TOWN COUNCIL STAFF REPORT

Title: Authorize the Town Manager to award the construction contract for the McCoy Arts and Cultural Center (MACC) to Spiess Construction Co., Inc.

Meeting Date: July 2, 2025

Prepared by: Amy Callanan, PE, Engineering Manager

RECOMMENDATION:

Staff recommend Town Council:

- Adopt the project Plans and Specifications.
- Authorize the Town Manager to award the MACC base bid construction contract to Spiess Construction Co., Inc. in the amount of $15,862,000, upon confirmation of funding allocations.
- Authorize the Public Works Director to execute the construction contract and accept the project upon completion.
- Authorize the Public Works Director to review and approve minor revisions to complete the project, within the allocated funding amount.

BACKGROUND:

In August 2024, Town Council approved the 5-year Capital Improvement Plan (CIP), which included design and construction of the McCoy Arts and Cultural Center (MACC). The MACC project is the result of a partnership between the Mammoth Lakes Foundation, Town of Mammoth Lakes, Cerro Coso/Kern Community College District (KCCD), and private donors, and is intended to be a year-round venue for performing arts events, including live theater, musical performances, films, lectures, conferences, and community activities. The MACC will be constructed as an addition to the existing Edison Hall located at 100 College Parkway on property currently owned by the Mammoth Lakes Foundation (MLF), and includes the addition of a single-story, approximately 7,482 square-foot, 239-seat performing arts theatre with support spaces, a new trash enclosure, reconfiguration of the existing parking lot, and other site improvements such as walkway connections and landscape/revegetation of the disturbed site. On July 3rd, 2024, the Town Council authorized the Town Manager to execute a purchase and sale agreement (PSA) with Mammoth Lakes Foundation (MLF) for the acquisition of the property, and various minor amendments were recently authorized on May 7, 2025.

ANALYSIS:

Staff and the design team from HMC Group have recently completed the design and solicited bids for construction of the project beginning May 14, 2025. Bids were publicly

opened on June 20, 2025 at 4:00PM. Five (5) bids were received with base bid pricing as follows:

- Spiess Construction Co., Inc. $15,862,000
- AMG & Associates, Inc. $16,102,500
- Costa Azul Construction Co., Inc. $18,391,000
- Bowe Contractors, Inc. $18,550,000
- Bobo Construction, Inc. $19,568,080

Spiess Construction Co., Inc. placed the apparent low bid. A bid review was completed, and no irregularities were identified. Staff is recommending the award of the base bid to Spiess Construction Co. Inc., in the amount of $15,862,000.

FINANCIAL CONSIDERATIONS:

The MACC project (not including purchase of the land) is currently funded as follows:

Funding Source	**Amount**
Kern Community College District	$ 7,500,000
Mammoth Lakes Foundation	$ 3,000,000
Tambour Foundation donation	$ 500,000
Edison Hall Improvements	$ 100,000
General Fund / Measure U	$ 5,820,000
TOTAL	**$ 16,920,000**

The total cost of the construction contract (without contingency) plus previously contracted/encumbered costs for design, permitting and environmental analysis is $16,614,000, which is roughly $306,000 below the current funding allocation. However, other estimated future costs, including testing and inspections, off-site utility work, and miscellaneous furnishings and fees are expected to cost an additional $600,000, bringing the estimated total project cost to $17,214,000.

Therefore, an additional $300,000 needs to be allocated to fully fund the project within expected costs, without any construction contingency. Staff recommend allocating this $300,000 from Future Capital Fund 980, for a total project funding allocation of $17,220,000.

Another $1,586,000 would need to be allocated to fund the project with a 10% construction contingency. This funding may be allocated at a future date.

Due to unforeseen circumstances, a few of the anticipated external funding sources have not yet been received. $7.5M from KCCD is expected to be received in mid-August. The $3M from MLF is expected upon execution of the PSA for the land, which is contingent

upon completion of MLF's renovation project to the Edison Hall. That work is expected to be completed in mid- to end-July. The $500K donation from Tambour Foundation is expected soon following the award of the contract.

ENVIRONMENTAL CONSIDERATIONS:

Pursuant to the California Environmental Quality Act (CEQA), the project was included in the scope of development analyzed in the November 2023, Addendum to the Mammoth Arts and Cultural Center Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2019012023) which determined the revised MACC project design would not result in any new environmental impacts that were not previously analyzed in the approved IS/MND.