TOWN COUNCIL STAFF REPORT

Title: Award contract for the Community Childcare Center Project to JPB Designs Inc.

Meeting Date: April 3, 2024

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Shaun Troy, Financial Analyst

RECOMMENDATION:

Staff Recommends Town Council:

- Approve the Plans and Specifications.
- Award a contract for the Base Bid, Alternate 1 and Alternate 2 to the lowest responsive bidder, JPB Designs Inc. in the amount of $1,660,000.00.
- Authorize the Town Manager to execute the construction contract.
- Authorize the Public Works Director to accept the project upon completion.
- Authorize the Public Works Director to review and approve minor revisions to complete the project, up to an additional 10% of the award amount.

BACKGROUND:

In 2022, the Mammoth Unified School District (MUSD) notified the Town that they will be getting rid of their modular structures during their renovation construction project. The Town desired to utilize some of the modular units as core and shell for a community childcare center, to be located on the Mammoth Lakes Foundation (MLF) property at 100 College Parkway and released an RFQ/RFP for design. A consulting contract was awarded to AP Architects on September 6, 2022 for the design of a Community Childcare Center utilizing modular structures. The project utilizes six (6) of the modular buildings to provide approximately 6,700 SF of core and shell space available for future operation of a Childcare Center. MUSD originally informed the Town that the modular units would have to be moved by July 2023, but due to delays in MUSD's construction project, the deadline was changed to the summer of 2024.

On January 26, 2024, the Town advertised the bid for the Community Childcare Center core and shell project. In order to find the most economical solution the project was advertised with a base bid and three (3) alternates:

- **Base Bid:** The base bid included the relocation of six (6) modular buildings from existing site to new site, new foundation (and associated site/utility work),

placement of the modulars on the new foundation and construction at buildings to provide watertight building envelope.

- **Alternate 1:** Alternate 1 included removing and replacing exterior siding and trim around the modulars.
- **Alternate 2:** Alternate 2 included removing and replacing the roofing system for the structure.
- **Alternate 3:** Alternate 3 included prepping and painting to refurbish the existing building exterior.

ANALYSIS:

Staff solicited bids for the construction of the project beginning January 26, 2024. Bids were publicly opened on February 23, 2024, at 3:00 PM. Two (2) bids were received with pricing as follows:

JPB Designs Inc. Base Bid:	$1,272,000.00
Alternate 1:	+$98,000.00
Alternate 2:	+$290,000.00
Alternate 3:	+$30,000.00
Spiess Construction Co, Inc. Base Bid:	$1,644,390.00
Alternate 1:	+$97,200.00
Alternate 2:	+$174,000.00
Alternate 3:	+$49,000.00

A bid review was completed, and no irregularities were identified.

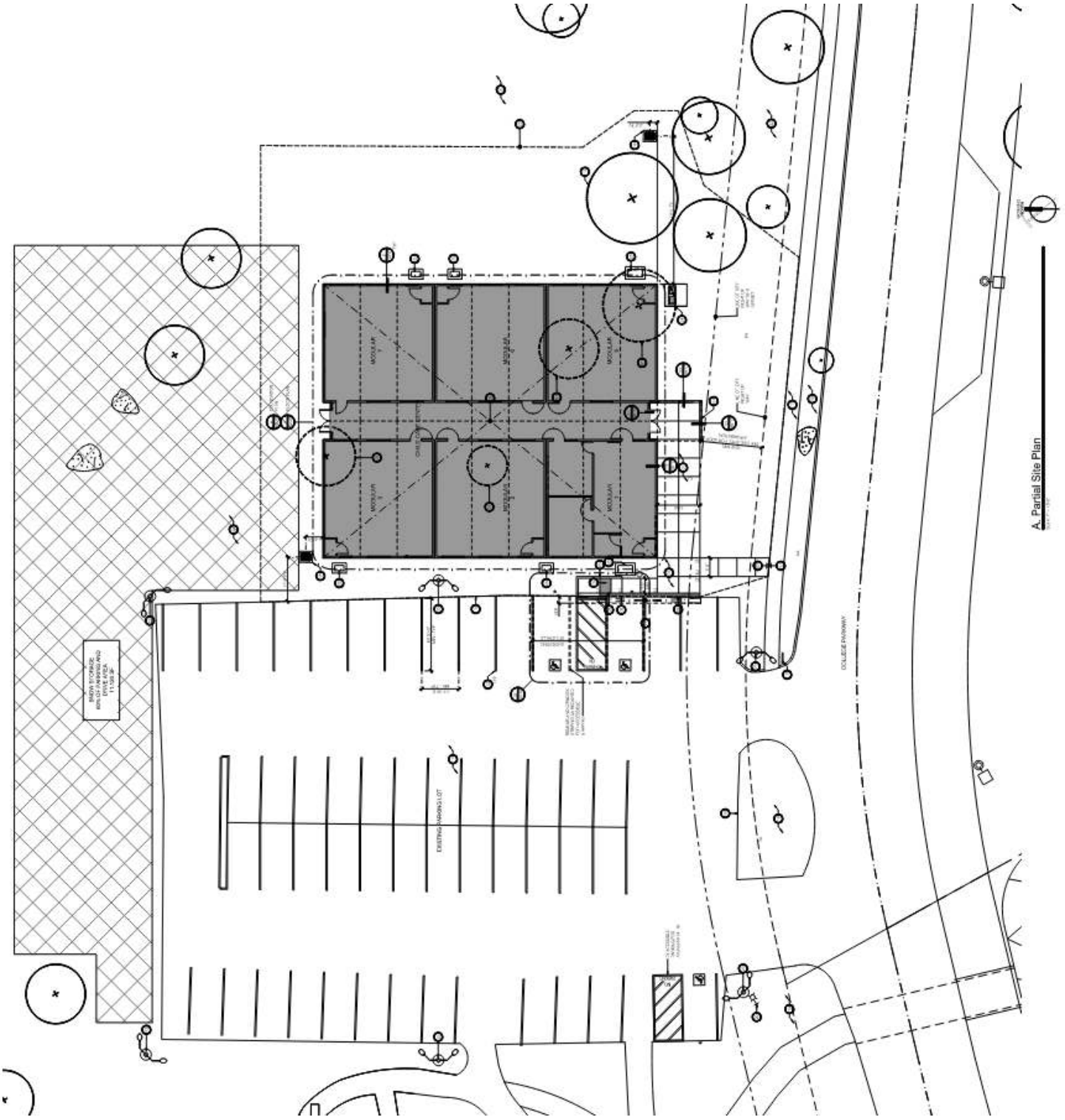
FINANCIAL CONSIDERATIONS:

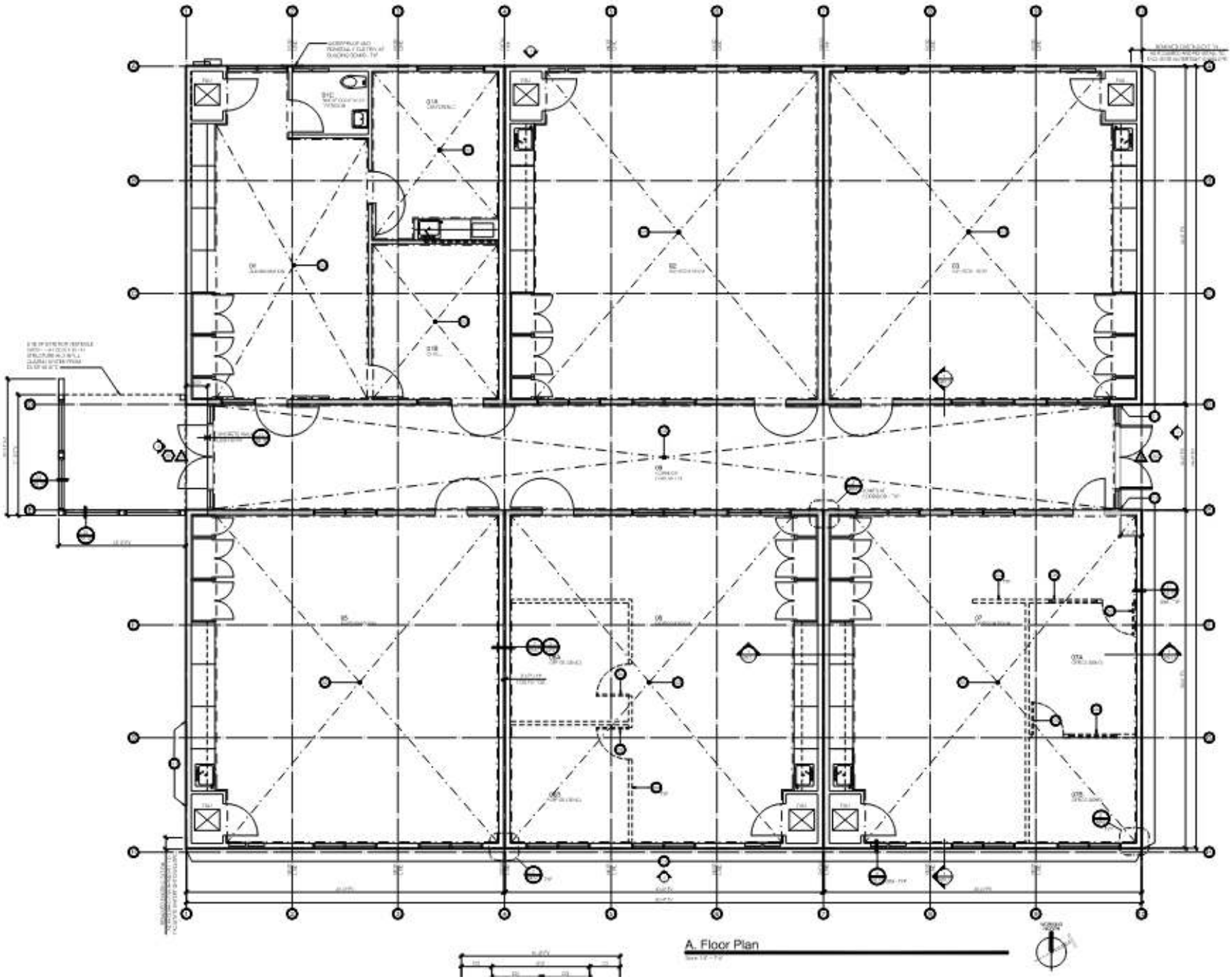
The project is fully funded and under budget with $1,800,000 allocated. This funding covers the Base Bid, Alternate 1, and Alternate 2, in the amount of $1,660,000. The remaining $140,000 is budgeted for project contingencies. This project will be accounted for in the Capital Improvement Department (531) of FD 300 – Capital Projects.

ENVIRONMENTAL CONSIDERATIONS:

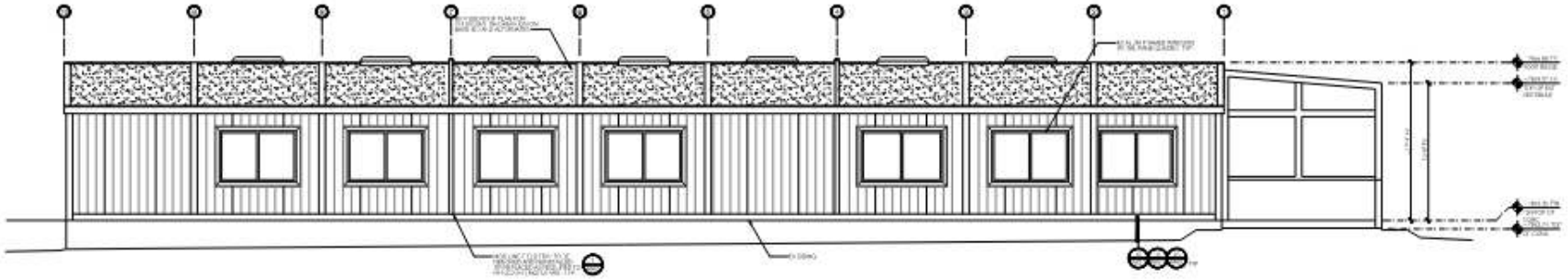
The Childcare project was included in the Addendum to the Initial Study/Mitigated Negative Declaration for the Mammoth Arts and Cultural Center (MACC) dated November 29, 2023, which was approved as part of this project's Minor Design Review DR24-002. The CEDDD including the Notice of Determination is anticipated to be filed the first week of April.

PROJECT PLANS:

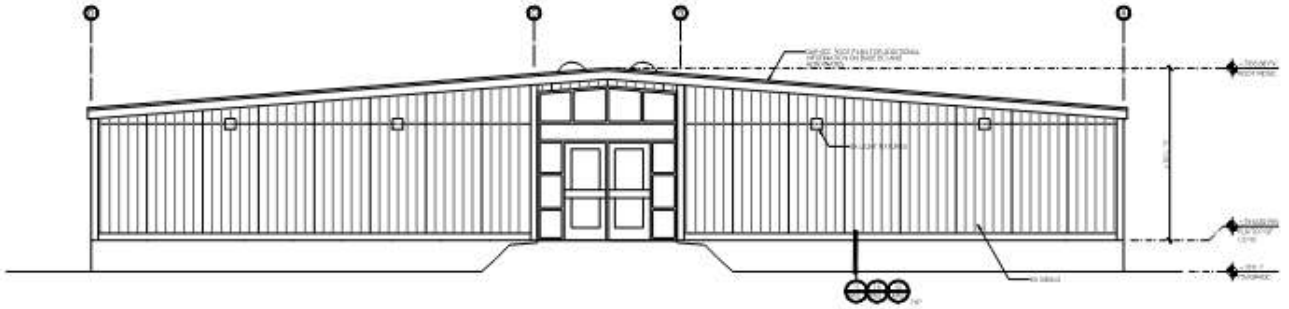

A. Partial Site Plan
MODULAR
MODULAR
MODULAR
MODULAR
MODULAR
EXISTING PARKING LOT
COLLEGE PARKWAY



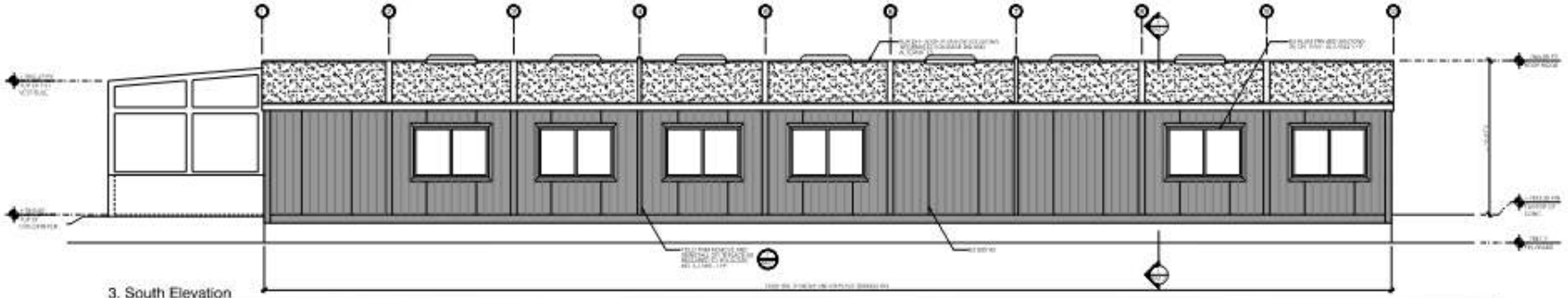
A. Floor Plan



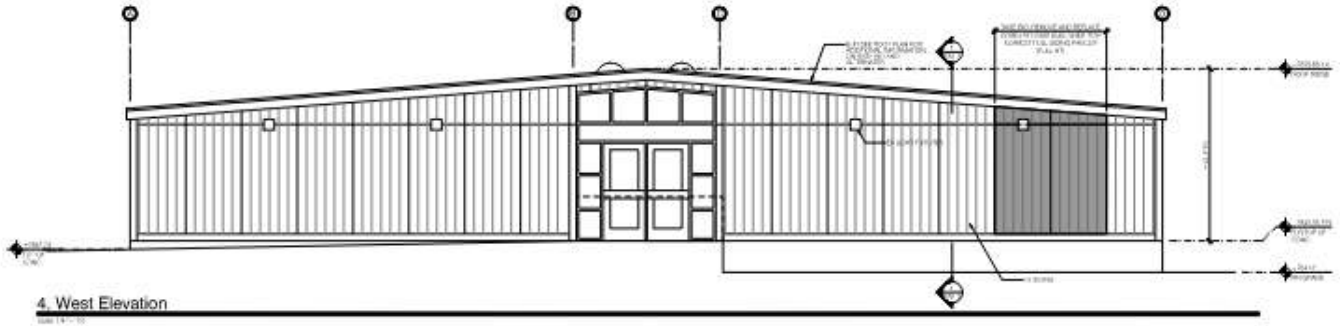
1. North Elevation



2. East Elevation



3. South Elevation



4. West Elevation