TOWN COUNCIL STAFF REPORT

Title: Award contract for Minaret MUP project CAP 22-004 to Spiess Construction Co., Inc.

Meeting Date: April 1, 2026

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RECOMMENDATION:

Staff Recommend Town Council:

- Approve the Plans and Specifications.
- Award a contract for the Minaret MUP base bid to the lowest responsive bidder, Spiess Construction Co., Inc. in the amount of $2,584,499.55.
- 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, up to the total funding amount.

BACKGROUND:

The Minaret multi-use path (MUP) project involves the construction of an approximately 6,800-LF path along the west side of Minaret Road. The MUP will close the gap between the Town Loop trail along Old Mammoth and Minaret Roads and the Lakes Basin MUP, North Village, and mountain resort facilities near the intersection of Main Street and Minaret Road. The need for this path has long been identified within the Town's Mobility Element. Separated bicycle and pedestrian facilities will provide for a more legitimate option for people to change their mode of travel from motorized vehicles to other self-propelled modes, increasing health and reducing environmental impacts. The MUP will also incorporate Americans with Disabilities Act (ADA)-compliant ramps and will connect residential and multi-family housing to other MUPs and sidewalks that access school facilities at the east end of the Town.

The design for this project was performed by consultant Kimley-Horn in 2022 using State Transportation Improvement Program (STIP) funding. $3M in STIP construction funds were also programmed for FY 25/26 and were successfully allocated by the California Transportation Commission in December 2025. Following the STIP funding allocation, the project was released for bid, with the goal of starting construction this spring.

ANALYSIS:

Staff solicited bids for the construction of the project beginning February 13, 2026. Bids were publicly opened on March 20, 2026, at 3:30 PM. Two (2) bids were received with base bid pricing as follows:

- Spiess Construction Co., Inc.: $2,584,499.55
- Qualcon Contractors, Inc.: $3,108,736.75

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

Staff is recommending the award of the base bid to the lowest responsive bidder, Spiess Construction Co., Inc., in the amount of $2,584,499.55.

FINANCIAL CONSIDERATIONS:

On January 30, 2026, the California Transportation Commission (CTC) allocated STIP construction funding in the amount of $3,000,000 in response to the Town's letter dated November 10, 2025 requesting a fund allocation from the Regional Transportation Improvement Program (RTIP) for the installation of a Class I shared-use bicycle and pedestrian path with shoulders. The funding source requires the Town to award a contract within 6 months of allocation (by July 30, 2026). After award of the contract, the Town has up to 36 months to complete the construction. Staff expect construction to start early in the season because of current mild weather conditions and be completed before end of 2026.

In addition, the cost to construct portions of the MUP adjacent to the vacant "Woods Site" and "Mammoth Crossings" sites located at 5699, 5781, 5857 and 5901 Minaret Road are expected to be reimbursed to the Town on a per-linear-foot basis by the prospective developers. This provision would be included as a condition of approval for the proposed development projects. Should the projects be approved, and once the Town receives reimbursement from the developer(s), Staff will return to Town Council with a recommendation for allocation of those funds to other projects, as needed.

The cost of the proposed project is therefore well within the funds available, as described below:

Funding Source	
State Transportation Improvement Program (STIP)	$ 3,000,000.00
Project Cost	**Amount**
Base Bid	$ 2,584,499.55
Contingency (~16%)	$ 415,500.45
Total	$ 3,000,000.00

ENVIRONMENTAL CONSIDERATIONS:

The Minaret MUP project is categorically exempt per California Environmental Quality Act (CEQA), Section 15301 (c), since the proposed project involves "Existing highways and streets, sidewalks, gutters, bicycle and trails, and similar facilities (this includes road grading for the purpose of public safety, and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes)." A Notice of Exemption (NOE) was posted on August 12, 2021. Conformance with National Environmental Policy Act (NEPA) was not required for this project.

ATTACHMENTS:

Cover Sheet of Minaret MUP Plans