

February 19, 2019

Special Meeting

Item # 2e

Public Works

Civic Center Update

Staff Report



MONO COUNTY DEPARTMENT OF PUBLIC WORKS

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Date: February 19, 2019
To: Honorable Chair and Members of the Board of Supervisors, Honorable Mayor and Town Council Members
From: Tony Dublino, Director of Public Works
Subject: Mono County Civic Center – Monthly Update

The following information is intended to inform the Board, Council and the public about the current status of the Civic Center project.

History/Background

McFlex Parcel—Government Center

In 2006, the County participated with the Town and the Southern Mono Healthcare District in a land exchange with the USFS to acquire a portion of the so-called Mammoth Community Facilities Land Exchange (McFlex) parcel. At the time, the three entities entered an MOU describing the shared intent to build a multi-agency Government Center at the location. Since that time, the McFlex parcel has seen several land boundary adjustments, the development of the Mono Superior Court building by the Administrative Office of the Courts, the Mammoth Lakes Police Station, a parking lot for Mammoth Hospital, as well as trails and the Town's main entrance monument.

The County's Civic Center reflects another major step toward realizing the vision articulated in the 2006 MOU, as well as advancing the Town's visioning and community planning relating to the use of the McFlex parcel. Work on this project has been a collaborative effort between Town and County staff; the Town's partnership and participation in this project—the largest, most complex County construction project in recent history—is essential and very much appreciated.

McFlex 'Property Use Agreement'

Throughout 2017, the County and Town staff met numerous times to develop a 'Property Use Agreement' (Agreement) to guide the development of a joint civic center project on the property. During the development of the Agreement, it became clear that the County would build their section of the project first, so the parties set about establishing how the site would be managed in that event. The final Agreement was entered by the Board and the Council in February 2018.

The Agreement describes various ways that 'shared' infrastructure costs would be divided between the parties, and/or how the 'upsizing' of infrastructure would be funded. Since the MOU was developed, the likelihood of a Town civic center on the site in the near future appears to have diminished, as have the opportunities for sharing some of those

infrastructure costs. Nonetheless, the County Civic Center project proceeds and the County will fund certain infrastructure investments needed to complete the Civic Center, including the relocation of utilities and the placing of curb, gutter, and asphalt for access and parking. These investments will serve any future development by the Town.

Interagency Coordination

County and Town staff met on February 11th to discuss various aspects of site design, and County staff provided an update to the Town Council on January 23rd. At that Council meeting, a question from Councilmember Wentworth prompted a discussion on the permitting process and fees for the project. Town Council made a few comments and requests relating to the subject.

One request was to memorialize the County's approach to permitting the project, how that approach relates to permit and development impact fees. Another was to memorialize the County's intent to follow Town's adopted Building Codes. There were also comments inquiring into the timing of the County's decision on permitting the project and plans for continued interagency coordination. All are explained in the sections below.

Permitting and Fees

Over the last few months of 2018, the County began to consider its options for permitting the Civic Center project—to either permit the project through the County's Building Division (according to the County's established process for building projects), or to pull a permit through the Town of Mammoth Lakes Building Division. Options exist here because counties and cities are exempt from each other's building (and zoning) ordinances. The County is also exempt from development impact fees. It was understood that either permitting approach, whether Town or County, would carry differing benefits and liabilities.

There are two primary considerations: the ability to process and expedite the project, and the cost of permit issuance and associated fees. In the last quarter of 2018, the project management team engaged with both the Town and the County's Building Divisions about their respective capacity to process the permit and inquired about associated permit processing costs and fees. In early February 2019, it was determined that the project stood the best chances of success by permitting it internally, with the assistance of outside consultants that would be under County direction.

The County is obligated to obtain project approval by the Mammoth Lakes Fire District and the Mammoth Community Water District, and to follow their associated regulations. Both agencies have been consulted on numerous occasions regarding the project and its compliance with their respective standards.

Town Building Codes and Design Guidelines

The County will design and construct the Civic Center in accordance with adopted Town Building Codes and, as previously confirmed, will adhere to the Town's Design Guidelines (although, as described above, the County is not subject to Town Building Codes). The primary outside consultant that will assist County staff in reviewing the Civic Center plans and that will provide certain inspection services is Interwest Consulting out of Huntington

Beach. Interwest is the same plan review contractor that is used by the Town of Mammoth Lakes, so this group is keenly aware of Town Building Codes.

Today, the County considered an as-needed contract with Interwest Consulting that is specific to the Civic Center. An excerpt from the Scope of Work establishes the County's intent to follow the Town's adopted standards:

ATTACHMENT A – SCOPE OF WORK
Interwest Consulting Group

Contractor will perform multi-disciplinary plan review services for multiple phases of the Mono County Civic Center project including, but not limited to, the following:

- Receive plans and documents from County staff, which have been transmitted using the County-preferred courier service at Contractor's expense.
- Review of plans by a Certified Plans Examiner for design integrity and code compliance with the adopted edition of the applicable California Building Codes, including the following: Building (and any adopted appendices), Electrical, Energy, Existing Building, Fire, Green Building Standards, Historical Building, Mechanical, Plumbing, Referenced Standards, and Residential. Contractor is to plan check to standards adopted by the Town of Mammoth Lakes, which have previously been transmitted to Contractor.

Following the review and approval of building plans to these standards, the County intends to inspect the project in accordance with the same. The contract with Interwest also covers the potential need for onsite inspections to the project.

Town Design Guidelines

The original plans for the County Civic Center were developed by HMC, under contract with the Town, when the concept was to build a joint Town-County Civic Center. The County has retained the essential site plan and building massing that was performed by HMC.

The Civic Center's massing, fenestration, colors, and building materials have been presented to Town Planning staff, who have provided valuable comments that have altered several aspects of the building. The County's goal has been to develop a building that is wholly consistent with the Town's Design Guidelines, that compliments the architecture of the surrounding area and the Town's future building. At this time, the County has gone through a process articulated in the March 2018 Town/County Property Use Agreement that establishes the plan is consistent with those Design Guidelines. The County did this voluntarily, as it (like the Superior Court) is under no statutory obligation to conform to the Town's Guidelines.

Continuing Coordination

The County continues to invite the collaboration of the Town, Mammoth Lakes Fire, and Mammoth Community Water District staff in the Civic Center project. There are several areas where Town staff input in particular will be essential to the long-term success of the McFlex Government Center, and any future development pursued by the Town.

Design

First Phase plan submittal (utilities, foundation and slab) was provided digitally to the County Building Division on Feb 4, according to schedule. Following review and comments, the final phase 1 submittal package is expected in early March.

The final floor plans of the building continue to be refined. Currently, staff is meeting with individual County departments to walk through the current floor plans and discuss necessary refinements, including the consideration of the open floor plan concept that has been developed by the design team. It is expected this will be the last round of department input before the floor plans are finalized and prepared for plan submittal.

Construction

The County is scheduling resources to assist in snow removal from the site prior to the ground-breaking date in April 2019.

Budget

Budget continues to be a major focus of this project. County staff is meeting regularly with the Design-Build team (Roebbelen Construction) to review current project costs, and estimates for future work.

Staff held a budget meeting with Roebbelen on February 14, after the writing of this staff report. A verbal update will be provided as needed.

Schedule

The project is currently behind schedule by one week. The first phase of plans were submitted on schedule by the contractor, a County building permit was applied for and the plans were submitted to Interwest for review on time, but the delivery to Mammoth Lakes Fire and Mammoth Community Water District was complicated by weather delays.

Phase two plan submittal for the 'Core and Shell,' and Phase three for 'Interior Finish and Sitework,' will follow as work is getting underway at the site. The scheduled date for substantial completion of the project is February 2020.

If you have any questions regarding this item, please contact Tony Dublino at tdublino@mono.ca.gov (760) 932-5459.

Respectfully submitted,



Tony Dublino / Director of Public Works