



# MONO COUNTY DEPARTMENT OF PUBLIC WORKS

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Jeff Walters, Public Works Director

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

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

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

## **Discussion:**

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

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

### *History*

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

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

### *Community Benefits and Opportunity*

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

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

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

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

### *Cost Benefits*

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

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

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

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

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

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

Respectfully submitted,



Tony Dublino  
Environmental Services Manager