Landscaping					253,470
Soil preparation, shrubs and groundcover, trees, and irrigation	29,820	SF	8.50	253,470	

Conceptual Cost Plan

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

May 10, 2017
 MTI Job No. 17-0352

Civic Center Building and Sitework

Component Detail	Quantity	Unit	Rate	Subtotal \$	Total \$
G30 Site Mechanical Utilities					509,886
Site mechanical utilities					509,886
Domestic water supply	156,888	SF	0.35	54,911	
Fire water supply	156,888	SF	0.65	101,977	
Sanitary sewer	156,888	SF	0.50	78,444	
Storm drainage	156,888	SF	1.00	156,888	
Natural gas distribution	156,888	SF	0.75	117,666	
G40 Site Electrical Utilities					392,220
Site electrical utilities					392,220
Electrical distribution	156,888	SF	1.50	235,332	
Site lighting	156,888	SF	0.75	117,666	
Site communications and security	156,888	SF	0.25	39,222	
G90 Other Site Construction					0



Alternates

Conceptual Cost Plan

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

**May 10, 2017
MTI Job No. 17-0352**

Conceptual Cost Plan

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

**May 10, 2017
MTI Job No. 17-0352**

Alternates

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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Alternate No. 1 - Pv Panels

2,105,503

Add to base bid					1,479,336
Increased structural requirements to support panels	16,056	SF	3.50	56,196	
Stand-off brackets for PV panels Photovoltaic system, including inverter, combiner, filters, disconnect, breaker, etc.	16,056	SF	2.50	40,140	
	300	KW	3,000.00	900,000	
Carport structures with PV panels	4,200	SF	115.00	483,000	
Mark-Ups					626,167
Design Contingency		15.0%		221,900	
Bonds and Insurance		2.5%		42,531	
General Requirements		2.5%		43,594	
General Conditions		4.0%		71,494	
GC OH&P or CM Fee		5.0%		92,943	
Cost Escalation to Midpoint of Construction		7.9%		153,704	

Alternate No. 2 - Radiant Heating & Cooling

1,657,501

Deduct from base bid					(936,775)
Piping, insulation, valves and specialties	(53,530)	SF	4.00	(214,120)	
Air handling equipment	(53,530)	SF	2.50	(133,825)	
Air distribution and return	(53,530)	SF	5.00	(267,650)	
Diffusers, registers, and grilles	(53,530)	SF	3.50	(187,355)	
Controls and instrumentation	(53,530)	SF	2.50	(133,825)	
Add to base bid					2,101,343
Geothermal well - allow	1	LS	375,000.00	375,000	
Piping system and manifolds	53,530	SF	25.00	1,338,250	
Controls	53,530	SF	6.00	321,180	
Test and balance	53,530	SF	1.25	66,913	
Mark-Ups					492,933
Design Contingency		15.0%		174,685	
Bonds and Insurance		2.5%		33,481	
General Requirements		2.5%		34,318	
General Conditions		4.0%		56,282	
GC OH&P or CM Fee		5.0%		73,167	
Cost Escalation to Midpoint of Construction		7.9%		121,000	

Section Four

/ Contractor Verification Letters

MID-SIZED CONTRACTOR



3750 Long Beach Blvd., Suite 200
Long Beach, CA 90807

May 10, 2017

Town of Mammoth Lakes and Mono County
Attn: Town of Mammoth Lakes Council Members and Mono County Board of Supervisors
437 Old Mammoth Rd., Suite R
Mammoth Lakes, CA 93546

**RE: Letter of Support for the Construction of the Town of Mammoth Lakes and Mono County
New Civic Center**

To whom this may concern:

I am writing to express my strong support for the New Civic Center building. As a community that is poised for growth, I recognize the need for a viable and sustainable civic center in the Town of Mammoth Lakes. It will have a meaningful, long lasting impact for the residents, visitors and the Town and County's growing staff.

Upon evaluating the preliminary program information provided by HMC Architects and prepared estimate by certified professional estimator consultant Marcene Taylor, and based upon our experience building in the area, we agree that their assessment of approximate building and development costs of the proposed project budget is achievable based on the current design and construction costs in the Mammoth Lakes region.

For the past 15 years, Howard CDM has had the opportunity to build over \$20 million worth of new construction in Mammoth Lakes. Most recently, we are currently under construction for the Town's New Police Headquarters and have provided preliminary cost estimates for the approved New Community Multi-Use Facilities. The new well-designed, up-to-date facilities are reflective of the economic vitality and are investments in keeping the Town of Mammoth Lakes and Mono County an attractive place for residents to live and visitors to enjoy.

Construction of the New Civic Center will also create jobs for local subcontractors and skilled craftsmen to work locally and put money back into the economy.

The Town of Mammoth Lakes stands at the crossroads of exciting growth opportunities. If I can assist in advancing this project, or in any other way facilitate its completion, please do not hesitate to contact me at (562) 304-1400.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martin D. Howard'.

Martin D. Howard
President/CEO

howardcdm.com

CONSTRUCTION | DEVELOPMENT | MANAGEMENT



LARGE-SIZED CONTRACTOR

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

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 in Central California, having maintained offices and providing construction in excess of 100 million dollars per year for the past 14 years in the region. Of note, in addition to approximately 175 million dollars in construction underway in the region, Bernards just completed the 80 million dollar, full service hospital in Tehachapi as well as the 35 million dollar renovation of the Atascadero City Hall which affords Bernards a strong understanding of the public construction market in central California.

We would like to emphasize that the construction market in the more remote areas is very volatile in that the subcontractor base for large commercial and civic projects will draw from many different sub markets such as Bakersfield, Fresno, Sacramento, Los Angeles, San Jose and the Central Coast. Accordingly we recognize that pricing will be largely dependent on the activity in the sub markets. We would not expect to attract as many as four qualified subcontractors for each trade which will certainly drive pricing upwards when compared to the Fresno or Bakersfield markets. Conversely, if those markets suffer a slowdown, favorable pricing could be expected for a project of the size and nature proposed.

We are in agreement with the overall budgets prepared by MTI to be representative of Prevailing Wage, fair market pricing in central California and we are in general agreement with the projected escalation at 4.5% per annum. We do believe however and would recommend a factor be added to the estimate to 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.

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



3546 Concours Street / Ontario, CA 91764
909 989 9979

  @hmcarchitects |  facebook.com/hmcarchitects | hmcarchitects.com



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

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	December 19, 2017	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED		PERSONS APPEARING BEFORE THE BOARD	Nolan Bobroff, Assistant Planner; Tony Dublino, Asst. CAO
SUBJECT	Cannabis Regulatory Program Update		

AGENDA DESCRIPTION:

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

A summary of the recent activities that Town and County staff have been involved in related to the regulation of commercial cannabis.

RECOMMENDED ACTION:

None. Informational only.

FISCAL IMPACT:

None.

CONTACT NAME: Sandra Moberly

PHONE/EMAIL: 760-965-3633 / smoberly@townofmammothlakes.ca.gov

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:

Click to download
Town Staff Report
County Staff Report

History

Time	Who	Approval
12/14/2017 11:17 AM	County Administrative Office	Yes
12/13/2017 9:36 AM	County Counsel	Yes
12/13/2017 3:08 PM	Finance	Yes



Community & Economic Development

P.O. Box 1609, Mammoth Lakes, CA, 93546

(760) 965-3630

www.townofmammothlakes.ca.gov

DATE: DECEMBER 12, 2017
TO: TOML TOWN COUNCIL & MONO COUNTY BOARD OF SUPERVISORS
FROM: NOLAN BOBROFF, ASSISTANT PLANNER
RE: STATUS OF THE TOWN'S CANNABIS REGULATIONS

The Town's Community and Economic Development Department has been working on a comprehensive update to the Town's cannabis regulations. Town staff has been working with various Town, County, Fire District, and other local government representatives on the development of the regulations and have been attending various trainings and workshops related to the States cannabis licensing program. Below is a summary of the recent activities that Town staff have been involved in related to cannabis:

Cannabis Workshops

Staff has recently attended two workshops related to cannabis regulations implementation. Below is a summary of the items discussed at the workshops.

- **Cannabis Taxes and Regulations Implementation Workshop, November 15, 2017**

This workshop provided an overview of the steps that agencies should be taking to ensure successful implementation of their cannabis regulations. The workshop provided best practices for land use regulations, selection processes, cost recovery methods, taxes, and ongoing monitoring and compliance. Industry professionals from a cannabis testing lab and a cannabis manufacturing equipment company also presented and provided an overview of the testing and manufacturing process.

Staff will incorporate applicable best practices learned at this workshop into the Town's cannabis regulations.

- **Cannabis Regulators Workshop, December 7, 2017**

This workshop was organized by the City of Sacramento and the newly created CA Association of Cannabis Regulators. Discussion items included (1) CA licensing overview and process; (2) data analytics; (3) public safety; and (4) health and equity. Representatives from the CA Bureau of Cannabis Control, CA Department of Food & Agriculture, and CA Department of Public Health presented and answered questions related to the CA cannabis regulations that were released to the public on November 16, 2017.

The State representatives indicated that the State is prepared to begin issuing temporary licenses on January 1, 2018 for all cannabis business types, but will require conformation from the local agencies that the applicant is authorized to conduct business within that agencies jurisdiction. Temporary licenses will be valid for a period of 120 days and full annual licensing will take place during that 120 day period.

Town of Mammoth Lakes Cannabis Working Group

The Town's cannabis working group is comprised of members from the Town Council, Planning and Economic Development Commission, Mammoth Lakes Fire Protection District, Mammoth Lakes Police Department, Mono County staff, and Town staff from Planning and Finance.

At the previous working group meeting on November 8, 2017, Town staff presented a comparison of peer resort communities in Colorado and discussed some of the issues they have encountered with their cannabis program. The comparison provided valuable insight into some unintended effects that various regulations have caused in those peer resort communities.

The next working group meeting will be on December 15th. At that meeting, staff will: (1) provide a summary of the discussion items from the workshops that staff have attended; (2) provide a summary of the CA regulations and temporary licensing process; (3) discussion on cannabis cultivation and manufacturing; (4) discussion on proposed buffers; and (5) discussion on timing and the tentative schedule.

Contract with Hdl for Cannabis Taxation and Licensing

The Town has been in discussions with the consulting group Hinderliter, de Llamas & Associates (Hdl) regarding assistance with cannabis taxation and licensing fees. The Town currently contracts with Hdl for sales tax analysis and reporting and Mono County has a contract with Hdl for assistance with their cannabis taxation and fee program. By contracting with Hdl, the Town can coordinate with the County and establish a tax program that is consistent throughout the area. For the Town, the tax measure can only be considered at an election in which Councilmembers are elected to the Town Council, which means the Town's tax measure would need to be on the June 2018 ballot. In order to meet the June 2018 election deadline, the tax measure will need to be sent to the registrar of voters in March 2018.

The anticipated Hdl scope of work will include: (1) assistance with a recommended tax program; (2) development of appropriate licensing fees; and (3) ongoing regulatory compliance audits and financial audits of the cannabis businesses within the Town. The contract amount will be less than \$50,000.

NEXT STEPS

The anticipated next steps include:

- Contract with Hdl for assistance with the Town's cannabis tax and fee program
- Development of draft regulations for the proposed cannabis uses



County of Mono

County Administrative Office

Leslie L. Chapman
County Administrative Officer

Tony Dublino
Assistant County Administrative Officer

Dave Butters
Human Resources Director

Jay Sloane
Risk Manager

Date: December 19, 2017
To: Honorable Board of Supervisors
From: Tony Dublino, Assistant CAO
Subject: **Update on County Cannabis Regulatory Program**

Recommended Actions:
None, informational only.

Fiscal Impact:
None at this time.

Discussion:
The County continues to develop the regulatory program for commercial cannabis activities within unincorporated Mono County. The following is a basic report on the current status of the different aspects of the overall regulatory effort.

Moratorium

Currently there is a Moratorium on Commercial Cannabis activities within unincorporated Mono County. The Board extended an existing Moratorium on November 21, and the Moratorium is now valid through December 2, 2018. The Moratorium is intended to provide the time necessary to develop an effective regulatory program, and may be repealed prior to the expiration date.

Recent Board Actions

The Board of Supervisors adopted General Plan Policies relating to Commercial Cannabis on December 5th. Also on December 5th, the Board provided staff with direction regarding the timing of the Cannabis Regulatory Program, with a requested delivery of March 2018.

Staff Activity

Staff is meeting regularly on the subject, attending seminars and meetings of other jurisdictions in an effort to learn as much as possible about different approaches to regulating cannabis. Staff is initiating the drafting process for regulatory language within the General Plan as well as the County Code.

Staff is working toward the Board-directed delivery date of March 2018.

General Plan/Land Use

With General Plan Policies approved, staff work now turns to the development of specific land use regulations based on those policies. These regulations are derived from community outreach, and board direction received to date. These regulations will identify where various commercial cannabis activities may occur in the County.

Permitting

There is continuing discussion on an appropriate permitting approach. The basic concept involves a discretionary approval of the operations plan by all related Departments, annual renewals, a clear monitoring and enforcement plan, and flexibility to deal with unintended consequences, should they arise. The specific form of permit(s) required, and how to operationalize the effort within the organization, are to be determined.

Fees

The Finance Department is utilizing projected time studies and related costs to develop a fee proposal, with the assistance of consultants. The intent is to achieve full cost-recovery for services rendered.

Tax

The County is planning for a Commercial Cannabis tax measure to provide revenue for public health programs, enforcement activities, and other anticipated expenses relating to commercial cannabis. The intent is to forward this measure at the earliest possible time, and staff is analyzing options between a June ballot measure and a November ballot measure.

Agriculture Commissioner

The Agriculture Commissioner will be involved in the cultivation of commercial cannabis as well as weights and measures. Agriculture Commissioner Reade is waiting on clarification on the expectations for local enforcement from California Department of Food and Agriculture, as well as the County's proposal for inspection intervals.

Environmental Health

At this time, the State is not mandating the County Environmental Health Department to regulate commercial cannabis activities. No regulatory program is being proposed. The County would retain the right to adopt an Ordinance in the future that would impose such a regulatory scheme, but is not intending to do so as a part of the current regulatory program.

If you have any questions regarding this item, please contact me at (760) 932-5415.

Respectfully submitted,



Tony Dublino
Assistant CAO



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

SPECIAL MEETING AGENDA REQUEST

Print

MEETING DATE	December 19, 2017	DEPARTMENT	
ADDITIONAL DEPARTMENTS			
TIME REQUIRED		PERSONS APPEARING BEFORE THE BOARD	Sandra Moberly, Community and Economic Development Director; Megan Mahaffey, Community Development
SUBJECT	Update on Housing Programs / Projects		

AGENDA DESCRIPTION:

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

Housing Needs Assessment; Housing Action Plan; Shady Rest purchase; Coordination with Mono County. In order to access the Mono County Housing Needs Assessment and the Mammoth Lakes Community Housing Action Plan, please visit: <https://monocounty.ca.gov/bos/page/joint-town-county-special-meeting>.

RECOMMENDED ACTION:

None. Informational only.

FISCAL IMPACT:

None.

CONTACT NAME: Sandra Moberly

PHONE/EMAIL: 760-965-3633 / smoberly@townofmammothlakes.ca.gov

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:

Click to download
Staff Report

History

Time	Who	Approval
12/14/2017 4:17 PM	County Administrative Office	Yes
12/14/2017 10:14 AM	County Counsel	Yes
12/13/2017 3:05 PM	Finance	Yes



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

P.O. Box 1609, Mammoth Lakes, CA 93546

Phone: (760) 965-3630 Fax: (760) 934-7493

www.townofmammothlakes.ca.gov

DATE: DECEMBER 19, 2017
TO: MAMMOTH LAKES TOWN COUNCIL
MONO COUNTY BOARD OF SUPERVISORS
FROM: SANDRA MOBERLY, COMMUNITY AND ECONOMIC
DEVELOPMENT DIRECTOR
RE: UPDATE ON TOWN HOUSING PROGRAMS/PROJECTS

Housing Needs Assessment

The Town completed a Housing Needs Assessment, which was prepared by WSW consultants and presented to Town Council on July 19, 2017. The Needs Assessment data and findings relied upon focus groups, meetings, interviews, and the comprehensive housing survey completed earlier in the year through a joint effort between the Town and Mono County. The joint Town/County survey included over 500 residents in Mammoth Lakes and 120 households with members who commute into town for work. This information was used for limited specific needs, including number of jobs per worker, number of employees per household, work location data and information on renters regarding rent payments, utility costs and forced to move issues. The Needs Assessment included an evaluation of current community housing programs, a review of opportunities and constraints, and a comparison with other similar resort communities. The key findings were:

- The housing problem can be summarized as low-to-no rental vacancy, the loss of approximately 200 long-term rentals in last few years, few homes for sale, and competition for sales with second homeowners.
- The impacts of the housing problem are unfilled jobs and increased commuting and costs of living.
- Mammoth Lakes faces challenges such as limited land, high cost of construction, poor condition of a number of existing units, and loss of approved housing units as a part of entitlement amendments. Advantages include a track record of constructing community housing, strong homeownership assistance, expertise in securing grants, and engaged and active employers.
- "Life-cycle" housing is needed to address the housing needs for the entry-level workforce, those in early career, and mid-management.
- Approximately 595 housing units would be needed through 2022 to catch-up with existing housing needs and to keep up with projected housing needs driven by job growth.

WSW Consulting used the information from the Housing Needs Assessment to inform and guide the Housing Action Plan.

Housing Action Plan: Live, Work, Thrive!

The Housing Action Plan: Live, Work, Thrive was accepted by the Town Council on December 6, 2017. The Goals and Objectives are:

- 1) Income Levels. Serve the full range of incomes in need. This means renter households earning below 80% AMI and owner households earning below 200% AMI.
- 2) Jobs-Housing Relationship. Produce community housing at a rate that exceeds the number of units needed to accommodate new job growth – at least in the near term, to address the current housing shortage, unfilled jobs, and provide opportunities for in-commuters who want to move to town.
- 3) Resident Employees. At least maintain the percentage of employees in Mammoth Lakes that live in town as present (about 58%).
- 4) Number of Units. Produce between 200 to 300 community housing units over the next five years (completed or permitted).

A key component of the Action Plan is the Housing Action Strategies. The Action plan describes 26 strategies developed by the consultant and the Housing Working Group to address the Plan's goals and objectives. The near term strategies include the acquisition of the Shady Rest parcel, a dedicated local tax for housing, and increasing homebuyer and renter financial assistance programs. Mid-term and long-term strategies include additional land acquisition, incentive programs to convert short-term rentals to long-term rentals, development incentives, preserving mobile home park affordability, and construction of the Shady Rest parcel.

Town Purchase of Shady Rest

On November 1, 2017 the Town announced that it had reached a tentative agreement with All California Funding of Studio City, California to purchase 25+/- acres of land in Mammoth Lakes commonly known as the Shady Rest Parcel (APN #s 035-010-020 & 035-100-003) for \$6.5 million. There are two parcels which make up the Shady Rest Site; a 24.54-acre parcel addressed as 1699 Tavern Road and a 0.19-acre parcel addressed as 33 Center Street.

The property is being purchased under existing zoning and conditions of use. A substantial amount of work will need to be completed in order to plan, design, fund, and build community housing on the property. The escrow process will take an estimated 120 days from the execution by both parties of a purchase and sale agreement. Staff expects the purchase and sale agreement to be considered by the Town Council no later than January 17, 2018.

Coordination with Mono County

The Town has coordinated with Mono County on several of the recent housing programs including the Housing Needs Assessment as well as the Housing Action Plan. Staff expects to continue working with Mono County as we work to provide housing in the Eastern Sierra.