MASTER FACILITIES PLAN

Submitted by the

Town of Mammoth Lakes

June 2008

MASTER FACILITIES PLAN

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Guide to the 2008 Master Facilities Plan

The Master Facilities Plan ("Plan") is a compilation of projects identified as being needed for the Town through General Plan build-out (Horizon Year 2024) and beyond. This report is based on the recommended projects contained in the Town's other plans (General Plan, Storm Drain Master Plan, Recreation Plan, Community Facilities Plan, Airport Capital Plan, etc.) for infrastructure and from other outside agencies (Mammoth Lakes Fire Protection District, Mono County Superintendent of Schools). The projects in this report were also reviewed and recommended for approval by the Master Facilities Plan Steering Committee and the Planning Commission.

This report provides eight (8) separate categories of projects. They include: Fire Facilities on behalf of the Mammoth Lakes Fire Protection District, MCOE Education Facilities on behalf of the Mono County Office of Education, General Facilities, Police Facilities, Park and Recreation Facilities, Storm Drain Facilities, Streets, Transit and Trails, and Airport Facilities. The total estimated cost for all projects is $439,353,264. A summary list of all projects and their associated costs is included with a separate sheet for each project.

Below is a list of the plan categories and their total capital costs:

Schedule	Category	Estimated Cost
1.1	Fire Facilities	$ 16,228,916
2.1	Library Facilities	$ 18,251,756
3.1	General Facilities	$ 80,806,418
4.1	Police Facilities	$ 18,044,750
5.1	Park and Recreation Facilities	$ 90,020,472
6.1	Storm Drain Facilities	$ 41,700,350
7.1	Streets, Transit and Trails	$164,924,849
8.1	Airport Facilities	$ 13,997,926
TOTAL Estimated All Categories		**$443,975,437**

For projects that qualify for grants, the Town will pursue to the best of its ability a grant to fund project components as allowed by the grant. For example, the Old Mammoth Road project was funded through the State Transportation Improvement Program (STIP) which paid for 85 percent of the project costs. As these projects are complete, the Town will review the each project in conjunction with the nexus report.

Master Facility Plan

The Plan represents an interdepartmental and interagency effort to identify needed projects based on the Town's existing General Plan and other plans. At this point, projects are not programmed in any particular year but are included as a comprehensive list of Town needs. As projects become priorities (depending on Town needs, available grants and other financing mechanisms), each project will be pulled from the report and placed in the Town's five-year Capital Improvement Program (CIP). A Project Manager will be assigned to provide a project implementation plan prior to project start. Generally, projects take anywhere from three to five years to complete. This depends on project complexity, financing and other factors.

Organization of the Report

The report is divided into 8 categories, according to the category of the capital improvement. The 8 categories are:

- **Fire Facilities** – projects include the expansion of Fire Station #1, design and construction of a new fire station (#3) in the North Village area, and the purchase of fire fighting vehicles and equipment.
- **MCOE Education Facilities** – projects include the new Mono County Library and a separate child care center.
- **General Facilities** – projects include the construction of Town yard storage facilities, expansion of the maintenance building, new Visitor Bureau office, new Welcome Center, a Performing Arts Center, and purchase of maintenance vehicles.
- **Police Facilities** – projects include a new police facility, new squad cars and equipment for officers.
- **Park and Recreation Facilities** – projects include a new recreation facility, and the acquisition and construction of new park facilities and a festival site.
- **Storm Drain Facilities** – projects include the construction of new storm drain facilities, including lines, channels, and basins for the purpose of flood control.

- **Streets, Transit and Trails** - projects include the planning and construction of street and intersection improvements, including new sidewalks, street lights, parking facilities, and transit related facilities and the design and construction of bike and walking trails.

- **Airport Facilities** – projects include runway and taxiway improvements, a new terminal building, access road and parking, and vehicle purchases.

Within each category is a summary sheet of all the projects, including each project's total cost. Following the summary sheet, is a separate sheet listing each project, its description, justification, public benefit, and costs by phase. Additional comments (in the comment and review section) include items not covered elsewhere.

Project Expenditures

There are four general phases of project implementation.

- **Planning/Environmental** – This phase consists of any environmental documents or pre design or planning work that is required. Costs are usually 5 to 10 percent of the estimated construction costs depending on the level of environmental documentation. For example, a Negative Declaration is typically 5 percent whereas an EIR is 10 percent.[1]

- **Design** – This phase consists of the specific design and specification documents for the construction of the project. Design costs average 10 percent of the estimated construction costs. This is dependent on the size and complexity of the project. The Police Facility design costs are estimated at 10 percent, due to the high level of architectural involvement and anticipated construction costs.

- **ROW/Land Acquisitions** – This phase consists of any land or easement purchases that are required for project implementation. This phase also includes equipment purchases. Costs were derived from several appraisals for commercial property and from an appraisal completed for the USFS land exchange parcel.

- **Construction/CE/Contingency** – This phase consists of the actual construction of the project based on a set of approved design plans and specifications. Cost estimates for construction are based on this approved plan set and bids are reviewed against this estimate. Construction engineering (CE), including soil and compaction testing, staff administration, and utility fees among other items are part of the review and inspection of a project. In some cases, an outside construction management firm may be retained to provide management of the project. Contingency for projects average 15 percent of the construction costs.

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[1] Percentage is based on actual costs of recent Town capital projects, such as the Safe Route 2 School project and Welcome Center.

This is used for unforeseen changes in the contract.[2] Non-construction costs estimates (FF&E and operating costs) are not included in the construction estimate. Included is an eight (8) percent cost increase in the average square foot cost for an energy efficient (green) building for Town-owned and maintained buildings only.

Project Funding

There are generally five ways to fund a capital project. These are:

- **Assessment District –** Assessment Districts are established through a property owner vote based on an approved engineer's estimate of capital costs for specific projects. These projects may consist of new streets, parks, schools, sidewalks, and other identified facilities. Bonds are then sold and assessed against properties in the district. Currently, the Town has four capital districts.

- **Developer Impact Fees –** These fees are collected by the Town through the issuance of a building permit. The fees are set through resolution and established through a nexus report which is based on current asset value and estimated total project costs. Costs are then spread over the various land use categories. Recent projects complete that used DIF funds include Old Mammoth Road, Safe Route to School project, and the Welcome Center/Visitor bureau office.

- **Federal/State Funding –** Projects that typically qualify for this funding are sidewalk, trails, street widening, parks, new road construction, and storm drains. The Town receives money every two (2) years from the Mono County LTC through the State that is available for these projects. Smaller grants (less than $500,000) are available on a competitive basis. The State may offer other grants for such things as recreation facilities or safety improvements. However, it is unknown and unpredictable whether any grant will be available during any given year. The Town actively seeks grant funding as it becomes available.

- **General Fund - This** money is programmed through the Town's five-year Capital Improvement Program and is generated through taxes (Sales, Property, and Transient Occupancy Tax).

- **Other funds –** Other funds could be anything from gifts, loans, bonds, donations, or other types of funding that do not fall into the above categories.

Cost Adjustments

Cost adjustments are based Construction Cost Index (CCI) History as reported by Engineering News Record (ENR). The index was designed as a general purpose tool to chart basic cost trends. It remains today as a weighted aggregate index of the prices of

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2 Percentages are based on actual data collected from completed projects (Old Mammoth Road, Park/Ride lot, Welcome Center)

constant quantities of structural steel, portland cement, lumber and common labor. This index can be used to estimate changes in project costs. For example the CCI in 2006 was 7887.62 and is 8126.3 for 2008. Therefore the percent increase from 2006 to 2008 would be the difference of the 2 indexes divided by the earlier year.

$$[\ (8126.3-7887.62)/7887.62\ ]*100=3.0\%$$

Schedule 1.1

Fire Facilities

June 2008

Schedule 1.1

Town of Mammoth Lakes
Project Cost Estimates
Fire Facilities

Line #	Description	Estimated Cost
FD-01	Construction of a New Fire Station	$ 2,765,734
FD-02	Acquisition of Aerial Ladder	$ 978,500
FD-03	Acquisition of a new fire engine(s)	$ 721,000
FD-04	Expand Fire Station #1	$ 8,313,182
FD-05	Acquisition of light and air support truck	$ 463,500
FD-06	Construct training facilities	$ 746,750
FD-07	Fire Employee Housing	$ 2,240,250
	TOTAL Estimated Project Costs	**$ 16,228,916**

Project Title: Construction of New Fire Stations

Project #
FD-01

Location: Near Main Lodge and/or near Airport

Date: May 2008

Prepared by: Mammoth Lakes FPD

Program: Fire Facilities

Est. Project Cost: $2,765,734

Est. yearly ops cost:

Project Description:
Provide a station in conjunction with MMSA at Main Lodge and provide a station at the Airport.

Justification:
The 2006 MLFPD Strategic Plan calls for improved response times to outlying areas. Both Main Lodge and the Airport are too far from the existing fire stations to respond within 7 to 9 minutes, the current accepted response time.

Public Benefit:
Reduced response time and timely assistance to fire calls in outlying areas.

PROJECT FINANCING

Planning							$ 148,120
Design							$ 148,120
ROW/Land Acquisitions							$ 618,000
Construction/CE/Contingency							$ 1,851,495
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,765,734

Assessment District							$ -
Developer Impact Fees							$ 2,765,734
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,765,734

Review and Comment:
Both parking and construction costs increased in 2006 by 4.6% based on ENRCI
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF funded.

Project Title: Construction of New Fire Stations
CALCULATION SHEET

	Cost	% of const cost	Price sf
Building SF			4,000
PLANNING	$148,120	10%	$37
DESIGN	$148,120	10%	$37
LAND ACQUISITION	$618,000		$155
CONSTRUCTION	$1,481,196	-	$370
Building	$1,376,051		$344
Parking	$105,145		$26
CONSTRUCTION ENGINEERING (CE)	$148,120	10%	$37
CONTINGENCY	$222,179	15%	$56
TOTAL	$2,765,734		$691

Based on three different apprasials ($1,200,000/acre)
15 Parking spaces based on the Mammoth P/R lot at $6,500/space
4000 sf building cost based on Fire Station #1 bid price ($319/sf)
Both parking and construction costs increased in 2006 by 4.6% based on ENRCI
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Acquisition of Aerial Ladder			**Project #** FD-02
Location:		**Date:** May 2008	
		Prepared by: Mammoth Lakes FPD	
Program: Fire Facilities	**Est. Project Cost:** $978,500	**Est. yearly ops cost:**	

Project Description:

Purchase of a new aerial ladder truck.

Justification:

To provide for adequate fire suppression for the new high rise construction

Public Benefit:

Increase public safety for new residents and visitors.

Project Title: Expand Fire Station #1
CALCULATION SHEET

	Cost	% of const cost	Price sf
Building SF			17,000
DESIGN	$558,569	10%	$33
LAND ACQUISITION	$772,500		$45
CONSTRUCTION	$5,585,690	-	$329
Building	$5,585,690		$329
CONSTRUCTION ENGINEERING (CE)	$558,569	10%	$33
CONTINGENCY	$837,854	15%	$49
TOTAL	$8,313,182		$489

Based on actual costs from architect and contractor
Based on actual apprasial from the FS land exchange
Cost increase due to increase in USFS exchange value from $500,000 to $750,000
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Acquisition of Light and Air Support Truck

Project # FD-05

Location:

Date: May 2008

Prepared by: Mammoth Lakes FPD

Program: Fire Facilities

Est. Project Cost: $463,500

Est. yearly ops cost:

Project Description:
Acquire a "light and air" truck. The truck would consist of aimable lights for increasing visibility of any involved structure.

Justification:
External lighting will enable fire fighters to increase their night visibility.

Public Benefit:
Increases fire suppression response capabilities by improving the fire fighting conditions.

PROJECT FINANCING

Planning							$ -
Design							$ -
ROW/Land Acquisitions							$ 463,500
Construction							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 463,500

Assessment District							$ -
Developer Impact Fees							$ 159,073
Federal/State Funding							$ -
General Fund							$ -
Other							$ 304,427
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 463,500

Review and Comment:
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 34.32% DIF funded.

Project Title: Temporary Quarters for Student Firefighters

CALCULATION SHEET

	Cost	% of const cost
DESIGN*	$ 309,000	20%
CONSTRUCTION**	$ 1,545,000	
CONSTRUCTION ENGINEERING	$ 154,500	10%
CONTINGENCY	$ 231,750	15
YEARLY OPS COSTS		
TOTAL	**$ 2,240,250**	

**Price per square foot $250 for 10 quarters at 600 sf each

Project Title: Temporary Quarters for Student Firefighters

Location: Main Street and Forest Trail at Fire Station #1	**Date:** May 2008	**Project #** FD-07
	Prepared by: Mammoth Lakes FPD	
Program: Fire Facilities — **Est. Project Cost:** $2,240,250	**Est. yearly ops cost:**	

Project Description:	**Justification:**	**Public Benefit:**
Provide small studio quarters behind the new fire station for student firefighter program. Students would serve 6 months to one year commitments and respond to fires as would any paid or volunteer firefighter.	Fire Department needs to attract new firefighters to maintain the number of firefighters able to respond to fire calls and maintain the current level of service.	As it becomes more difficult to recruit and retain volunteers, the student firefighters provide an economical solution to augment the existing firefighting forces.

PROJECT FINANCING

Planning							$ -
Design							$ 309,000
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 1,931,250
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,240,250

Assessment District							$ -
Developer Impact Fees							$ 768,854
Federal/State Funding							$ -
General Fund							$ -
Other							$ 1,471,396
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,240,250

Review and Comment:

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 34.32% DIF funded.

Project Title: Remodel/Expansion of Training Facility

Project # FD-06

Location: Old Mammoth Road at Fire Station #2

Date: May 2008

Prepared by: Mammoth Lakes FPD

Program: Fire Facilities

Est. Project Cost: $746,750

Est. yearly ops cost:

Project Description:

Remodel the existing training center to include state-of-the-art, clean burning propane props, non-irritating artificial smoke, and additional square footage; or create a new facility with the same features isolated from surrounding new residential development.

Justification:

Propane props will replace existing features so as not to create a negative affect on new residential growth infringing around the existing facility. Increased square footage and complexity of design will refelct the new construction designs.

Public Benefit:

Smoke in the area of new development will be reduced or eliminated. Firefighters will have improved training for the types of new development being constructed.

PROJECT FINANCING

Planning							$ -
Design							$ -
ROW/Land Acquisitions							$ 540,750
Construction/CE/Contingency							$ 206,000
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 746,750

Assessment District							$ -
Developer Impact Fees							$ 256,285
Federal/State Funding							$ -
General Fund							$ -
Other							$ 490,465
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 746,750

Review and Comment:

Propane props (3) @ $150,000 each, 2000 sf @ $200,000, confined space/draft pit @ $75,000
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 34.32% DIF funded.

Schedule 2.1

Library Facilities

June 2008

Schedule 2.1

Town of Mammoth Lakes
Project Cost Estimates
MCOE Education Facilities

Line #	Description	Estimated Cost
LF-01	New Library	$ 8,663,068
LF-02	Child Care Center	$ 8,716,890
LF-03	Books and Media	$ 871,797
	TOTAL Estimated Project Costs	**$ 18,251,756**

Project Title: New Library

Project # **LF-01**

Location: Southeast corner of Meridian and Sierra Park Road

Date: May 2008

Prepared by: Mono Co. Office of Education

Program: MCOE Education Facilities

Est. Project Cost: $8,663,068

Est. yearly ops cost:

Project Description:
Project to build a new 16,067 square foot library at the southeast corner of Meridian/Sierra Park Road.

Justification:
The existing 4,000 square foot library has outgrown its current space.

Public Benefit:
Larger library needed to accommodate growth in resident and visitor population reading, research, and computer technology needs.

PROJECT FINANCING

							$ -
Planning							$ 501,848
Design							$ 1,030,000
ROW/Land Acquisitions							$ 7,131,220
Construction/CE/Contingency							$ 8,663,068
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	

							$ -
Assessment District							$ -
Developer Impact Fees							$ -
Federal/State Funding							$ 2,200,000
Mono County							$ -
Other							$ 8,663,068
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	

Review and Comment:
All costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
Project is complete, actual costs are known but have not been provided to the Town.
This project is eligible for 29.96% in DIF Funding

Project Title: New Library
CALCULATION SHEET

	Cost	% of const cost	Price sf
Building SF			16,067
DESIGN	$501,848	9%	$31
LAND ACQUISITION	$1,030,000		$64
CONSTRUCTION	$5,704,976	-	$355
Building	$5,560,467		$346
Site Development	$144,509		$9
CONSTRUCTION ENGINEERING (CE)	$570,498	10%	$36
CONTINGENCY	$855,746	15%	$53
TOTAL	$8,663,068		$539

Based on a cost estimate complete 7/15/04
Land costs are based on the FS land exchange ($500,000/acre)

Project Title: Child Care Center

Project # **LF-02**

Location: On Mammoth Unified School District/Mono County Office of Education land, or alternative location

Date: May 2008

Prepared by: MCOE

Program: MCOE Education Facilities

Est. Project Cost: $8,716,890

Est. yearly ops cost:

Project Description:

Project to include a 9,540 square foot child care center for approximately 116 children, infants through pre-school.

Justification:

To increase the availability of child care through the construction of a new child care facility that will be available to serve new and existing residents/employees working in Town. Development results in businesses whose employees require child care.

Public Benefit:

Child care has become an increasingly essential community service that is difficult for many families to secure due to lack of available facilities and child care spaces and/or because of cost. Good quality child care services are an essential service for working parents and can contribute positively to a child's emotional, cognitive and educational development. The state has acknowledged the need for quality child care facilities in both the Health and Safety Code and the Government Code. Similarly, the Town's General Plan states that the Town should ensure new development provides its fair share for the costs of community improvements. Vital communities are essential for strong businesses. Communities with necessary services such as child care are better able to attract and retain workers.

PROJECT FINANCING

Planning							$ 134,106
Design							$ 536,424
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 8,046,360
TOTAL							$ 8,716,890

Assessment District							$ -
Developer Impact Fees							$ 3,191,253
Federal/State Funding							$ -
General Fund							$ -
Other							$ 5,525,637
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,716,890

Review and Comment:

MCOE has prepared a strategic plan based on broad community input. The need, size of facility and costs are based on legal requirements and quality provision of day care services.

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

This project [illegible].61% DIF funded.

Project Title: Child Care Center

CALCULATION SHEET

	Cost	% of const cost	Price sf
Building SF			9,540
PLANNING	$134,106	2%	$14
DESIGN	$536,424	8%	$56
LAND ACQUISITION	$0		
CONSTRUCTION	$6,705,300	-	
structure @ $500/sf	$4,913,100		
play area @ $200x8700sf	$1,792,200		
CONSTRUCTION ENGINEERING	$670,530	10%	$70
CONTINGENCY	$670,530	10%	$70
TOTAL	$8,716,890		$914

MCOE/MUSD land available to contribute for facility location
Interior construction based on librafy bid price of $500/sf. Exterior estimate at $200/sf
% of cost determined by MCOE
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: New Books and Media

Project # LF-03

Location:

Date: May 2008

Prepared by: MCOE

Est. yearly ops cost:

Program: MCOE Education Facilities

Est. Project Cost: $871,797

Project Description:
Project will purchase new books and media materials to serve the residents and visitors.

Justification:
The existing library has 35,580 books and media materials, which is approximately 5 volumes per permanent resident. The goal is to have 5 volumes per capita for a core collection, according to the Library Needs Assessment. Assuming a build-out population of 11,000 permanent residents, there will be a need for 55,000 volumes.

Public Benefit:
The increased population creates an additional demand for library materials to maintain the same ration of books per capita.

PROJECT FINANCING

Planning							$ -
Design							$ -
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 871,797
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 871,797

Assessment District							$ -
Developer Impact Fees							$ 871,797
Federal/State Funding							$ -
Mono County							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 871,797

Review and Comment:
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF funded.

Schedule 3.1

General Facilities

June 2008

Schedule 3.1

Town of Mammoth Lakes
Project Cost Estimates
General Facilities

Line #	Description	Estimated Cost
GF-01	Civic Center	$ 23,131,794
GF-02	Visitor Bureau Office	$ 1,314,079
GF-03	Welcome Center	$ 1,634,669
GF-04	Two bay maintenance building expansion	$ 1,600,000
GF-05	Seven bay storage building	$ 6,366,873
GF-06	Additional loaders/snowblowers	$ 1,539,907
GF-07	Additional dump truck	$ 160,680
GF-08	Trackless sidewalk snowblower	$ 99,622
GF-09	Performing Arts Center	$ 19,360,413
GF-10	Outdoor Amphitheater	$ 2,289,690
GF-11	Conference Center	$ 22,826,651
GF-12	Acquire Lift Truck	$ 160,680
GF-13	Street Sweepers	$ 321,360
	TOTAL Estimated Project Costs	**$ 80,806,418**

Project Title: Town of Mammoth Lakes Civic Center

Project # **GF-01**

Location: Southeast corner of Main Street (SR 203) and Sierra Park Road

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $23,131,794

Est. yearly ops cost: $133,409

Project Description:

Construction of a Civic Center, which will include a new Town Hall for the administrative, parks/recreation, public works, and planning

Justification:

The proposed civic center is required to allow for the expansion of services related

Public Benefit:

The public would benefit by having all Town functions in a centrally-located area and would save

Project Title: Town of Mammoth Lakes Civic Center

CALCULATION SHEET

		Cost	% of const cost	Price sf
Building SF				25,000
PLANNING		$1,526,331	10%	$61
DESIGN		$1,526,331	10%	$61
LAND ACQUISITION	89380 sf	$1,000,000		$40
CONSTRUCTION		$15,263,306	-	$611
Building	25000 sf	$10,583,250		$423
Parking	125	$3,862,500		$155
Green surcharge		$817,556		$33
CONSTRUCTION ENGINEERING (CE)		$1,526,331	10%	$61
CONTINGENCY		$2,289,496	15%	$92
TOTAL		$23,131,794		$925

Based on an apprasial for the FS exchange (2 acres at $500,000/acre)
Estimate Underground parking at $45,000 per space and at grade parking at $8,000 per space.
One third of the parking is at grade and two thirds under structure.$30,000 avg cost per space
Building cost based on RSMeans cost for 2-3 story Town Hall* and adjusted using
TOML cost index of 220. $603.39
*2006 RSMeans Square Foot Costs
Based on 2006 estimates. Costs adjusted 3% in response to CCI escalations reported
by ENR for 2006 - 2008

Location	SF (3)	Cost (3)	Year (3)	Cost Adjusted to 2006 (1)	Cost adjusted for Location (2)	Cost / SF
University California Average Cost Offices	12500	$4,162,500.00	2006	$4,162,500.00	$12,079,656.58	$966.37
Scott Shipp Hall Lexington, VA	66480	$4,600,000.00	2000	$7,431,502.59	$21,566,366.16	$324.40
Greenfield ED & Training Center, Botetourt, VA	40000	$5,100,000.00	2000	$8,239,274.61	$23,910,536.40	$597.76
Performing Arts Center Chestnut Hill, MA	30000	$6,800,000.00	2002	$8,237,140.64	$16,715,398.91	$557.18
Westminister-Wellness Center - Lynchburg, VA	15000	$2,100,000.00	2001	$2,617,026.38	$5,310,658.37	$354.04
Hurlburt Student Center - Radford, VA	51000	$6,000,000.00	2005	$6,170,184.70	$12,520,983.08	$245.51
					Average	$507.55

(1) Cost adjusted for current year by using RSMeans historical cost index for 2006 divided by the cost index for the year of the project
(2) Cost adjusted for current year by using local cost index for TOML (table-1) divided by the RSMeans cost index for the location of the project
(3) Performing Arts Center cost data provided by internet research please see supporting documents

	cost	location cost		
Means Cost per sf	$ 6,857,500.00	$ 15,084,654.34	$ 603.39	per sf
Parking 75 space under/ 50 surface		$ 3,775,000.00		
	Total	$ 18,859,654.34		

Table 1 Mammoth Lakes Cost Index Evaluation

Project	Gross Construction Cost (TOML)	Square Footage (SF)	Cost / SF	National Avg Cost / SF (1)	Cost Index (6)
Mammth Library (2)	$8,100,000.00	16000	506.3	199.0	254.4
Parking Garage Space (3)	$45,000.00	300	150.0	91.0	164.8
Fire Station (4)	$8,200,000.00	17851	459.4	168.0	273.4
Mammoth Police Station (3)			448.0	231.0	193.9
2 Bay Expansion (5)	$1,150,000.00	2750	418.2	165.0	253.4
Welcome Center (3)	$1,173,457.00	2897	405.1	202.0	200.5
VB Admin Offices (3)	$1,236,401.00	3072	402.5	202.0	199.2
				Average CI	220.0

(1) All cost information regarding national averages provided by RSMeans Construction Cost Data 2006
(2) Mammoth Library cost and SF info provided by Mono County Office of Education includes *10% contingency
(3) Parking Garage Space/VB/WC/Police Station Cost provided bydeveloper cost information
(4) Mammoth Lakes Fire Station cost and SF info provided by Mammoth Lakes Fire Department includes *10% contingency
(5) Construction cost for 2 bay expansion provided in by Cox Construction
(6) Cost Index developed to provide location comparison in order to estimate costs

Project Title: Visitor Bureau Office

Project # **GF-02**

Location: North of SR 203 south of the existing USFS Visitor Center

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $1,314,079

Est. yearly ops cost: $38,110

Project Description:
Project involves the construction of a 3,072 square foot office building for the Visitor Bureau. This project will be designed concurrent with the Welcome Center and is currently under construction.

Justification:
The Visitor Bureau currently is housing 9 employees in 1900 square feet at a lower standard than other office employees. The new Visitor's Bureau will be able to house 12 employees at the current standard of 253 square feet per person.

Public Benefit:
The public will benefit by a new facility which can share access and staffing to accommodate extended hours at the new Welcome Center. (GF-03)

PROJECT FINANCING

Planning							$ -
Design	$ 40,000						$ 40,000
ROW/Land Acquisitions							$ -
Construction/CE/Contingency	$ 1,081,489						$ 1,081,489
TOTAL	$ 1,121,489	$ -	$ -	$ -	$ -		$ 1,314,079

Assessment District							$ -
Developer Impact Fees	$ 118,859						$ 118,859
Federal/State Funding							$ -
Tourism & Recreation Fund Reserves	$ 502,630						$ 502,630
Other - Loan	$ 500,000						$ 500,000
TOTAL	$ 1,121,489	$ -	$ -	$ -	$ -		$ 1,314,079

Review and Comment:
General Facilities DIF funds 35.67% or $555,943; a loan for $500,000; and has the Tourism and Recreation Fund Balance is providing $502,630.

Phase 1 - Construction of Visitor Bureau Office. Phase completed for $1,558,573

Phase 2 - Construct Picnic Pavilion with 2 X 5.7 Kw Photovoltaic array and interpretive display kiosk.. $157,590 Based on 2006 estimates plus 3% CCI escalation for 2006 to 2008, there is also $35,000 allocated towards the design of these phases.

Project Title: Visitor Bureau Office

CALCULATION SHEET

		Cost	% of const cost	Price sf
Building SF				3,072
DESIGN	$	40,000	4%	$13
DESIGN PHASE II	$	35,000		
LAND ACQUISITION	$	-		$0
CONSTRUCTION	$	948,675	-	$309
Building	$	675,675		$220
Furishings	$	120,000		$39
Green Surcharge	$	153,000		$50
CONSTRUCTION PHASE II	$	157,590		
CONSTRUCTION ENGINEERING (CE)	$	37,947	4%	$12
CONTINGENCY	$	94,867	10%	$31
TOTAL	$	1,314,079		$428

Building cost based on bid price ($317/sf)

TABLE 1

Mammoth welcome Center And Visitors Bureua Adminstravie Offices Project

Project Funding and Expense Detail

Cost Component		Welcome Center	Adminstrative Offices	Total Poject	Welcome Center	Adminstrative Offices	Total Poject
		With all fees	With all fees	With all fees	With proposed Fee Waivers	With proposed Fee Waivers	With fee waivers
Design		$ 75,000.00	$ 75,000.00	$ 150,000.00	$ 75,000.00	$ 75,000.00	$ 150,000.00
Construction BID		$923,073.53	$974,726.47	$1,897,800.00	$ 923,073.53	$ 974,726.47	$ 1,897,800.00
admin/inspection/arch fees		$ 38,911.31	$ 41,088.69	$80,000.00	$ 38,911.31	$ 41,088.69	$80,000.00
material testing		$ 6,809.48	$ 7,190.52	$14,000.00	$ 6,809.48	$ 7,190.52	$14,000.00
survey/const service		$ 5,836.70	$ 6,163.30	$12,000.00	$ 5,836.70	$ 6,163.30	$12,000.00
MCWD		$ 7,782.26	$ 8,217.74	$16,000.00	$ 7,782.26	$ 8,217.74	$16,000.00
RWQCB		$ 170.24	$ 179.76	$350.00	$ 170.24	$ 179.76	$350.00
GBAQCB		$ 194.56	$ 205.44	$400.00	$ 194.56	$ 205.44	$400.00
bluiding divison		$ 3,676.00	$ 4,429.12	$8,105.12	$ 3,676.00	$ 4,429.12	$8,105.12
strong motion fee		$ 62.18	$ 76.81	$138.99	$ 62.18	$ 76.81	$138.99
Planning Master Plan fee		$ 497.00	$ 614.40	$1,111.40	(1)	(1)	(1)
DIF Law enformcment		$ 318.34	$ 393.22	$711.56	(1)	(1)	(1)
DIF Streets		$ 15,332.35	$ 18,938.88	$34,271.23	(1)	(1)	(1)
DIF Storm drainage		$ 1,882.66	$ 2,325.50	$4,208.16	(1)	(1)	(1)
DIF General Facilities		$ 964.96	$ 1,191.94	$2,156.90	(1)	(1)	(1)
Affordable housing mitigation fee		$ 32,256.39	$ 39,843.84	$72,100.23	(1)	(1)	(1)
DIF liabrary		n/a	n/a	n/a	n/a	n/a	n/a
DIF airport fees		n/a	n/a	n/a	n/a	n/a	n/a
DIF Art fees		n/a	n/a	n/a	n/a	n/a	n/a
DIF School		$ 1,045.45	$ 1,075.20	$2,120.65	$ 1,045.45	$ 1,075.20	$2,120.65
DIF MLFD fees		$ 2,007.01	$ 2,479.10	$4,486.11	$ 2,007.01	$ 2,479.10	$4,486.11
Phone service		$ 14,591.74	$ 15,408.26	$30,000.00	$ 14,591.74	$ 15,408.26	$30,000.00
SCE - electrical		$ 19,455.65	$ 20,544.35	$40,000.00	$ 19,455.65	$ 20,544.35	$40,000.00
Cable vision service	(2)	$ -	$ -	$0.00	$ -	$ -	
Furnishings				$100,000.00		$ 120,000.00	
Photovoltaic		$ 300,000.00	$ -	$300,000.00	$ 151,410.00	$ 157,590.00	$309,000.00
Contingency	11%	$ 118,774.65	$ 125,420.99	$244,195.64	$ 122,568.91	$ 128,788.24	$251,357.15
TOTAL		$1,149,867.81	$1,345,513.53	$2,495,381.34	$1,372,595.02	$1,563,163.00	$2,935,758.02
						$1,558,573.00	

Footonotes:

(1) Proposed fee waiver for "in lieu" fees. Total fees waived = $114,559.48

(2) Francise aggreement requires service to be provied by fanchiseee.

(3) This detail budget estimate was completed in June 2005, A 3% adjustment was made to the Photovoltaic system only.

Project Title: Welcome Center

Project # **GF-03**

Location: North of SR 203 south of the existing USFS Visitor Center

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $1,634,669

Est. yearly ops cost: $11,700

Project Description:
Project involves the construction of a 2,500 square foot Welcome Center. This project will be constructed concurrent with the Visitor Bureau office project.

Justification:
The USFS and Visitor Bureau currently share responsibility for dispersing visitor information about the area. With the growing number of visitors the current space has outgrown its capacity and efficiency.

Public Benefit:
The public will benefit by a new facility which can provide useful information about the communityand surrounding wilderness to the growing number of visitors of the area in an efficient and streamlined manner.

PROJECT FINANCING

Planning							
Design	$ 75,000						$ -
ROW/Land Acquisitions							$ 75,000
Construction/CE/Contingency	$ 1,308,259	$ 100,000					$ -
TOTAL	$ 1,383,259	$ 100,000	$ -	$ -	$ -	$ -	$ 1,559,669
							$ 1,634,669

Assessment District							
Developer Impact Fees	$ 475,185						$ -
Federal/State Funding	$ 908,074						$ 475,185
General Fund							$ 908,074
Other - Donations		$ 100,000					$ -
TOTAL	$ 1,383,259	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
							$ 1,634,669

Review and Comment:
This project is 100% DIF eligible.
Phase 1 - Construction of Welcome Center. Phase completed for $1,308,259
Phase 2 - CIP project ST-03A Construction of Campus Plaza to be constructed 2008 with $100,000 of donated funds ($80,000 Private, $20,000 ESIA)
Phase 3 - Construct Picnic Pavilion with 2 X 5.7 Kw Photovoltaic array and interpretive display kiosk.. $151,410 Based on 2006 estimates plus 3% CCI escalation for 2006 to 2008

Project Title: Welcome Center

CALCULATION SHEET

		Cost	% of const cost	Price sf
Building SF				2,500
DESIGN	$	75,000	6%	$30
LAND ACQUISITION	$	-		$0
CONSTRUCTION	$	1,168,088	-	$467
Building	$	1,021,088		$408
Furnishings	$	-		
Green Surcharge	$	147,000		
CONSTRUCTION PHASE II	$	100,000		
CONSTRUCTION PHASE III	$	151,410		
CONSTRUCTION ENGINEERING (CE)	$	46,724	4%	$19
CONTINGENCY	$	93,447	8%	$37
TOTAL	$	1,634,669		$654

Building cost based on actual bid price

TABLE 1
Mammoth welcome Center And Visitors Bureua Adminstravie Offices Project
Project Funding and Expense Detail

Cost Component		Welcome Center With all fees	Adminstrative Offices With all fees	Total Poject With all fees	Welcome Center With proposed Fee Waivers	Adminstrative Offices With proposed Fee Waivers	Total Poject With fee waivers
Design		$ 75,000.00	$ 75,000.00	$ 150,000.00	$ 75,000.00	$ 75,000.00	$ 150,000.00
Construction BID		$923,073.53	$974,726.47	$1,897,800.00	$ 923,073.53	$ 974,726.47	$ 1,897,800.00
admin/inspection/arch fees		$ 38,911.31	$ 41,088.69	$80,000.00	$ 38,911.31	$ 41,088.69	$80,000.00
material testing		$ 6,809.48	$ 7,190.52	$14,000.00	$ 6,809.48	$ 7,190.52	$14,000.00
survey/const service		$ 5,836.70	$ 6,163.30	$12,000.00	$ 5,836.70	$ 6,163.30	$12,000.00
MCWD		$ 7,782.26	$ 8,217.74	$16,000.00	$ 7,782.26	$ 8,217.74	$16,000.00
RWQCB		$ 170.24	$ 179.76	$350.00	$ 170.24	$ 179.76	$350.00
GBAQCB		$ 194.56	$ 205.44	$400.00	$ 194.56	$ 205.44	$400.00
bluiding divison		$ 3,676.00	$ 4,429.12	$8,105.12	$ 3,676.00	$ 4,429.12	$8,105.12
strong motion fee		$ 62.18	$ 76.81	$138.99	$ 62.18	$ 76.81	$138.99
Planning Master Plan fee		$ 497.00	$ 614.40	$1,111.40	(1)	(1)	(1)
DIF Law enformcment		$ 318.34	$ 393.22	$711.56	(1)	(1)	(1)
DIF Streets		$ 15,332.35	$ 18,938.88	$34,271.23	(1)	(1)	(1)
DIF Storm drainage		$ 1,882.66	$ 2,325.50	$4,208.16	(1)	(1)	(1)
DIF General Facilities		$ 964.96	$ 1,191.94	$2,156.90	(1)	(1)	(1)
Affordable housing mitigation fee		$ 32,256.39	$ 39,843.84	$72,100.23	(1)	(1)	(1)
DIF liabrary		n/a	n/a	n/a	n/a	n/a	n/a
DIF airport fees		n/a	n/a	n/a	n/a	n/a	n/a
DIF Art fees		n/a	n/a	n/a	n/a	n/a	n/a
DIF School		$ 1,045.45	$ 1,075.20	$2,120.65	$ 1,045.45	$ 1,075.20	$2,120.65
DIF MLFD fees		$ 2,007.01	$ 2,479.10	$4,486.11	$ 2,007.01	$ 2,479.10	$4,486.11
Phone service		$ 14,591.74	$ 15,408.26	$30,000.00	$ 14,591.74	$ 15,408.26	$30,000.00
SCE - electrical		$ 19,455.65	$ 20,544.35	$40,000.00	$ 19,455.65	$ 20,544.35	$40,000.00
Cable vision service	(2)	$ -	$ -	$0.00	$ -	$ -	
Furnishings				$100,000.00		$ 120,000.00	
Photovoltaic		$ 300,000.00	$ -	$300,000.00	$ 151,410.00	$ 157,590.00	$309,000.00
Contingency	11%	$ 118,774.65	$ 125,420.99	$244,195.64	$ 122,568.91	$ 128,788.24	$251,357.15
TOTAL		$1,149,867.81	$1,345,513.53	$2,495,381.34	$1,372,595.02	$1,563,163.00	$2,935,758.02
						$1,558,573.00	

Footonotes:

(1) Proposed fee waiver for "in lieu" fees. Total fees waived = $114,559.48
(2) Francise aggreement requires service to be provied by fanchiseee.
(3) This detail budget estimate was completed in June 2005, A 3% adjustment was made to the Photovoltaic system only.

Project Title: Two Bay Maintenance Building Expansion

Project # GF-04

Location: Town Maintenance Yard

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $1,600,000

Est. yearly ops cost: $12,060

Project Description:
Construct a 2,750 sq. ft. two bay maintenance expansion east of the existing maintenance facility at the Town yard.

Justification:
The facility is designed to provid indoor space to work on the equipment that was purchased with DIF funds. It is an addition to the existing 5-bay building that was built in the early 1990s. The original building was designed to accommodate an expansion in the future when demand required more space. This project has been programmed in the DIF schedule since 1997 to address expansion needs.

Public Benefit:
The facility will allow proper maintenance of the equipment designed to maintain the streets and snow removal level of service expceted by the community.

PROJECT FINANCING

Planning							$ -
Design	$ 50,000						$ 50,000
ROW/Land Acquisitions							$ -
Construction/CE/Contingency	$ 1,550,000						$ 1,550,000
TOTAL	$ 1,600,000	$ -	$ -	$ -	$ -		$ 1,600,000

Assessment District							$ -
Developer Impact Fees	$ 1,600,000						$ 1,600,000
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ 1,600,000	$ -	$ -	$ -	$ -		$ 1,600,000

Review and Comment:
This project is 100% funded from the General Facilities DIF.
Estimated project completion 07/08

Project Title: Two Bay Maintenance Building Expansion
CALCULATION SHEET

	Cost	% of const cost	Price sf
Building SF			2,750
DESIGN	$ 50,000.00	4%	$18
LAND ACQUISITION	$0	0%	$0
CONSTRUCTION	$1,346,456	-	$490
Building	$ 1,096,456		$150
Green Surcharge	$250,000		$150
CONSTRUCTION ENGINEERING (CE)	$ 77,000.00	6%	$28
CONTINGENCY	$ 126,544.00	9%	$46
TOTAL	$ 1,600,000		$582

Based on three different apprasials ($1,200,000/acre)
Building cost based on MUSD Bus Barn ($150/sf)
Asphalt is $32.50/sf

(2750/43560)*1200000

TABLE 1
Town Corporate Maintenance Yard 2-Bay Expansion
Project Expense Detail

pab/071906

Cost Component		Corporate Yard 2 Bay Expansion With all fees	Corporate Yard 2 Bay Expansion With proposed Fee Waivers
Design		$ 50,000.00	$ 50,000.00
Construction Base BID		$1,000,450.00	$ 1,000,450.00
Bid Alternate - Hydronics and wear slab		$80,000.00	$80,000.00
admin/inspection/arch fees		$44,000.00	$ 44,000.00
material testing / Special Inspection		$ 22,000.00	$ 22,000.00
survey/const service		$ 11,000.00	$ 11,000.00
MCWD		$ 5,000.00	$ 5,000.00
RWQCB		$ -	$ -
GBAQCB		$ -	$ -
building division		$ 3,860.00	$ 3,860.00
strong motion fee		$ 65.57	$ 65.57
Planning Master Plan fee		$ 550.00	(1)
Archival Storage fee		$ 312.23	(1)
DIF Law enforcement		$ 153.92	(1)
DIF Streets		$ 3,862.56	(1)
DIF Storm drainage		$ 17,365.92	(1)
DIF General Facilities		$ 1,100.32	(1)
DIF Transit and Trails		$ 3,016.00	(1)
Affordable housing mitigation fee		$ 10,499.50	(1)
DIF library		n/a	n/a
DIF airport fees		n/a	n/a
Art fees		n/a	n/a
DIF School		$ 6,187.50	$ 6,187.50
DIF MLFD fees		$ 893.36	$ 893.36
Phone service		$ -	$ -
SCE - electrical		$ -	$ -
Cable vision	(2)	$ -	$ -
Contingency	3.9%	$48,755.57	$ 126,544.00
TOTAL		$1,309,072.45	$1,350,000.43
			$250,000.00
			$1,600,000.43

Footnotes:

(1) Proposed fee waiver for "in lieu" fees. Total fees waived = $36,860.45

(2) Franchise agreement requires service to be provided to the Town at no charge.

(3) The contingency will be increased if the DIF Project GF-04 budget increase is adopted by Council with the DIF update in August or September 2006. The hdyronic floor heat and wear slab will be deleted in the event the budget increase is not approved with the DIF Ordinance.

Project Title: Seven Bay Storage Building

Location: Town's Maintenance Yard

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $6,366,873

Est. yearly ops cost: $26,553

Project #
GF-05

Project Description:

The project involves the construction of a new 9,625 sq. ft. seven bay storage building at the Town yard. The building will allow snow removal and street maintenance vehicles to be parked inside.

Justification:

The project is needed to store additional Public Works, Parks, Police, and other equipment purchased to accommodate facilities required by new development. Existing equipment is currently housed indoors. Future equipment purchases will be maintained in the same manner as existing equipment. It is more efficient to park vehicles indoors for security, ease of operations in emergency situations and long-term durability.

Public Benefit:

Equipment to serve new development will be available in sound condition when needed.

PROJECT FINANCING

Planning							
Design							$ -
ROW/Land Acquisitions							$ 458,678
Construction/CE/Contingency							$ 518,724
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,389,470
							$ 6,366,873

Assessment District							
Developer Impact Fees							$ -
Federal/State Funding							$ 6,366,873
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							$ 6,366,873

Review and Comment:

Based on 2004 bid prices plus 4% CCI escalation for 2005 to 2006

Based on 2006 estimates. Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

This project is 100% funded from the General Facilities DIF.

Project Title: Seven Bay Storage Building

CALCULATION SHEET

	Cost	% of const cost	Price sf
Building SF			9,625
DESIGN/Envirnmental	$458,678	10%	$48
LAND ACQUISITION 0.420 acres	$518,724	11%	$54
CONSTRUCTION	$4,586,783	-	$477
Building	$3,965,500		$412
Site work and Asphalt (5,000 sf)	$301,275		$31
Green surcharge	$320,008		$33
CONSTRUCTION ENGINEERING (CE)	$344,009	7.5%	$36
CONTINGENCY	$458,678	10%	$48
TOTAL	$6,366,873		$661

Based on three different apprasials $ 1,200,000.00 per acre
Building cost based on bay Bid by Cox Construction ($418/sf)

Project Title: Loaders and Snowblowers

Project # GF-06

Location:

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $1,539,907

Est. yearly ops cost: $116,067

Project Description:

The project is to purchase three loaders and two blowers. To date, the Town is financing the purchase of two loaders and one blower from this account. One additional loader/snowblower combination is needed.

Justification:

These pieces of equipment will be used to maintain the existing level of snow removal service. As new development occurs it is more time consuming to remove snow from public roads due to the reduction in snow storage areas resulting from the construction of new driveways, parking and general development. Additional equipment on the roads maintains the current level of service even as individual operations are slowed.

Public Benefit:

The public will receive the level of service for snow removal, described in the Town Council policy, as the Town grows.

PROJECT FINANCING

Planning							
Design							$ -
Acquisitions							$ -
Construction/Equipment	$ 510,220	$ 255,110	$ 153,923	$ 153,923	$ 153,923	$ 312,808	$ -
TOTAL	$ 510,220	$ 255,110	$ 153,923	$ 153,923	$ 153,923	$ 312,808	$ 1,539,907
							$ **1,539,907**

Assessment District							
Developer Impact Fees	$ 510,220	$ 255,110	$ 153,923	$ 153,923	$ 153,923	$ 312,808	$ -
Federal/State Funding							$ 1,539,907
General Fund							$ -
Other							$ -
TOTAL							$ -
	$ 510,220	$ 255,110	$ 153,923	$ 153,923	$ 153,923	$ 312,808	$ **1,539,907**

Review and Comment:

Loader is $337,000. Snowblower is $176,000. Based on 2004 bid prices plus 4% CCI escalation for 2005 to 2006.

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

This project is 100% funded from General Facilities DIF. Financing costs are included for the purchases that are financed.

Project Title: Dump Truck			**Project #** GF-07
Location:		**Date:** May 2008 **Prepared by:** Public Works	
Program: General Facilities	**Est. Project Cost:** $160,680	**Est. yearly ops cost:** $15,000	

Project Description:
Town to acquire an end-dump truck

Justification:
Equipment needed to maintain the same level of service for snow removal and road

Public Benefit:
Maintain level of service for the Town for snow removal and road rehabilitation projects.

Project Title: Trackless Sidewalk Snowblower

Project #
GF-08

Location:

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $99,622

Est. yearly ops cost: $9,300

Project Description:
Acquisition of a trackless sidewalk snowblower to remove snow on Town sidewalks

Justification:
Snowblower needed to remove snow and to allow pedestrians to use sidewalks in the winter

Public Benefit:
Provide more multi-modal opportunities for residents and visitors in the winter.

PROJECT FINANCING

Planning							
Design							$ -
ROW/Land Acquisitions							$ -
Construction/Equipment							$ -
TOTAL							$ 99,622
	$ -	$ -	$ -	$ -	$ -	$ -	$ 99,622

Assessment District							
Developer Impact Fees							$ -
Federal/State Funding							$ 99,622
General Fund							$ -
Other							$ -
TOTAL							$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ 99,622

Review and Comment:
Based on recent (2004) price check plus 4% CCI escalation for 2005 to 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% funded by the General Facilities DIF.

Project Title: Performing Arts Center

Project #
GF-09

Location: In the South Gateway area.

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $19,360,413

Est. yearly ops cost: $648,200

Project Description:

Project to include a 12,500 square foot facility with a capacity of 500 people on three acres located near the Cerro Coso Community College. 136 spaces of parking are required.

Justification:

The fine arts center/lecture hall was included in the Kern Community College District bond measure passed by the voters of Mammoth Lakes. The facility described in the bond measure was a 12,500 square foot building with associated parking and lighting. $5 million dollars was allocated in the bond measure. The Performing Arts Center described here is intended to be that same facility. this project supports the educational and cultural interests of the community and is intended to expand the learning experience in theater arts and provide a venue for the production of theater, music and arts for residents and visitors. Currently, these types of performances are held at the USFS visitor center, MHS multi-purpose room, Churches, the Community Center, and private meeting rooms.

Public Benefit:

To provide opportunities for cultural and educational experiences for residents and guests and to maintain a sustainable resort economy as the community grows.

PROJECT FINANCING

Planning							$ 1,335,201
Design							$ 1,335,201
ROW/Land Acquisitions							$ -
Construction/CE/Contingency/Environ							$ 16,690,011
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,360,413

Assessment District							$ -
Developer Impact Fees							$ -
Federal/State Funding							$ -
General Fund							$ 14,360,413
Other - College Bond							$ 5,000,000
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,360,413

Review and Comment:

Based on 2006 estimates. Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

This project [illegible]t eligible for DIF funds

Project Title: Performing Arts Center
CALCULATION SHEET

	Cost	% of const cost	Price per seat
Seats			500
PLANNING/Envirnmental	$1,335,201	10%	$2,670
DESIGN	$1,335,201	10%	$2,670
LAND ACQUISITION	$0		$0
CONSTRUCTION	$13,352,009		$26,704
Building	$6,611,268		
Site work/landscape/erosion control	$2,723,320		
Parking	$1,425,044		
Equipment	$1,287,500		
Furnishings	$643,750		
Green Surcharge	$661,127		
CONSTRUCTION ENGINEERING (CE)	$1,335,201	10%	$2,670
CONTINGENCY	$2,002,801	15%	$4,006
TOTAL	**$19,360,413**		**$38,721**

Assume land to be provided by KCCD, MUSD or MCOE.
Parking based on the Mammoth P/R lot adjusted by RSMeans to 2006 $ = 7700 per space
Building cost based on average cost/ft^2 see Table-2
Operation cost based on City of Temecula's est ($600,000/year or $1,852/seat)
Based on 2006 estimates. Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Location	SF (3)	Cost (3)	Year (3)	Cost Adjusted to 2006 (1)	Cost adjusted for Location (2)	Cost / SF
Performing Arts Bldg Weyers Cave, VA	23500	$4,700,000.00	2006	$4,700,000.00	$13,639,492.11	$580.40
Performing Arts Center Chestnut Hill, MA	30000	$6,800,000.00	2002	$8,237,140.64	$16,715,398.91	$557.18
Performing Arts Center Duxbury, MA	40000	$8,200,000.00	2001	$10,218,864.91	$20,736,856.50	$518.42
Fairhope Center for the Arts Fairhope AL	45500	$6,500,000.00	2005	$6,684,366.75	$18,108,137.68	$397.98
					Average	$513.50

(1) Cost adjusted for current year by using RSMeans historical cost index for 2006 divided by the cost index for the year of the project
(2) Cost adjusted for current year by using local cost index for TOML (table-1) divided by the RSMeans cost index for the location of the project
(3) Performing Arts Center cost data provided by internet research please see supporting documents

Project	Gross Construction Cost (TOML)	Square Footage (SF)	Cost / SF	National Avg Cost / SF (1)	Cost Index (6)
Mammth Library (2)	$8,100,000.00	16000	506.3	199.0	254.4
Parking Garage Space (3)	$45,000.00	300	150.0	91.0	164.8
Fire Station (4)	$8,200,000.00	17851	459.4	168.0	273.4
Mammoth Police Station (3)			448.0	231.0	193.9
2 Bay Expansion (5)	$1,150,000.00	2750	418.2	165.0	253.4
Welcome Center (3)	$1,173,457.00	2897	405.1	202.0	200.5
VB Admin Offices (3)	$1,236,401.00	3072	402.5	202.0	199.2
				Average CI	220.0

(1) All cost information regarding national averages provided by RSMeans Construction Cost Data 2006
(2) Mammoth Library cost and SF info provided by Mono County Office of Education includes *10% contingency
(3) Parking Garage Space/VB/WC/Police Station Cost provided bydeveloper cost information
(4) Mammoth Lakes Fire Station cost and SF info provided by Mammoth Lakes Fire Department includes *10% contingency
(5) Construction cost for 2 bay expansion provided in by Cox Construction
(6) Cost Index developed to provide location comparison in order to estimate costs

Project Title: Outdoor Amphitheater

Project #
GF-10

Location: Near Cerro Coso College or near commercial development.

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $2,289,690

Est. yearly ops cost: $640,200

Project Description:

The outdoor amphitheater will be located in the South Gateway area and provide a stage with informal seating for 300-500 people. Parking will be shared with the College and will not be required.

Justification:

The outdoor amphitheater is also a project described on the Kern Community College Master Plan. There was no bond money set-aside for that project. It's purpose is to provide another location for outdoor arts, such as the Sierra Summer Festival or Jazz Jubilee which are currently nearing capacity. These events are currently provided for the enjoyment of residents and visitors. The current venues for such events are vacant sites which operate on an ad hoc basis and the opportunities for these activities are slowly being eliminated due to new development.

Public Benefit:

To provide opportunities for cultural and educational experiences for residents and guests.

PROJECT FINANCING

							$ 160,680
Planning							$ 160,680
Design							$ -
ROW/Land Acquisitions							$ 1,968,330
Construction/CE/Contingency						$ -	$ 2,289,690
TOTAL	$ -	$ -	$ -	$ -	$ -		

							$ -
Assessment District							$ 573,146
Developer Impact Fees							$ -
Federal/State Funding							$ 1,716,544
General Fund							$ -
Other						$ -	$ 2,289,690
TOTAL	$ -	$ -	$ -	$ -	$ -		

Review and Comment:

This projects receives 35.67% funding from the General Facilities DIF.

Cost estimate provided by a potential sponsor. Costs increased by 4% CCI escalator for 2005 to 2006.

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Outdoor Amphitheater
CALCULATION SHEET

	Cost	% of const cost	Price per seat
Seats			500
PLANNING	$160,680	10%	
DESIGN	$160,680	10%	
LAND ACQUISITION			
CONSTRUCTION	$1,606,800	-	
CONSTRUCTION ENGINEERING (CE)	$160,680	10%	
CONTINGENCY	$200,850	13%	
TOTAL	**$2,289,690**		**$4,579**

Based on FS land exchange appraisal ($500,000/acre)
Parking based on the Mammoth P/R lot at $6,500/space
Building cost based on City of Temecula's PAC ($22,123/seat)
Operation cost based on City of Temecula's est ($600,000/year or $1,852/seat)
Cost estimate provided by a potential sponsor. Costs increased by 4% CCI escalator for 2005 to 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Conference Center

Project # **GF-11**

Location: Near commercial and high density development.

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $22,826,651

Est. yearly ops cost: $648,200

Project Description:

Project to include a 12,500 square foot facility with a capacity of up to 500 people on three acres located near existing/future commercial

Justification:

This project is a way to accommodate mid-week visitation and maintain occupancy of visitor accommodations, as more units are placed in the transient rental pool. The facility is

Public Benefit:

To provide opportunities for cultural and educational experiences for residents and guests

Project Title: Conference Center
CALCULATION SHEET

Seats		Cost	% of const cost	Price per seat
				500
PLANNING		$ 1,489,010	10%	$2,978
DESIGN		$ 1,489,010	10%	$2,978
LAND ACQUISITION	31250 sf	$ 1,236,000		$2,472
CONSTRUCTION		$ 14,890,104	-	$17,803
	12500 sf	$ 8,901,458		
Green surcharge		$ 1,353,646		
Parking		$ 4,635,000		
CONSTRUCTION ENGINEERING (CE)		$ 1,489,010	10%	$2,978
CONTINGENCY		$ 2,233,516	15%	$4,467
TOTAL		$ 22,826,651		$45,653

Footnotes
Based on three different land appraisal ($1,200,000/acre). Acre parcel
Parking based on the Intrawest estimate at $45,000/space
Building cost based on City of Temecula's PAC ($22,123/seat)
Operation cost based on City of Temecula's est ($600,000/year or $1,852/seat)
Building cost based on RS Means adjusted for local factors.
Cost revised 2006 based on RS Means and reference projects with local cost factor adjustment. - 8/06
2006 estimate adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

[illegible]

Location	SF (3)	Cost (3)	Year (3)	Cost Adjusted to 2006 (1)	Cost adjusted for Location (2)	Cost / SF
University California Average Cost Offices	12500	$4,162,500.00	2006	$4,162,500.00	$12,079,656.58	$966.37
Scott Shipp Hall Lexington, VA	66480	$4,600,000.00	2000	$7,431,502.59	$21,566,366.16	$324.40
Greenfield ED & Training Center, Botetourt, VA	40000	$5,100,000.00	2000	$8,239,274.61	$23,910,536.40	$597.76
Performing Arts Center Chestnut Hill, MA	30000	$6,800,000.00	2002	$8,237,140.64	$16,715,398.91	$557.18
Westminister-Wellness Center - Lynchburg, VA	15000	$2,100,000.00	2001	$2,617,026.38	$5,310,658.37	$354.04
Hurlburt Student Center - Radford, VA	51000	$6,000,000.00	2005	$6,170,184.70	$12,520,983.08	$245.51
					Average	$507.55

(1) Cost adjusted for current year by using RSMeans historical cost index for 2006 divided by the cost index for the year of the project
(2) Cost adjusted for current year by using local cost index for TOML (table-1) divided by the RSMeans cost index for the location of the project
(3) Performing Arts Center cost data provided by Internet research please see supporting documents

	cost	location cost
Means Cost per sf	$ 3,928,750.00	$ 8,642,192.60
Parking		$ 4,500,000.00
	Total	$ 13,142,192.60

Table 1 Mammoth Lakes Cost Index Evaluation

Project	Gross Construction Cost (TOML)	Square Footage (SF)	Cost / SF	National Avg Cost / SF (1)	Cost Index (6)
Mammth Library (2)	$8,100,000.00	16000	506.3	199.0	254.4
Parking Garage Space (3)	$45,000.00	300	150.0	91.0	164.8
Fire Station (4)	$8,200,000.00	17851	459.4	168.0	273.4
Mammoth Police Station (3)			448.0	231.0	193.9
2 Bay Expansion (5)	$1,150,000.00	2750	418.2	165.0	253.4
Welcome Center (3)	$1,173,457.00	2897	405.1	202.0	200.5
VB Admin Offices (3)	$1,236,401.00	3072	402.5	202.0	199.2
				Average CI	220.0

(1) All cost information regarding national averages provided by RSMeans Construction Cost Data 2006
(2) Mammoth Library cost and SF info provided by Mono County Office of Education includes *10% contingency
(3) Parking Garage Space/VB/WC/Police Station Cost provided bydeveloper cost information
(4) Mammoth Lakes Fire Station cost and SF info provided by Mammoth Lakes Fire Department includes *10% contingency
(5) Construction cost for 2 bay expansion provided in by Cox Construction
(6) Cost Index developed to provide location comparison in order to estimate costs

Project Title: Acquire Lift Truck

Project # GF-12

Location:

Date: May 2008

Prepared by: Public Works

Program: General Facilities

Est. Project Cost: $160,680

Est. yearly ops cost: $15,000

Project Description:

Acquisition of a 50 foot lift truck to maintain Town's street lights and banners.

Justification:

The new street lights are taller than the existing lift truck can reach. Maintenance

Public Benefit:

The equipment will allow proper street lighting to be maintained for public safety along streets and

Project Title: Street Sweepers

Project #
GF-13

Location:

Date: May 2008
Prepared by: Public Works

Program: General Facilities
Est. Project Cost: $321,360
Est. yearly ops cost: $30,000

Project Description:
Acquisition of two street sweepers for use on public streets.

Justification:
Street sweepers are needed to meet State and Federal air quality standards throughout town. Poor air quality is a result of woodstoves and suspended particulates from road cinders as vehicles drive over the cinders used to guard against icy road conditions. As new development brings additional traffic to town and the number of vehicles increase

Public Benefit:
Air quality will meet State and Federal standards.

PROJECT FINANCING

Planning							$ -
Design							$ -
ROW/Land Acquisitions							$ -
Construction/Equipment							$ 321,360
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 321,360

Assessment District							$ -
Developer Impact Fees							$ 321,360
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 321,360

Review and Comment:
Based on recent (2004) price check plus 4% CCI escalation for 2005 to 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% funded from the General Facilities DIF.

Schedule 4.1

Police Facilities

June 2008

Schedule 4.1

Town of Mammoth Lakes
Project Cost Estimates
Police Facilities

Line #	Description	Estimated Cost
PD-01	Police Facility	$ 17,663,403
PD-02	Patrol Vehicles	$ 326,716
PD-03	Law Enforcement Staff Equipment	$ 54,631
	TOTAL Estimated Project Costs	**$ 18,044,750**

Project Title: Police Facility

Project # **PD-01**

Location: S/E corner of Sierra Park and Main Street (SR 203).

Date: May 2008

Prepared by: Public Works

Program: Police Facilities

Est. Project Cost: $17,663,403

Est. yearly ops cost: $364,728

Project Description:
Construction of a permanent ~~8,000~~ 12,500 square foot police facility to house the Town's Police Department and operations. The facility will accommodate an up-to-date detention facility and a regional 911 dispatch center. Portions of the facility may be phased.

Justification:
A facilities analysis was conducted by Indigo Architects in 2005. Although the firm recommended a facility over 20,000 square feet, the Town has elected to construct a facility of 8,000 to accommodate the growth in police staffing and functions. This size of facility is similar to police facilities in other similar jurisdictions as stated in the facilities report.

Public Benefit:
The public will benefit by having an efficiently run and well housed Town Police Department that is centrally-located to respond to calls. It will also benefit with a state-of-the-art 911 dispatch center.

PROJECT FINANCING

Planning							$ 419,210
Design							$ 991,375
ROW/Land Acquisitions							$ 1,370,000
Construction/CE/Contingency							$ 14,882,818
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,663,403

Assessment District							$ -
Developer Impact Fees							$ 6,337,629
Federal/State Funding							$ -
General Fund							$ -
Other							$ 11,325,774
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,663,403

Review and Comment:
All costs (except land acquisition) adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
The justification report prepared by David Taussig Associates, inc shows 35.88% DIF may be used for the police facility. The project total was $17,188,138 and includes land acquisition of $1,370,000. Completion of land acquisition occurred in 07/08 for $3,687,591 of this only 35.88% of the $1,370,000 estimated was eligible for DIF funds.

Project Title: Police Facility
CALCULATION SHEET

		Cost	% of const cost	Price sf
Building SF				12,500
PLANNING/Environmental	$	419,210.00	4%	$34
DESIGN	$	991,375.00	8%	$79
LAND ACQUISITION		$1,370,000		$110
CONSTRUCTION	$	11,906,254	-	$953
Building	$	6,413,810		$513
Parking	$	2,018,800		$162
Dispatch	$	1,442,000		
Green surcharge		$641,381		
Other Site Work	$	579,375.00		
Furnishings	$	386,250.00		
Permits and fees	$	424,638.10		
CONSTRUCTION ENGINEERING (CE)		$1,190,625	10%	$95
CONTINGENCY		$1,785,938	15%	$143
TOTAL	$	17,663,403		$1,413

Estimate based on consultant estimate April 2005 and updated as shown in detail summary.
Underground parking based on Intrawest estimate ($45,000/space)
Surface parking based on an adjusted price of $8,000 from the Park and Ride lot.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Patrol Vehicles

Project # PD-02

Location:

Date: May 2008

Prepared by: Police Department

Program: Police Facilities | **Est. Project Cost:** $326,716 | **Est. yearly ops cost:** $30,500

Project Description:
Purchase of patrol, specialty, and unmarked vehicles.

Justification:
Additional patrol vehicles are needed based on the police department's anticipated growth.

Public Benefit:
The public will benefit with increased and efficient police service.

PROJECT FINANCING

Planning							$ -
Design							$ -
Acquisitions/Equipment							$ 326,716
Construction/CE/Contingency							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 326,716

Assessment District							$ -
Developer Impact Fees							$ 326,716
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 326,716

Review and Comment:
This project is 100% funded from Law Enforcement DIF. Cost adjusted by 4% CCI escalation for 2005 to 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Law Enforcement Staff Equipment

Location:		**Date:** May 2008	**Project #** PD-03
		Prepared by: Police Department	
Program: Police Facilities	**Est. Project Cost:** $54,631	**Est. yearly ops cost:**	

Project Description:
Purchase of new law enforcement staff equipment, including safety equipment, radios, etc.

Justification:
Due to the anticipated growth of the police force, new equipment is needed for each new officer.

Public Benefit:
The public will benefit with new state-of-the-art equipment.

PROJECT FINANCING

Planning							
Design							$ -
ROW/Acquisitions							$ -
Construction/Equipment							$ -
TOTAL							$ 54,631
	$ -	$ -	$ -	$ -	$ -	$ -	**$ 54,631**

Assessment District							
Developer Impact Fees							$ -
Federal/State Funding							$ 54,631
General Fund							$ -
Other							$ -
TOTAL							$ -
	$ -	$ -	$ -	$ -	$ -	$ -	**$ 54,631**

Review and Comment:
This project is 100% funded from Law Enforcement DIF. Cost adjusted by 4% CCI escalation for 2005 to 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Schedule 5.1

Park and Recreation Facilities

June 2008

Schedule 5.1

Town of Mammoth Lakes
Project Cost Estimates
Park and Recreation Facilities

Line #	Description	Estimated Cost
PR-01	Festival/Cultural Site	$ 3,090,000
PR-02A	Recreation Center	$ 34,463,632
PR-02B	Ice Rink and Multiuse facility	$ 19,931,633
PR-03	Trails Park	$ 4,222,413
PR-04	Town-wide parks/snow storage	$ 5,273,610
PR-05	Shady Rest AH Park	$ 7,719,752
PR-06	Winter play area	$ 910,520
PR-07	Mammoth Creek Park Improvements	$ 4,430,416
PR-08	Shady Rest Park Expansion	$ 890,435
PR-09	Townwide Trails Development	$ 4,415,981
PR-10	Park Land Acquisition	$ 4,672,080
	TOTAL Estimated Project Costs	**$ 90,020,472**

Project Title: Festival/Cultural Site

Project # **PR-01**

Location: "Bell" parcel or other publicly owned/leased site

Date: May 2008

Prepared by: Tourism and Recreation

Program: Park and Recreation Facilities

Est. Project Cost: $3,090,000

Est. yearly ops cost: $31,035

Project Description:

Construction of a 1,600 sq. ft.restoom/storage/concession building on the "Bell" parcel or other site that the Town owns or can use at no cost. A small parking lot of 20 spaces would be included to service the fesitval uses.

Justification:

The project is intended to support the continuation of existing arts and cultural events and expand the same level of service that the Town currently offers to the new population. Currently, a variety of underutilized or undeveloped private properties are used for this purpose. As new development replaces the underutilized sites, venue opportunities diminish. This project would allow for a permanent venue with a small structure(s) and limited surface parking to ensure the same level of service is maintained.

Public Benefit:

Maintaing arts and cultural progamming is valuable to the resident and visitor population.

PROJECT FINANCING

Planning							$ 213,103
Design							$ 213,103
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 2,663,793
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,090,000

Assessment District							$ -
Developer Impact Fees							$ -
Federal/State Funding							$ -
General Fund							$ 3,090,000
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,090,000

Review and Comment:

This projects is not funded by DIF

Costs adjuste[illegible] in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Festival/Cultural Site

CALCULATION SHEET

		Cost	% of const cost	Price sf
Building SF				1,600
PLANNING		$213,103	10%	
DESIGN		$213,103	10%	
LAND ACQUISITION		$0		
CONSTRUCTION		$2,131,034		
Building	1600 sf	$659,200		$412
Parking	20 spaces	$164,800		$8,240
Grading and Site Work	42560 sf	$876,736		$21
Landscape	21280 sf	$328,776		$15
Other incidental improvements/costs		$101,522		
CONSTRUCTION ENGINEERING (CE)		$213,103	10%	
CONTINGENCY		$319,655	15%	
TOTAL		$3,090,000		

Building based on VB. WC, and cost analyisis in General Facilities group: ($400/sq ft)
Parking based on the Mammoth P/R lot at an adjusted price of $8,000/space
Site work, grading, and landscape costs are based on recent local bids.
Other includes costs such as permits and utility fees.
This projects receives 36.61% funding from Parks & Recreation DIF.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Recreation Center

Project # **PR-02A**

Location: South of Meridian Blvd adjacent to Cerro Coso Community College

Date: May 2008

Prepared by: Tourism and Recreation

Program: Park and Recreation Facilities

Est. Project Cost: $34,463,632

Est. yearly ops cost: $902,400

Project Description:

Project involves the construction of a 34,000 square foot recreation center on 10 acres and may include an indoor pool, gymnasium, community rooms, child care center, tennis center, high-altitude training center, gym, and locker rooms.

Justification:

The Recreation Center contributes to the available parks and recreation facilities. The design description is the result of a community process conducted by Design Workshop in 2003.

Public Benefit:

This facility maintains the current service level of parkland and facilities as the Town reaches build-out. It meets an unmet recreation need by providing an alternative to skiing or other outdoor activities, especially during inclement weather.

PROJECT FINANCING

Planning	$ 63,871						$ 2,376,802
Design	$ -						$ 2,376,802
ROW/Land Acquisitions	$ -						$ -
Construction/CE/Contingency/Environ	$ -						$ 29,710,027
TOTAL	$ 63,871						$ 34,463,632

Assessment District	$ -						$ -
Developer Impact Fees	$ 24,475						$ 13,206,464
Federal/State Funding	$ -						$ -
General Fund	$ -						$ 500,000
Other	$ 39,396						$ 20,757,168
TOTAL	$ 63,871	$ -	$ -	$ -	$ -	$ -	$ 34,463,632

Review and Comment:

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

This project recieves 38.32% in Parks and Rec DIF funds

This project has received a $500,000 grant.

Project Title: Recreation Center
CALCULATION SHEET

	Cost	% of const cost	Price sf
Building SF			34,000
PLANNING/Environmental	$2,376,802	10%	$70
DESIGN	$2,376,802	10%	$70
LAND ACQUISITION	$0		$0
CONSTRUCTION	$23,768,022	-	$699
Building	$15,444,969		$454
Site work/landscape/erosion control	$2,653,280		$78
Parking	$3,635,900		
Furnishings	$875,500		
Green Surcharge	$1,158,373		
	$0	0%	$0
CONSTRUCTION ENGINEERING (CE)	$2,376,802	10%	$70
CONTINGENCY	$3,565,203	15%	$105
TOTAL	**$34,463,632**		**$1,014**

Building cost based on average cost/ft^2 see Table-2
Parking based on the Mammoth P/R lot adjusted by RSMeans to 2006 $ = 8000 per space
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Location	SF (3)	Cost (3)	Year (3)	Cost Adjusted to 2006 (1)	Cost adjusted for Location (2)	Cost / SF
Rec Center - Laramie, WY	62400	$10,851,858.00	2004	$11,773,170.93	$31,815,488.15	$509.86
Legacy Park Community Center - Lee's Summit, MO	57000	$8,000,000.00	2003	$9,448,484.85	$20,081,278.90	$352.30
East YMCA - Saint Paul, MN	60000	$7,200,000.00	2000	$9,284,367.25	$18,449,059.71	$307.48
Renaud Spirit Center - O'Fallon, MO	65000	$8,900,000.00	2006	$8,900,000.00	$19,137,443.41	$294.42
Robert Livermore Community Center - Livermore, CA	71000	$17,800,000.00	2006	$17,800,000.00	$32,173,549.07	$453.15
Recreation Center at Southridge - Highlands Ranch, CO	71880	$13,200,000.00	2006	$13,200,000.00	$30,309,443.93	$421.67
Douglas H. Buck Community Recreation Center - Littleton, CO	54000	$11,750,000.00	2006	$11,750,000.00	$26,979,997.44	$499.63
The Keller Pointe Recreation Center - Keller, TX	56640	$15,000,000.00	2005	$15,425,461.74	$41,685,336.79	$735.97
Worthington Community Center - Worthington, Ohio	47000	$8,700,000.00	2004	$9,438,622.13	$22,111,212.28	$470.45
Charles Whitlock Recreation Center - Lakewood, CO	41500	$7,900,000.00	2004	$8,570,702.85	$19,679,790.73	$474.21
City Fort Lupton Community Recreation Center - Fort Lupton CO	37800	$5,850,000.00	2005	$6,015,930.08	$14,275,541.55	$377.66
Grandview Community Center - Grandview, MO	60776	$11,000,000.00	2005	$11,312,005.28	$24,041,900.52	$395.58
					Average	$441.03

(1) Cost adjusted for current year by using RSMeans historical cost index for 2006 divided by the cost index for the year of the project
(2) Cost adjusted for current year by using local cost index for TOML (table-1) divided by the RSMeans cost index for the location of the project
(3) Recreational Center cost data provided by internet research please see supporting documents

Project	Gross Construction Cost (TOML)	Square Footage (SF)	Cost / SF	National Avg Cost / SF (1)	Cost Index (6)
Mammth Library (2)	$8,100,000.00	16000	506.3	199.0	254.4
Parking Garage Space (3)	$45,000.00	300	150.0	91.0	164.8
Fire Station (4)	$8,200,000.00	17851	459.4	168.0	273.4
Mammoth Police Station (3)			448.0	231.0	193.9
2 Bay Expansion (5)	$1,150,000.00	2750	418.2	165.0	253.4
Welcome Center (3)	$1,173,457.00	2897	405.1	202.0	200.5
VB Admin Offices (3)	$1,236,401.00	3072	402.5	202.0	199.2
				Average CI	220.0

(1) All cost information regarding national averages provided by RSMeans Construction Cost Data 2006
(2) Mammoth Library cost and SF info provided by Mono County Office of Education includes *10% contingency
(3) Parking Garage Space/VB/WC/Police Station Cost provided bydeveloper cost information
(4) Mammoth Lakes Fire Station cost and SF info provided by Mammoth Lakes Fire Department includes *10% contingency
(5) Construction cost for 2 bay expansion provided in by Cox Construction
(6) Cost Index developed to provide location comparison in order to estimate costs

Project Title: Recreation Center - Ice Rink / Multi-use Facility

Project # **PR-02B**

Location: South of Meridian Blvd adjacent to Cerro Coso Community College

Date: May 2008

Prepared by: Tourism and Recreation

Est. yearly ops cost: $910,000

Program: Park and Recreation Facilities

Est. Project Cost: $19,931,633

Project Description:
Project to include a 26,000 square foot indoor multi-purpose facility including an indoor ice rink. It is another phase of the recreaction center described in PR-02A.

Justification:
Same as PR-02A.

Public Benefit:
Same as PR-02A.

PROJECT FINANCING

							$ 1,330,470
Planning	$ -						$ 1,330,470
Design	$ -						$ -
ROW/Land Acquisitions	$ -						$ 17,270,693
Construction	$ 2,754,583						$ 19,931,633
TOTAL	$ -						

							$ -
Assessment District	$ -						$ 7,460,122
Developer Impact Fees	$ 1,025,058						$ 754,000
Federal/State Funding	$ 754,000						$ -
General Fund	$ -						$ 11,717,511
Other - Reserve - Tourism	$ 975,525						$ 19,931,633
TOTAL	$ 2,754,583	$ -	$ -	$ -	$ -	$ -	

Review and Comment:
Project may be phased depending on available funding. Currently have a $500,000 State grant for the multiuse facility and $221,000 parks prop 50 grant, $34,000 prop 12 grant.
The $221,000 must be expended by 2008 and the environmental must be completed by 2007.
This project is currently under construction
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
Parks and Re[illegible]F funds 37.37% in Parks and Rec DIF funding

Project Title: Recreation Center - Ice Rink / Multi-use Facility

CALCULATION SHEET

		Cost	% of const cost
			26000
PLANNING		$1,330,470	10%
DESIGN*		$1,330,470	10%
CONSTRUCTION**		$13,304,699	-
Building		$10,203,180	
Site Work	79500 sf	$1,637,700	
Parking		$824,000	
Green surcharge		$639,819	
CONSTRUCTION ENGINEERING		$1,330,470	10%
CONTINGENCY		$1,995,705	15%
TOTAL		$19,931,633	

Building cost based on RSMeans cost for an Indoor Ice Rink* and adjusted using TOML cost index of 220. ($381/sf)
*2006 RSMeans Square Foot Costs
Parking required = 1 space/275 SF (rounded to 100)
Parking based on the Mammoth P/R lot adjusted by RSMeans to 2006 $ =8000 per space

Project Title: Trails Park

Project # **PR-03**

Location: Northwest corner of Meridian and Wagon Wheel.

Date: May 2008

Prepared by: Tourism and Recreation

Est. yearly ops cost: $23,793

Program: Park and Recreation Facilities

Est. Project Cost: $4,222,413

Project Description:
Development of a 4.3 acre neighborhood park, including restrooms, parking lot, play structure and grass areas. Park will be part of the Brother's Skateboard park. Facilities include a tot lot and playground equipment, small water play area, pavilion, and on site paths.

Justification:
Trails Park development is located on land dedicated by the adjacent subdivider for park purposes in the 1980's. As such the land has been allocated to the inventory provided by existing development. However, development of the park has been attributed to the demand created for additional parks and recreation services by new development.

Public Benefit:
Providing adequate parkland for Town residents is essential as the Town continues to grow.

PROJECT FINANCING

Planning	$ -						$ -
Design	$ 184,150						$ 184,150
ROW/Land Acquisitions	$ -						$ -
Construction/CE/Contingency	$ 1,896,426					$ 2,141,837	$ 4,038,263
TOTAL	$ 2,080,576	$ -	$ -	$ -	$ -	$ 2,141,837	$ 4,222,413

Assessment District	$ -						$ -
Developer Impact Fees	$ 1,054,576					$ 2,141,837	$ 3,196,413
Federal/State Funding	$ -						$ -
General Fund	$ -						$ -
Other and Foundation Donation Equivalent	$ 1,026,000						$ 1,026,000
TOTAL	$ 2,080,576	$ -	$ -	$ -	$ -	$ 2,141,837	$ 4,222,413

Review and Comment:
This project is 100% funded from Parks & Recreation DIF. The estimated value of the Brother Skate Park facility is $996,000.
MCWD also donated $20,000 in permit fees, water, and sewer lateral installation and $30,000 in cash.
Phase 1 - Brothers Skate Park completed
Phase 2 - Estimated costs for phase 2 adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008 to $2,141,837

Project Title: Trails Park
CALCULATION SHEET

	Cost	% of const cost	Price ac	
PLANNING	$0	0%		
DESIGN	$334,708	10%		
LAND ACQUISITION	$0			
CONSTRUCTION	$3,347,079	-		
Phase 1	**$790,011**	Complete 2005/2006		
Parking Lot	$357,316			
Trail Realignment	$27,102			
Restroom	$224,634			
Other	$180,958			
Skate park facility	**$996,000**	Complete 2005/2006		Donated
Phase 2	**$1,561,068**			
Playground area	$206,000			
Water play area	$206,000			
Onsite Paths	$182,825			
Pavilion	$92,700			
Landscape and other	$613,468			
Complete Skate Park	$260,075			
CONSTRUCTION ENGINEERING (CE)	$205,919	6%		
CONTINGENCY	$334,708	10%		
TOTAL	**$4,222,413**			

Construction estimate from Public Works updated August 2006. Detailed cost information developed based on actual costs for Phase 1 and estimated costs for Phase 2.
Developed cost is $982,000.00 per acre

Description	Quantity	Unit	Cost	Total Cost To Complete	Total Funds Expended To Date	
Mammoth Lakes Foundation Skate Park					$ 996,215.00	Donated
Town Cost SKATE PARK Phase 1 Completion				$ 252,500.00		
Phase 1 Park Improvements					$ 790,010.57	Complete
Parking					357315.73	
Trail Realignment					27102.24	
Restroom					224634.40	
Other					180958.2	
On Site Paths	400	ft	160000			
Retaining walls 4 ft and higher	200	ft	75000			
Retaining walls - less than 4 ft	100	ft	17500			
Fence	200	ft	30000			
Pavilion	720	sf	90000			
Play equipment	1	ea			50000	Purchased
Play area for equipment and install	1	ea	150000			
Water Play Area	1	ea	200000			
Landscape and Irrigation	43560	sf	435600			
Other			55000			
				$ 1,213,100.00		
As of Jan. 2007			**Total Work Remaining**	**$ 1,465,600.00**		
Design				$ 30,000.00	$ 40,000.00	
CE			5.0%	$ 73,280.00	15000	
Soils			1.5%	$ 21,984.00	30000	
Survey			1.5%	$ 21,984.00	30000	
			sub total	**$ 117,248.00**	**$ 75,000.00**	
Contingency			10.0%	$ 146,560.00		
Total Project Cost Remaining				**$ 1,759,408.00**		
Total Project Cost					**$ 2,026,225.57**	

Trails End Park Improvements

7-Feb-05

Compon Description		Unit	Unit Cost	subtotal	Component Total
Arch - Engineering (less $30,000 spent)		10%			
	Excludes Grindline fees				$ 84,777.00
Permits	MCWD, SCE, Verizon, RWQCB, GBAQCB				
					$ 30,000.00
Street Improvements Turn Lanes					
	Traffic Control	1 Job	6000	$ 6,000.00	
	Utility relocation/coordination	1 Job	6000	$ 6,000.00	
	Clear and Grub	30000 sf	1	$ 30,000.00	
	Grading	24000 sf	3	$ 72,000.00	
	Sawcuttiiing	1500 ft	2	$ 3,000.00	
	Paving	24000 sf	6	$ 144,000.00	
	Striping	1 Job	6000	$ 6,000.00	
	Signs	1 Job	6000	$ 6,000.00	
	Erosion Control	10000 sf	2	$ 20,000.00	
	Drainage Modification	1 Job	4000	$ 4,000.00	
	Supplemental work	1 Job	5000	$ 5,000.00	
Parking Lot Improvements					$ 302,000.00
	Clear and Grub	15300 sf	1	$ 15,300.00	
	Grading	12215 sf	2	$ 24,430.00	
	Paving	12215 sf	6	$ 73,290.00	
	Curb and gutter	900 lf	35	$ 31,500.00	
	Drainage & infiltrator	1 Job	12000	$ 12,000.00	
	Signs	1 Job	3000	$ 3,000.00	
	Striping	1 Job	5000	$ 5,000.00	
	Supplemental Work	1 Job	5000	$ 5,000.00	
	Security Light	1 ea	4500	$ 4,500.00	
Trail Realignment					$ 174,020.00
	Clear and Grub	8100 sf	1	$ 8,100.00	
	Grading	8100 sf	1	$ 8,100.00	
	Paving	5400 sf	5	$ 27,000.00	
	Signs	1 Job	3000	$ 3,000.00	
	Striping	1 Job	2000	$ 2,000.00	
	Supplemental Work	1 Job	5000	$ 5,000.00	
Skate Park Facility					$ 53,200.00
	Clearing and grubbing	65340 sf	1	$ 65,340.00	
	Grading and Excavation	1200 yds	30	$ 36,000.00	
	Concrete	30935 sf	25	$ 773,375.00	
	Signs	1 Job	5000	$ 5,000.00	
	Drainage	1 Job	25000	$ 25,000.00	
	Landscaping - turf or other non-erodable surfac	10000 sf	7.5	$ 75,000.00	
	Drinking fountain	1 Job	1500	$ 1,500.00	
	Bleachers 5 row seats 20	2 ea	2500	$ 5,000.00	
	Electrical - recepticals/subpanel	1 Job	10000	$ 10,000.00	
					$ 996,215.00
Compon Description		Unit	Unit Cost	subtotal	Component Total

Park - General				
Landscaping - all disturbed areas non turf	43560 sf	5	$ 217,800.00	
Trash cans - bear proof	5 ea	$ 750.00	$ 3,750.00	
Pay phone	1 ea	3000	$ 3,000.00	
				$ 224,550.00
Restrooms				
restroom building	570 sf	250	$ 142,500.00	
water hookup	1 Job	5000	$ 5,000.00	
sewer hookup	1 Job	10000	$ 10,000.00	
electrical	1 Job	10000	$ 10,000.00	$ 167,500.00
Playground area				
equipment	1 Job	159000	$ 159,000.00	
Equipment soft surface area	500 sf	4	$ 2,000.00	
tables and benches	1 Job	6500	$ 6,500.00	
turf area	7000 sf	7.5	$ 52,500.00	
drinking fountain	1 ea	1500	$ 1,500.00	
Supplemental Work	1 Job	5000	$ 5,000.00	$ 226,500.00
		Construction Total		**$ 2,143,985.00**
Contingency	10%			$ 214,398.50
Construction Administration/material testing/survey	10%			$ 214,398[illegible]
Total Project				$ 2,687,559.00
Total expended 2004/2005				$ 30,000.00
Other expected funds				
MCWD				$ 50,000.00
Brothers Skate Park Foundation				$ 996,215.00
Total budget 2004/2005				$ 1,611,344.00

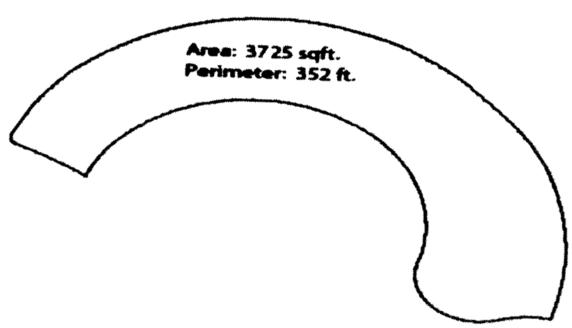
Trails End Park Synthetic Turf Area
Adjacent to Play Area North East Side
Approximately 32' wide X 115' long

Cost Estimate 6/8/06

Description	Estimated Quantity	unit	Unit Cost	Total
Material Turf and soft fill	3725	sqft	$ 7.50	$ 27,937.50
Turf Installation	3725	sqft	$ 7.50	$ 27,937.50
Foundation Preparation				
Grading	1	Job	$ 2,500.00	$ 2,500.00
4 inch 3/4 class II permeable base	46	cuyd	$ 100.00	$ 4,550.00
Curb	352	lineal ft	$ 50.00	$ 17,600.00
			Total	$ 80,525.00
			10% Contingency	$ 8,050.00
			TOTAL	**$ 88,575.00**

Assumptions:
1. Curb and base material reflect recent bids.
2. Synthetic turf based discussions with contractors and product data.

pab/trailsendpark/phase2/syntheticturf/costest.



Town of Mammoth Lakes
Trails End Park Project Phase 1 Project
Bid Opening July 6, 2005 at 10:00 AM

PW-M-04/05-09
PROGRESS PAY ESTIMATE No. 5
CONTRACTOR: Spiess Construction Co., Inc.
Santa Maria California

FINAL Pay Estimate and Retention Release
Work Period: June 30, 2006

Contract Award Date: 7/6/2005
Notice to Proceed Date: 7/25/2005
Current Contract Completion Date: 26-Sep-05
45 working day contract

74 working days completed
10 day time extension requested
winter suspension

Schedule G General Project Items –

Trails End Park Improvement Project Phase 1

Bid Item No.	Description	Payment Reference	Unit	Qty	Spiess Construction Co., Inc. Bid Prices Unit Price	Total Amount	Award Quantities Qty	Unit Price	Total Amount	Quantities Complete This Period % Complete	Total	Quantities Complete to Date Quantities Complete To Date	Total Amount Complete
G-1	As-Built Drawings of project showing all facilities as constructed complete and accepted.	5-1.4	LS	1 Job	$1,200.00	$1,200.00	1 Job	$1,200.00	$ 1,200.00	0%	$0.00	1.00	$1,200.00
G-2	Mobilization (Maximum 7.5% of Total Bid)	11.102	LS	1 Job	$17,500.00	$17,500.00	1 Job	$17,500.00	$ 17,500.00	0%	$0.00	100%	$17,500.00
G-3	Traffic Control	12	LS	1 Job	$1,100.00	$1,100.00	1 Job	$1,100.00	$ 1,100.00	0%	$0.00	100%	$1,100.00
G-4	Operation & Maintenance Manuals	108	LS	1 Job	$330.00	$330.00	1 Job	$330.00	$ 330.00	0%	$0.00	100%	$330.00
G-5	Supplemental Work	5-8.21	LS	1 Job	$10,000.00	$10,000.00	1 Job	$10,000.00	$ 10,000.00	0%	$0.00	0%	$0.00
G-6	SWPPP Erosion Control	5-3.02	LS	1 Job	$1,650.00	$1,650.00	1 Job	$1,650.00	$ 1,650.00	0%	$0.00	100%	$1,650.00
G-7	Permanent Erosion Control Hydroseed and geotextile fabric adjacent to Meridian Boulevard (each side)		SF	7500	$1.10	$8,250.00	7500	$1.10	$8,250.00	0.00	$0.00	7500	$8,250.00
G-8	Sheeting & Shoring	5-1.02	LS	1 Job	$1,100.00	$1,100.00	1 Job	$1,100.00	$ 1,100.00	0%	$0.00	100%	$1,100.00
						$41,130.00			$ 41,130.00		$0.00		$31,130.00

Schedule A - Trails End Park Improvements

Bid Item No.	Description	Payment Reference	Unit	Bid Prices and Quantities Qty	Unit Price	Total Amount	Award Quantities Qty	Unit Price	Total Amount	Quantities Complete This Period % Complete	Total	Quantities Complete to Date Quantities Complete To Date	Total Amount Complete
A-1	[illegible]	15	LF	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	$ [illegible]	0.00	$0.00	[illegible]	[illegible]
A-3	Clear and Grub	16	LS	1	$15,400.00	$15,400.00	1	$15,400.00	$ 15,400.00	0.00	$0.00	1.00	$15,400.00
A-4	Excavation and Embankment (F) Includes parking lot, trail, and shoulder backing	19	CY	3000	$37.00	$111,000.00	3000	$37.00	$ 111,000.00	0.00	$0.00	3,000.00	$111,000.00
A-5	Aggregate Base (Class 2)	26	CY	182	$93.50	$17,017.00	182	$93.50	$ 17,017.00	0.00	$0.00	462.00	$43,197.00
A-6	Asphalt Concrete (Type B) parking lot and driveway 4 inches thick	39	SF	11400	$2.77	$31,578.00	11400	$2.77	$ 31,578.00	0.00	$0.00	14,199.00	$39,331.23
A-7	Asphalt Concrete Type B new path 10 feet wide	39	SF	5800	$2.50	$14,500.00	5800	$2.50	$ 14,500.00	0.00	$0.00	9,504.00	$23,760.00
A-8	Asphalt Concrete Type B 4 foot path 2.5 inch thick widening	39	SF	960	$3.30	$3,168.00	960	$3.30	$ 3,168.00	0.00	$0.00	1,012.80	$3,342.24
A-9	Asphalt Concrete (Type B) path 10 foot wide X 2 inch thk overlay	39	SF	2,400	$2.20	$5,280.00	2,400	$2.20	$ 5,280.00	0.00	$0.00	0.00	$0.00

A-10	8 inch Sewer Pipe SDR 35 PVC pipe from point of connection to bathroom with one cleanout complete in accordance with MCWD requirements in place for the unit price of:		LF	80	[illegible]	$4,400.00	80	[illegible]	$ 4,400.00	0.00	$0.00	[illegible]	[illegible]

Schedule A - Trails End Park Improvements *Continued*

Bid Item No.		Payment Reference	Unit	Bid Prices and Quantities Qty	Unit Price	Total Amount	Award Quantities Qty	Unit Price	Total Amount	Quantities Complete This % Complete	Total	Quantities Complete to Quantities Complete To Date	Total Amount Complete
A-11	Install underground utility conduits (4" SCH, 2" Verizon, 2 inch Cable, 1 inch PE gas), in common trench from point of connection to bathroom complete with any required pull boxes except excavating paving and base in accordance with utility and Town requirements for the unit price of:	[illegible]	LF	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	$ [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
A-12	Install electrical receptacles in metal weather proof NEMA 4X electrical box with 6 x6 treated post riser complete	86	EA	4	$1,240.00	$4,960.00	4	$1,240.00	$ 4,960.00	0.00	$0.00	4.00	$4,960.00
A-13	Install 2" copper water main from point of connection to bathroom complete in place in accordance with MCWD and Town requirements for unit price of:		LF	50	$11.00	$550.00	50	$11.00	$ 550.00	0.00	$0.00	22.00	$242.00
A-14	Install new 1-1/2" water meter assembly per MCWD requirements complete in place for the lump sum price of:		ea	1	$1,650.00	$1,650.00	1	$1,650.00	$ 1,650.00	0.00	$0.00	0.00	$0.00
A-15	Install new 1-1/2" backflow valve assembly complete in place with cover for the lump sum price of:	2970	ea	1	$1,980.00	$1,980.00	1	$1,980.00	$ 1,980.00	0.00	$0.00	0.00	$0.00
A-16	Drain Inlet (Type APWA 301-1, complete)	51	EA	1	$4,400.00	$4,400.00	1	$4,400.00	$ 4,400.00	0.00	$0.00	2.00	$8,800.00
A-17	18 inch stormdrain CMP or HDPE	51	LF	210	$121.00	$25,410.00	210	$121.00	$ 25,410.00	0.00	$0.00	120.00	$14,520.00
A-18	Sediment trap and oily water separator located at infiltrator inlet	51	LF	1	$13,200.00	$13,200.00	1	$13,200.00	$ 13,200.00	0.00	$0.00	1.00	$13,200.00
A-19	Install Roadway Sign (Stop (1), No Parking (8), Loading Zone (2), Wrong Way (1), One Way (3))	88	EA	15	$275.00	$4,125.00	15	$275.00	$ 4,125.00	0.00	$0.00	17.00	$4,675.00
A-20	Install Bollard per Town Details		EA	4	$110.00	$440.00	4	$110.00	$ 440.00	0.00	$0.00	4.00	$440.00
A-21	36 inch stormdrain manhole complete	64	ea	1	$2,200.00	$2,200.00	1	$2,200.00	$ 2,200.00	0.00	$0.00	2.00	$4,400.00
A-22	8" PVC C-900 sleeve with caps and end markers	64	LF	180	$44.00	$7,920.00	180	$44.00	$ 7,920.00	0.00	$0.00	219.00	$9,636.00
A-23	Retention Basin includes stormceptor system and storm water retention chamber system (Town furnished cast retention chamber) complete in place for the lump sum price of:	70	EA	1	$16,500.00	$16,500.00	1	$16,500.00	$ 16,500.00	0.00	$0.00	1.00	$16,500.00
A-24	Minor Concrete (Curb & Gutter)	73	LF	0	$77.00	$0.00	0	$77.00	$ -	0.00	$0.00	0.00	$0.00
A-25	Minor Concrete (Curb)	73	LF	590	$55.00	$32,450.00	590	$55.00	$ 32,450.00	0.00	$0.00	958.00	$52,690.00
A-26	Minor Concrete (Curb Ramp)	73	EA	1	$1,650.00	$1,650.00	1	$1,650.00	$ 1,650.00	0.00	$0.00	2.00	$3,300.00
A-27	minor Concrete (3' Valley Gutter)	73	LF	180	$33.00	$5,940.00	180	$33.00	$ 5,940.00	0.00	$0.00	306.00	$10,098.00
A-28	Snow Stake Sleeve	73	EA	30	$28.00	$840.00	30	$28.00	$ 840.00	0.00	$0.00	0.00	$0.00
A-29	Minor Concrete (Sidewalk)	73	SF	100	$7.70	$770.00	100	$7.70	$ 770.00	0.00	$0.00	0.00	$0.00
A-30	Connection to existing stormdrain	73	ea	1	$880.00	$880.00	1	$880.00	$ 880.00	0.00	$0.00	3.00	$2,640.00
A-31	1- inch copper water line from bathroom to skate park complete in place	104	LF	450	$55.00	$24,750.00	450	$55.00	$ 24,750.00	0.00	$0.00	376.00	$20,680.00

A-32	Install drinking fountain at skate park complete in place		EA	0	$5,500.00	$0.00	0	$5,500.00	$ -	0.00	$0.00	0.00	$0.00
A-33	Install quick coupler complete with box		EA	3	$1,100.00	$3,300.00	3	$1,100.00	$ 3,300.00	0.00	$0.00	3.00	$3,300.00

Schedule A - Trails End Park Improvements *Continued*				Bid Prices and Quantities			Award Quantities			Quantities Complete This Period		Quantities Complete to Date	
Bid Item No.		Payment Reference	Unit	Qty	Unit Price	Total Amount	Qty	Unit Price	Total Amount	% Complete	Total	Quantities Complete To Date	Total Amount Complete
A-34	Two Coat Paint 4" Parking Lot (1715 ft) and other markings	84	LS	1	$3,800.00	$3,800.00	1	$3,800.00	$ 3,800.00	0.00	$0.00	1.00	$3,800.00
A-35	Parking Lot Lights & foundation (Town furnished fixture)	86	EA	2	$3,850.00	$7,700.00	2	$3,850.00	$ 7,700.00	0.00	$0.00	1.50	$5,775.00
A-36	Entrance Light-Erection & Foundation (Town furnished fixture)	86	EA	1	$3,850.00	$3,850.00	1	$3,850.00	$ 3,850.00	0.00	$0.00	0.75	$2,887.50
A-37	On Site Electrical Conduit & pull boxes , Conductors (Complete)	86	LF	800	$50.00	$40,000.00	800	$50.00	$ 40,000.00	0.00	$0.00	1,030.00	$51,500.00
						$436,148.00			$436,148.00		$0.00		$466,103.17

Schedule B - Bathroom				Bid Prices and Quantities			Award Quantities			Quantities Complete This Period		Quantities Complete to Date	
Bid Item No.		Payment Reference	Unit	Qty	Unit Price	Total Amount	Qty	Unit Price	Total Amount	% Complete	Total	Quantities Complete To Date	Total Amount Complete
B-1	Bathroom Structure including masonry, roof, insulation, and drywall	14000	LS	1 Job	$90,970.00	$90,970.00	1 Job	$90,970.00	$ 90,970.00	0.00	0.00	1.00	90,970.00
B-2	Bathroom Plumbing	104	LS	1 Job	$31,900.00	$31,900.00	1 Job	$31,900.00	$ 31,900.00	0.00	0.00	1.00	31,900.00
B-3	Installation Bathroom Fixtures (Town Furnished)	104	LS	1 Job	$2,000.00	$2,000.00	1 Job	$2,000.00	$ 2,000.00	0.00	0.00	1.00	2,000.00
B-4	Bathroom Foundation-Complete	14000	LS	1 Job	$26,400.00	$26,400.00	1 Job	$26,400.00	$ 26,400.00	0.00	0.00	1.00	26,400.00
B-5	Bathroom Electrical-Complete	14000	LS	1 Job	$10,340.00	$10,340.00	1 Job	$10,340.00	$ 10,340.00	0.00	0.00	1.00	10,340.00
B-6	Bathroom paint and coatings. Interior Washable epoxy sealer and exterior cabots stains.	14000	LS	1 Job	$5,720.00	$5,720.00	1 Job	$5,720.00	$ 5,720.00	0.00	0.00	1.00	5,720.00

						$167,3[illegible]			$167,3[illegible]		[illegible]		167,3[illegible]

Change Orders - Trails End Park Improvements				Bid Prices and Quantities			Award Quantities			Quantities Complete This Period		Quantities Complete to Date	
CCO No.		Payment Reference	Unit	Qty	Unit Price	Total Amount	Qty	Unit Price	Total Amount	% Complete	Total	Quantities Complete To Date	Total Amount Complete
CCO-1	Install 2" PVC Water and 2" CO in common trench with electrical line to back of skate park	19	ls	1 Job	$7,500.00	$7,500.00				0.00	$0.00	1.00	$7,500.00
CCO-2	Install 18 inch storm drain from Stormceptor to existing DI at industrial park	19	LF	120	$222.92	$26,750.00				0.00	$0.00	120.00	$26,750.00
CCO-3	Perform grading and compaction adjacent to bike path and existing skate park.	19	LS	1 Job	$11,000.00	$11,000.00				0.00	$0.00	1.00	$11,000.00
CCO-4	Over excavate and compact fill for new bathroom foundation and raise grade at trail to match.	19	LS	1 Job	[illegible]	[illegible]				[illegible]	[illegible]	1.00	[illegible]
CCO-5	Place additional hydroseed in disturbed areas for storm drains.	20	LS	1 Job	$1,320.00	$1,320.00				0.00	$0.00	1.00	$1,320.00
CCO-6	Bathroom plan revisions	104	LS	1 Job	[illegible]	[illegible]				[illegible]	[illegible]	1.00	[illegible]
CCO-7	Revise electrical plan and circuits to electrical pedestals located throughout the park.	86	LS	1 Job	$3,324.20	$3,324.20				0.00	$0.00	1.00	$3,324.20
CCO-14	Install blocking and insulation at perimeter of bathroom.			1 Job	[illegible]	[illegible]				[illegible]	[illegible]	1.00	[illegible]
CCO-15	Over excavate and compactbase for trail widening at paver area.			1 Job	$11,000.00	$11,000.00				0.00	$0.00	1.00	$11,000.00
CCO-17	Bathroom electrical circuit revisions	19	LS	1 Job	[illegible]	[illegible]				[illegible]	[illegible]	1.00	[illegible]
	6.73145776					$93,447.40				Total CCO	$0.00		$93,447.40

PAY ESTIMATE FOR NO.PW-M-04/05-09 SUMMARY

	BID Price		CONTRACT AWARD AMOUNT
TOTAL	$644,608.00		$644,608.00

Foot Notes:

Original Contract Amount	$644,608.00
Net Change Orders	$93,447.40
Other Quantity Adjustments Net Total	$31,955.17
Total Contract Sum To Date	$ 770,010.57
Total Work Completed To Date	$790,010.57

Volcom Brothers Skate Park Grindline

12/28/05 Punch List and Cost Estimate

Updated 7/19/07

Item	Description	Status	Category	Est. Cost
1	General clean-up of site	Complete	Required	
2	Install rules/regulations sign near entrance sign	Complete	Required	
3	Complete streetscape park - refinish, install metal corner edges, hand rails, form stake removal & patching, remove/replace upper un-reinforced portion of dog house drain, etc.	Partial	Required	$ 15,000.00
4	Finish back, sides and top edges of park perimeters-cut rock face smooth at top edge (stucco on northerly sides and rock facing on southerly faces)		Deferred	$ 83,750.00
5	Install bottom drains (partially installed at this time)		Required	$ 3,000.00
6	Trim rebar extending beyond concrete edges on park parameters	Complete	Required	
7	Remove all form work	Complete	Required	
8	Seal cracks with "Sika Flex" - 300 feet		Deferred	$ 3,000.00
9	Seal concrete finish with non-slip sealer (need to be determined)		Deferred	$ -
10	Set cinder blocks at cradle.	Removed	Required	$ 1,000.00
~~10a.~~	~~Install plexiglas and frame at cradle.~~	Deleted	~~Deferred~~	~~$~~
11	Cradle: need repair plan and procedure. Remove unconsolidated material, open voids, and repair. possibly add additional structural layer of concrete and rebar.		Required	$ 60,000.00
12	Westerly dish area is rough and has hazards on bottom from drain slots. (remove thin and rough area place new concrete)		Deferred	$ 5,000.00
~~13~~	~~Provide plans, calculations and details for the Plexiglas cradle structure.~~	Deleted	~~Required~~	
14	Provide set of signed skate park plans from Grindline. (Triad has prepared a survey plan)		Required	
15	Provide structural calculations for the tomb stone and cradle.		Required	
16	Provide as builts for skate park sign by construction manager.		Required	
17	Complete paver plaza (4,000 sf at $12/sf)		Deferred	$ 48,000.00
18	Additional support is needed for metal fence	Complete	Deferred	$ -
19	Provide Artwork agreement for maintenance		Required	
20	Parking barriers in skate park area are loose.		Required	$ 100.00
21	Interior rough area requiring grinding and patching (4 men 3 weeks)	Complete	Deferred	$ -
			Total Deferred	$ 218,850.00

Other Costs to complete deferred items

Administration, inspection, material testing 0%	$ -
Contingency 15%	$ 33,650.00
Total	$ 252,500.00

Project Title: Town-Wide Parks/Snow Storage

Project # **PR-04**

Location: In the corporate limits of Mammoth Lakes

Date: May 2008

Prepared by: Tourism and Recreation

Program: Park and Recreation Facilities

Est. Project Cost: $5,273,610

Est yearly ops cost: $39,104

Project Description:

Project to develop a total of 3.78 acres of pocket parks within Town. The park(s) may contain both passive and active uses and would be located strategically in Town. The parks would be used for snow storage in the winter. Land will be purchased through PR-10.

Justification:

The park(s) are needed to maintain the same level of service of parkland and recreational facilities for future residents. Utilizing the parks in the winter for snow storage meets the Town's snow stroage needs and level of service.

Public Benefit:

As the Town grows, parkland and snow storage are needed within the community.

PROJECT FINANCING

Planning							
Design							$ 188,343
ROW/Land Acquisitions							$ 376,686
Construction/CE/Contingency							$ -
TOTAL							$ 4,708,581
	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,273,610

Assessment District							
Developer Impact Fees							$ -
Federal/State Funding							$ 2,402,657
General Fund							$ -
General Obligation Bonds							$ 2,870,953
TOTAL							$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,273,610

Review and Comment:

This project receives 45.56% funding from Parks & Recreation DIF.

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Town-Wide Parks/Snow Storage

CALCULATION SHEET

	Cost	% of const cost	
Improvement price/acre			967,500
Acres			3.78
PLANNING	$188,343	5%	
DESIGN	$376,686	10%	
LAND ACQUISITION	$0		
CONSTRUCTION	$3,766,865	-	
CONSTRUCTION ENGINEERING (CE)	$376,686	10%	
CONTINGENCY	$565,030	15%	
TOTAL	$5,273,610		

Estimated cost of improvements based on Trails End Park construction.

Project Title: Shady Rest Affordable Housing Park

Location: Shady Rest west of Tavern		**Date:** May 2008	**Project #** PR-05
Program: Park and Recreation Facilities	**Est. Project Cost:** $7,719,752	**Prepared by:** Tourism and Recreation	
		Est yearly ops cost: $62,071	

Project Description:
Project to develop an approximate 6-acre park in the Shady Rest area. The actual site of the park has not been determined at this time and will be finalized during the review and approval of the housing development in the Shady Rest Tract.

Justification:
This park is needed to maintain the same level of service for parkland and recreational facilities for future residents as existing residents. It's location is ideal to meet the recreational needs of the high density neighborhood surrounding this location.

Public Benefit:
The public benefits from parks and open space within their neighborhood as growth in the area continues.

PROJECT FINANCING

Planning							$ 532,397
Design							$ 532,397
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 6,654,959
TOTAL							$ 7,719,752

Assessment District							$ -
Developer Impact Fees							$ 7,719,752
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,719,752

Review and Comment:
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This Project 100% funded by Parks and Rec DIF

Project Title: Shady Rest Affordable Housing Park

CALCULATION SHEET

	Cost	% of const cost
PLANNING	$532,397	10%
DESIGN	$532,397	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$5,323,967	-
Parking lot	$412,000	
Play fields	$1,483,200	
Restroom	$226,600	
Playground area	$233,295	
On site paths	$247,200	
Site grading and utilities	$1,794,672	
Other	$103,000	
Permits and fees: MCWD	$798,250	
Permits and fees: SCE, Verizon	$25,750	
CONSTRUCTION ENGINEERING (CE)	$532,397	10%
CONTINGENCY	$798,595	15%
TOTAL	$7,719,752	

Overall costs based on Trails End Park construction costs.
Parking cost based on an 2006 adjusted unit cost from the Park and Ride lot.
MCWD fees based on a new 8 inch water main and a 6 inch meter.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Winter Play Area

Location: USFS lands east of Mammoth Creek Park

Date: May 2008

Prepared by: Tourism and Recreation

Program: Park and Recreation Facilities

Est. Project Cost: $910520

Est. yearly ops cost: $6,300

Project # PR-06

Project Description:

Project to provide for a winter play area for sledding, etc. on USFS land. Project will provide for a 20 space paved parking lot for off-street parking. There would be minimal or no landscape.

Justification:

To provide for more areas of winter recreation staging for cross-country skiing, snowshoeing, etc. within the Town.

Public Benefit:

The project would provide a central location for staging and a defined safe location for sledding.

PROJECT FINANCING

Planning							
Design							$ 33,475
ROW/Land Acquisitions							$ 66,950
Construction/CE/Contingency							$ -
TOTAL							$ 810,095
							$ 910,520

Assessment District							
Developer Impact Fees							$ -
Federal/State Funding							$ 910,520
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							$ 910,520

Review and Comment:

This Project 100% funded by Parks and Rec DIF

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Winter Play Area

CALCULATION SHEET

		Cost	% of const cost	Price sf
PLANNING		$33,475	5%	
DESIGN		$66,950	10%	
CONSTRUCTION		$669,500	-	
Restrooms		$236,900		
Site work	12000 sf	$247,200		
Parking	20 spaces	$133,900		
Other: fees, permits, ect		$51,500		
CONSTRUCTION ENGINEERING		$40,170	6%	
CONTINGENCY		$100,425	15%	
TOTAL		$910,520		

Restroom based on Trails End Park and would be a year round facility.
Parking based on the Mammoth P/R lot at an 2006 adjusted price of $6,500/space with limited or no landscape.

Project Title: Mammoth Creek Park Improvements

Location: Mammoth Creek Park

Date: May 2008

Prepared by: Tourism and Recreation

Project # PR-07

Program: Park and Recreation Facilities

Est. Project Cost: $4,430,416

Est. yearly ops cost: 1% $44,304

Project Description:

Project to include an outdoor event facility including a small amphitheater or plaza for 300 to 500 people and interpretive walks, signage and experiences to understand local wetlands, creek management, flora and fauna, geologic features and history of the area. This may include addition parking on the east side of OMR for 50 vehicals, pavilion, trails, benches, stream viewing, and small structures.

Justification:

The continued development of the park is needed to supply the same level of service of parkland and recreational facilities the future growth of the community.

Public Benefit:

To provide for more recreation amenities for Town residents and guests.

PROJECT FINANCING

Planning							
Design							$ 305,546
ROW/Land Acquisitions							$ 305,546
Construction							$ -
TOTAL							$ 3,819,324
							$ 4,430,416

Assessment District							
Developer Impact Fees							$ -
Federal/State Funding							$ 1,621,975
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,808,441
							$ 4,430,416

Review and Comment:

Project may be phased depending on available funding.

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

This project 36.61% funded by Parks and Rec DIF

Project Title: Shady Rest Park Parking

CALCULATION SHEET

	Cost	% of const cost
PLANNING	$40,170	6%
DESIGN	$40,170	6%
LAND ACQUISITION	$0	
CONSTRUCTION	$669,500	-
Parking lot expansion	$669,500	
CONSTRUCTION ENGINEERING (CE)	$40,170	6%
CONTINGENCY	$100,425	15%
TOTAL	$890,435	

Parking costs estimated based on an 2006 adjusted cost from the Park and Ride Lot of $6,500 per space with limited or no landscape. This price at Shady Rest will require limited grading.

Project Title: Townwide Trails Development

Location: Various (see Trails System Plan)

Date: May 2008

Prepared by: Public Works

Program: Park and Recreation Facilities

Est. Project Cost: $4,415,981

Est. yearly ops cost: $4,000/mile

Project # PR-09
See ST-32

Project Description:
Per the Town's Trails and Bikeway Plan, development of a integrated network of trails throughout the Town.

Justification:
The Trail system is designed to address multi-modal transit, accessibility and handicap use.

Public Benefit:
An increased trail network will benefit the community and increase non-vehicular use.

PROJECT FINANCING

Planning							$ 157,714
Design							$ 315,427
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 3,942,840
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,415,981

Assessment District							$ -
Developer Impact Fees							$ 4,229,506
Federal/State Funding							$ -
General Fund							$ 186,475
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,415,981

Review and Comment:
Bike trails MP not including LMR Bike Lane project
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF Funded

This project is also refered to ST-32

Project Title: Townwide Trails Development

CALCULATION SHEET

	Cost	% of const cost	Price lf
Length			26,400
PLANNING	$157,714	5%	$6
DESIGN	$315,427	10%	$12
LAND ACQUISITION	$0		$0
CONSTRUCTION	$3,154,272	-	$119
CONSTRUCTION ENGINEERING (CE)	$315,427	10%	$12
CONTINGENCY	$473,141	15%	$18
TOTAL	$4,415,981		$167

Trail cost based on Mammoth Creek Trail award price ($116/lf)
Bike trails MP not including LMR Bike Lane project
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Park Land Acquisition

Location: Various

Date: May 2008

Prepared by: Tourism and Recreation

Program: Park and Recreation Facilities

Est. Project Cost: $4,672,080

Est. yearly ops cost:

Project # **PR-10**

Project Description:

Acquisition of 3.78 acres of land throughout the Town.

Justification:

The land is needed to provide the same amount of park acreage to new residents as currently exists for existing residents.

Public Benefit:

Adequate permanent park facilities are needed to maintain the same level of service to new residents, provide adequate recreation amenities for the growing population and relieve overcrowding of existing recreation amenities.

PROJECT FINANCING

Planning							$ -
Design							$ -
ROW/Land Acquisitions							$ 4,672,080
Construction/CE/Contingency							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,672,080**

Assessment District							$ -
Developer Impact Fees							$ 4,672,080
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,672,080**

Review and Comment:

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

This project 100% funded by Parks and Rec DIF

Project Title: Park Land Acquisition

CALCULATION SHEET

	Cost
PLANNING	$0
DESIGN	$0
LAND ACQUISITION Parks (3.78 acres)	$4,672,080
CONSTRUCTION	
CONSTRUCTION ENGINEERING (CE)	$0
CONTINGENCY	$0
TOTAL	$4,672,080

Based on three different apprasials ($1,200,000/acre)
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Schedule 6.1

Storm Drain Facilities

June 2008

Schedule 6.1

Town of Mammoth Lakes
Project Cost Estimates
Storm Drain Facilities

Line #	Description	Estimated Cost
SD-01	Purchase Vactor Truck	$ 278,512
SD-02	Stormdrain Curb and Gutter	$ 4,866,750
SD-03	Stormdrain CMP Pipe Replacements	$ 2,312,775
SD-04	Stormdrain Improvements - Basin 2	$ 2,550,616
SD-05	Stormdrain Improvements - Basin 3	$ 26,933,097
SD-06	Stormdrain Water Quality Improvements	$ 4,758,600
	TOTAL Estimated Project Costs	**$ 41,700,350**

Project Title: Purchase Vactor Truck	**Project #** **SD-01**
Date: May 2008	
Prepared by: Public Works	
Location:	
Est. yearly ops cost: $26,000	
Program: Storm Drain Facilities	**Est. Project Cost:** $278,512

Project Description:
Town to purchase vactor truck to clean and maintain the Town's storm drain system.

Justification:
Needed due to additional growth and development for new storm drains.

Public Benefit:
Will reduce potential flooding.

PROJECT FINANCING

Planning							$ -
Design							$ -
Acquisitions							$ -
Construction/Acquisition							$ 278,512
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 278,512

Assessment District							
Developer Impact Fees							$ 93,385
Federal/State Funding							
General Fund							$ 185,127
Other							
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 278,512

Review and Comment:
Based on MCWD bid prices. This project is 33.53% funded from the Storm Drain DIF. Cost adjusted by 4% CCI escalation for 2005 to 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Stormdrain Curb and Gutter or Swales

Project #
SD-02

Location: Curb and gutter or roadside swales at locations shown in the Storm Drain Master Plan

Date: May 2008

Prepared by: Public Works

Program: Storm Drain Facilities

Est. Project Cost: $4,866,750

Est. yearly ops cost:

Project Description:

Provide drainage curb and gutter or roadside swales to accommodate drainage flows.

Justification:

Providing stormwater drainage improvements protects both public and private improvements from flooding and erosion with curb and gutter that provides more cost-effective capacity for stormwater to be collected.

Public Benefit:

Constructing and maintaining drainage facilities reduces potential flooding and flood damage from 20 and 100 year storms. Streets and other facilities that have good drainage will have a longer life and reduced maintenance costs.

PROJECT FINANCING

Planning							
Design							$ -
ROW/Land Acquisitions							$ 360,500
Construction/CE/Contingency							$ -
TOTAL							$ 4,506,250
	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,866,750

Developer Impact Fees							$ -
Federal/State Funding							$ 2,929,784
General Fund							$ -
Other							$ -
TOTAL							$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,866,750

Review and Comment:

Based on previous MCWD bid prices. Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 60.20% funded from the Storm Drain DIF.

Project Title: Stormdrain CMP Pipe Replacements

Project # **SD-03**

Location: Town wide in drainage basin 3 as shown in the Storm Drain Master Plan.

Date: May 2008

Prepared by: Public Works

Program: Storm Drain Facilities

Est. Project Cost: $2,312,775

Est. yearly ops cost:

Project Description:
Provide drainage improvements as shown in the storm drain master plan. Replacing existing corrugated metal pipes that require replacement due to corrosion. This would be performed over 20 year period.

Justification:
Providing stormwater drainage improvements protects both public and private improvements from flooding and erosion. The previously installed corrugated metal pipes have corrosion that will require replacement over time.

Public Benefit:
Constructing and maintaining drainage facilities reduces potential flooding and flood damage from 20 and 100 year storms. Streets and other facilities that have good drainage will have a longer life and reduced maintenance costs.

PROJECT FINANCING

							$ -
Planning							$ 171,317
Design							$ -
ROW/Land Acquisitions							$ 2,141,459
Construction/CE/Contingency							$ 2,312,775
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	

							$ -
Assessment District							$ -
Developer Impact Fees							$ -
Federal/State Funding							$ 2,312,775
General Fund							$ -
Other							$ 2,312,775
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	

Review and Comment:
None of this project is funded from DIF. Cost adjusted by 4% CCI escalation for 2005 to 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Stormdrain CMP Pipe Replacements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$171,317	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$1,713,167	
CONSTRUCTION ENGINEERING (CE)	$171,317	10%
CONTINGENCY	$256,975	15%
TOTAL	$2,312,775	

None of this project is funded from DIF. Cost adjusted by 4% CCI escalation for 2005 to 2006. Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Stormdrain Improvements Drainage Basin 2

Project # **SD-04**

Location: Town wide in drainage basin 2 as shown in the Storm Drain Master Plan.

Date: May 2008

Prepared by: Public Works

Program: Storm Drain Facilities

Est. Project Cost: $2,550,616

Est. yearly ops cost:

Project Description:
Provide drainage improvements as shown in the storm drain master plan drainage basin 2.

Justification:
Providing stormwater drainage improvements protects both public and private improvements from flooding and erosion..

Public Benefit:
Constructing and maintaining drainage facilities reduces potential flooding and flood damage from 20 and 100 year storms. Streets and other facilities that have good drainage will have a longer life and reduced maintenance costs.

PROJECT FINANCING

Planning							$ -
Design							$ 188,935
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 2,361,681
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,550,616

Assessment District							$ -
Developer Impact Fees							$ 2,550,616
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,550,616

Review and Comment:
This project is 100% funded from Storm Drain DIF. Cost adjusted by 4% CCI escalation for July 1, 2005 to June 30, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Stormdrain Improvements Drainage Basin 2
CALCULATION SHEET

	Cost	% of const cost
DESIGN	$188,935	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$1,889,345	
CONSTRUCTION ENGINEERING (CE)	$188,935	10%
CONTINGENCY	$283,402	15%
TOTAL	**$2,550,616**	

This project is 100% funded from Storm Drain DIF. Cost adjusted by 4% CCI escalation for July 1, 2005 to June 30, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Stormdrain Improvements Drainage Basin 3

Project # SD-05

Location: Town wide in drainage basin 3 as shown in the Storm Drain Master Plan.

Date: May 2008

Prepared by: Public Works

Est. yearly ops cost:

Program: Storm Drain Facilities

Est. Project Cost: $26,933,097

Project Description:
Provide drainage improvements as shown in the storm drain master plan drainage basin 3.

Justification:
Providing stormwater drainage improvements protects both public and private improvements from flooding and erosion.

Public Benefit:
Constructing and maintaining drainage facilities reduces potential flooding and flood damage from 20 and 100 year storms. Streets and other facilities that have good drainage will have a longer life and reduced maintenance costs.

PROJECT FINANCING

							$ -
Planning							$ 1,995,044
Design							$ -
ROW/Land Acquisitions							$ 24,938,053
Construction/CE/Contingency							$ 26,933,097
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	

							$ -
Assessment District							$ 21,724,236
Developer Impact Fees							$ -
Federal/State Funding							$ 5,208,861
General Fund							$ -
Other							$ 26,933,097
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	

Review and Comment:
Cost adjusted by 4% CCI escalation for 2005 to 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 80.66% funded from the Storm Drain DIF.

Project Title: Stormdrain Improvements Drainage Basin 3

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$1,995,044	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$19,950,442	-
CONSTRUCTION ENGINEERING (CE)	$1,995,044	10%
CONTINGENCY	$2,992,566	15%
TOTAL	**$26,933,097**	

Cost adjusted by 4% CCI escalation for 2005 to 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Stormdrain Water Quality Improvements

Project # SD-06

Date: May 2008

Location: Town wide

Prepared by: Public Works

Program: Storm Drain Improvements

Est. Project Cost: $4,758,600

Est. yearly ops cost:

Project Description:
Provide improvements to stormwater discharges and implement best management practices in strategic locations in Town. This inlcudes preparation of updated design standards, stormwater master plan updates, development of water quality standards, as well as construction of improvments to improve stormwater quality and reduce erosion problems.

Justification:
Stormwater discharge quality is important to the quality of life in the area and State and Federal laws require the implementation of best management practices for stormwater control and discharges.

Public Benefit:
Constructing and maintaining drainage facilities that improve the quality of stormwater discharge improve the quality of life and the environment.

PROJECT FINANCING

Planning							$ 169,950
Design							$ 339,900
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 4,248,750
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,758,600

Assessment District							$ -
Developer Impact Fees							$ 4,758,600
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,758,600

Review and Comment:
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% funded from the Storm Drain DIF.

Project Title: Stormdrain Water Quality Improvements
CALCULATION SHEET

	Cost	% of const cost
PLANNING/ENVIRNMENTAL	$169,950.0	5%
DESIGN	$339,900	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$3,399,000	-
Storm water best management practices	$1,545,000	
Permanent Erosion control measures	$1,545,000	
Master Plan updates	$103,000	
Monitoring program and facilities	$206,000	
CONSTRUCTION ENGINEERING (CE)	$339,900	10%
CONTINGENCY	$509,850	15%
TOTAL	**$4,758,600**	

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Schedule 7.1

Streets, Transit and Trails

June 2008

Schedule 7.1

Town of Mammoth Lakes
Project Cost Estimates
Streets, Transit and Trails

Line #	Description	Estimated Cost
ST-01	Utility Undergrounding	$ 13,155,294
ST-02	Municipal Parking Lots	$ 29,384,484
ST-03	Transit Facility	$ 10,500,248
ST-04	Bus Equipment	$ 2,851,280
ST-05	Lake Mary Road Bike Lane Project	$ 13,135,900
ST-06	Public Restrooms	$ 636,540
ST-07	Main Street Promenade	$ 10,677,527
ST-08	Street Lighting Projects	$ 2,742,890
ST-09	Transit Stops	$ 5,206,032
ST-10	Townwide Pedestrian Improvements	$ 31,470,594
ST-11	North Village Improvements	$ 9,189,289
ST-12	Azimuth/Meridian Intersection Improvements	$ 723,060
ST-13	Minaret/Main Intersection Improvements	$ 433,836
ST-14	Kelly/Lake Mary Road Intersection Improvements	$ 246,202
ST-15	Lakeview/Lake Mary Road Intersection Improvements	$ 701,430
ST-16	Main/Center Street Intersection Improvements	$ 723,060
ST-17	Main/Forest Trail Intersection Improvements	$ 36,153
ST-18	Majestic Pines/Meridian Intersection Improvements	$ 510,920
ST-19	Minaret/Forest Trail Intersection Improvements	$ 1,965,261
ST-20	Minaret/Meridian Intersection Improvements	$ 1,528,155
ST-21	Minaret/Old Mammoth Road Intersection Improvements	$ 1,051,202
ST-22	Pedestrian Crossing Improvements	$ 1,392,560
ST-23	Meridian Blvd. Project	$ 5,903,417
ST-24	Waterford Avenue Crossing	$ 2,580,768
ST-25	Trails End Park Turn Lane Project	$ 243,604
ST-26	Emergency Vehicle Intervention Improvements	$ 751,982
ST-27	Main/Mountain Intersection Improvements	$ 723,060

ST-28	Meridian/Sierra Park Intersection Improvements	$	723,060
ST-29	Traffic Monitoring Station Improvements	$	274,763
ST-30	Meridian Blvd. and Main Street Intersection Improvements	$	1,735,344
ST-31	Lake Mary Road and Canyon Boulevard Signal Mod.	$	216,918
ST-32	Townwide Trails Development	$	4,415,981
ST-33	Chateau/South Main Street Rehabilitation	$	1,299,035
ST-34	Canyon Boulevard Rehabilitation	$	1,145,000
ST-35	Lower Canyon Rehabilitation and Pedestrian Improvements	$	3,000,000
ST-36	Tavern Road Extension	$	2,650,000
ST-37	Scenic Loop Rehabilitation	$	1,000,000
	TOTAL Estimated Project Costs	**$**	**164,924,849**

Project Title: Utility Undergrounding

Project # **ST-01**

Location: Townwide

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $13,155,294

Est. yearly ops cost:

Project Description:
Project to include undergrounding of overhead utility lines within the Town.

Justification:
To provide a more aesthetic pleasing environment that is consistent with the Town's vision as a World Class resort.

Public Benefit:
Undergrounding will reduce visual blight along designated streets.

PROJECT FINANCING

Planning							
Design							$ -
ROW/Land Acquisitions							$ 490,259
Construction/CE/Contingency							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,665,035
							$ 13,155,294

Assessment District							
Developer Impact Fees							$ -
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL							$ 13,155,294
	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,155,294

Review and Comment:
Streets include Forest Trail, Lake Mary Road, Main Street, Meridian, Minaret, OMR, and Tavern.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is not a DIF funded project

Project Title: Utility Undergrounding

CALCULATION SHEET

	Cost	% of const cost	Price LF
Linear Feet			15,866
DESIGN	$490,259	10%	$31
CONSTRUCTION	$4,902,594	-	$309
Utility Fees: SCE, Verizon	$6,536,792		$412
CONSTRUCTION ENGINEERING	$490,259	10%	$31
CONTINGENCY	$735,389	15%	$46
TOTAL	$13,155,294		$829

Estimates are based on costs from SCE ($400/LF) and actual costs from Trail Segment 4b Phase 1 undergrounding portion of the project.
Streets include Forest Trail, Lake Mary Road, Main Street, Meridian, Minaret, OMR, and Tavern.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Municipal Parking Lots

Project # ST-02

Location: Various

Date: May 2008

Department: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $29,384,484

Est. yearly ops cost: $278,000

Project Description:
Project involves the construction of up to three parking garages or lots, each on approximately one acre at various locations within the Town boundaries.

Justification:
Public parking along transit routes is necesarry to encourage the use of transit and pedestrian paths to access various commercial and recreational venues in town.

Public Benefit:
Parking will be sited in strategic locations which supplement transit and alternate modes of transportion.

PROJECT FINANCING

Planning							$ 824,309
Design							$ 1,648,618
ROW/Land Acquisitions							$ 4,944,000
Construction/CE/Contingency							$ 21,967,557
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,384,484

Assessment District							$ -
Developer Impact Fees							$ 13,746,061
Federal/State Funding							$ -
General Fund							$ -
Other							$ 15,638,422
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,384,484

Review and Comment:
Other funding is the 1 acre parcel in the North Village that the Town could put to towards this project. Detail estimate for NV area parking structure prepared by Watry Architect 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 46.78% DIF funded.

Project Title: Municipal Parking Lots

CALCULATION SHEET

		Cost	% of const cost	Price
Spaces			242 469	lot Garage
PLANNING/Envirnmental		$824,309	5%	$1,159
DESIGN		$1,648,618	10%	$2,319
ROW/LAND ACQUISITIONS	4 acres	$4,944,000		
CONSTRUCTION	Garage	$14,492,100	-	$20,383
	Lot	$1,994,080		$4,120
CONSTRUCTION ENGINEERING		$1,648,618	10%	$2,319
CONTINGENCY		$3,832,759	15%	$5,391
TOTAL		$29,384,484		$41,328

Estimates are based on Intrawest price per structured space ($30000/ garage space)
Estimates are based on Town's Park/Ride escalted lot price per surface space ($8000/ lot space)
ROW estimate based on $1,200,000 per acre.
Other funding is the 1 acre parcel in the North Village that the Town could put to towards this project. Detail estimate for NV area parking structure prepared by Watry Architect 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Transit Facility

Location: Industrial Park or MCWD property	**Date:** May 2008	**Project #** ST-03
Program: Streets, Transit and Trails — **Est. Project Cost:** $10,500,248	**Prepared by:** Airport and Transportation	
	Est. yearly ops cost:	

Project Description:
Project includes an 18 bay storage and maintenance facility (16,000 square feet) and administrative offices (3,000 square feet). The facility will most likely be located within the Commerce Industrial Park.

Justification:
This project will allow the Town to operate a year-round Town and region-wide transit system and implement the General Plan objectives and Transit Plan. The lower level of circulation improvements is dependent upon increased transit ridership.

Public Benefit:
An efficient transit system will help to reduce traffic, resulting in fewer vehicle miles traveled, less congestion and less air pollution.

PROJECT FINANCING

Planning							$ 425,810
Design							$ 425,810
ROW/Land Acquisitions	$ 4,208,230						$ 4,326,000
Construction							$ 5,322,628
TOTAL	$ 4,208,230	$ -	$ -	$ -	$ -	$ -	$ 10,500,248

Assessment District							$ -
Developer Impact Fees	$ 3,075,661						$ 9,110,459
Federal/State Funding	$ 1,132,569						$ 1,389,789
General Fund							$ -
Other							$ -
TOTAL	$ 4,208,230	$ -	$ -	$ -	$ -	$ -	$ 10,500,248

Review and Comment:
Includes 5.7 acres of land, 30 employee parking spaces and 65 bus parking spaces, includes parking spaces for tour and charter buses that bring visitors to Town. A Federal
Grant has been awarded to the Town totaling $1,389,779. The first phase is acquiring the land and planning and designing the facility.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF funded.

Project Title: Transit Facility

CALCULATION SHEET

	Cost	% of const cost	Price sf
Bus SF			13,000
Office SF			3,000
PLANNING	$425,810	10%	$33
DESIGN	$425,810	10%	$33
LAND ACQUISITION	$4,326,000		
CONSTRUCTION	$4,258,102	-	$328
Bus Building	$2,008,500		$155
Office Building	$979,530		$327
Parking	$1,031,030		$79
Green surcharge	$239,042		$80
CONSTRUCTION ENGINEERING (CE)	$425,810	10%	$33
CONTINGENCY	$638,715	15%	$49
TOTAL	**$10,500,248**		

Based on FS land exchange apprasial (500,000/acre)
Bus building cost based on MUSD Bus Barn ($150/sf)
Office building cost based on VB bid price ($317/sf)
Parking is based on P/R lot at $6,500/space
Includes 5.7 acres of land, 30 employee parking spaces and 65 bus parking spaces, includes parking spaces for tour and charter buses that bring visitors to Town. A Federal Grant has been awarded to the Town totaling $1,389,779. The first phase is acquiring the land and planning and designing the facility.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Bus Equipment

Location:

Date: May 2008

Department: Airport and Transportation

Program: Streets, Transit and Trails

Est. Project Cost: $2,851,280

Est. yearly ops cost: $112,500

Project # ST-04

Project Description:

Project includes the purchase of equipment for a transit system, including 12 new buses, signs, etc.

Justification:

Based on the the Transit System Master Plan, the town-wide transit program will require an additional 12 buses. Service will be expanded to new development to achieve state and federal air quality standards.

Public Benefit:

Transit will provide alternate modes of transportaion to allow development to proceed and meet state and federal air quality standards.

PROJECT FINANCING

Planning	$ -						$ -
Design	$ -						$ -
ROW/Acquisitions	$ -						$ -
Construction/Acquisition	$ 994,205						$ 2,851,280
TOTAL	$ 994,205	$ -	$ -	$ -	$ -	$ -	$ 2,851,280

Assessment District	$ -						$ -
Developer Impact Fees	$ -						$ 1,857,075
Federal/State Funding	$ 779,699						$ 779,699
General Fund	$ -						$ -
Other - LTC	$ 214,506						$ 214,506
TOTAL	$ 994,205	$ -	$ -	$ -	$ -	$ -	$ 2,851,280

Review and Comment:

Cost based on MMSA bus purchase ($225K/each) in 2004. The 12 buses will be purchased in phases, with the first phase to consist of 5 buses. A Federal Grant has been awarded for $779,699. The Local Transportaion Commission may consider allocating the matching funds for the purchase planned for FY 06-07, if not the local match will come from the development impact fees. Cost adjusted July 2006 by 4% Conumser Price Index.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is eligible for 100% DIF funding

Project Title: Lake Mary Bike Lane Project

Project # ST-05

Location: Minaret Road to Horseshoe Lake

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $12,135,900

Est. yearly ops cost: $20,000

Project Description:
Project includes a Class I off-street bike path adjacent to Lake Mary Road.

Justification:
The Lake Mary Bike path is part of the the Trails System Master Plan. It will complete the Main Path network through Town to one of the Town's primary destinations in the Lakes Basin.

Public Benefit:
An increased trail network will benefit the community and increase non-vehicular use.

PROJECT FINANCING

							$ -
Planning	$ -	$ -	$ -				$ -
Design	$ -	$ -	$ -				$ -
ROW/Land Acquisitions	$ -	$ -	$ -				$ 12,135,900
Construction/CE/Contingency	$ 4,341,399	$ 3,965,841	$ 3,828,660				
TOTAL	$ 4,341,399	$ 3,965,841	$ 3,828,660	$ -	$ -	$ -	$ 12,135,900

							$ -
Assessment District	$ -	$ -	$ -				$ 3,099,247
Developer Impact Fees	$ -	$ -	$ 3,099,247				$ 9,586,653
Federal/State Funding	$ 4,257,240	$ 3,600,000	$ 1,729,413				$ -
General Fund	$ -	$ -	$ -				$ 450,000
Other Forest Service	$ 84,159	$ 365,841	$ -				
TOTAL	$ 4,341,399	$ 3,965,841	$ 4,828,660	$ -	$ -	$ -	$ 13,135,900

Review and Comment:
The Town has $10,036,653 in grants for this project. Forest Service = $450,000; Federal = $2,634,653; State = $6,952,000. The current Town Council approved budget is $12,044,214.50 this does not include unanticipated costs related to the unclassified nature of earthwork and the limited topo used for design. The project is currently on-schedule and within budget. Financing based on current CIP. This project is eligible for 45.24% DIF funding.

Project Title: Lake Mary Bike Lane Project

CALCULATION SHEET

Length	Cost	% of const cost	Price lf
			38,400
PLANNING	$ 150,000.00	1%	$4
DESIGN	$ 404,000.00	4%	$11
LAND ACQUISITION	$0		$0
CONSTRUCTION	$ 10,313,000.00	-	$269
CONSTRUCTION ENGINEERING (CE)	$ 1,237,600.00	12%	$32
CONTINGENCY	$ 1,031,300.00	10%	$27
TOTAL	$13,135,900		$342

Cost detail based on detailed contruction estimate attached. Cost unit rates are based on recent local bids for similar project in Town.

Project Title: Public Restrooms		**Project #**
Location: 3 bus stops in Town	**Date:** May 2008	**ST-06**
	Prepared by: Public Works	
Program: Streets, Trails and Transit / **Est. Project Cost:** $636,540	**Est. yearly ops cost:** $18,000	

Project Description:	**Justification:**	**Public Benefit:**
Project to provide for three public restrooms located adjacent to the busiest transit stops within Town.	Project needed to help residents and guests use the transit system.	To provde for more public restrooms within Town.

PROJECT FINANCING

Planning							$ -
Design							$ 49,440
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 587,100
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 636,540

Assessment District							$ -
Developer Impact Fees							$ -
Federal/State Funding							$ -
General Fund							$ 636,540
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 636,540

Review and Comment:
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This Project is not eligible for DIF funding

Project Title: Public Restrooms
CALCULATION SHEET

		Cost	% of const cost
DESIGN	$	49,440	10%
CONSTRUCTION	$	494,400	-
Restrooms*	$	494,400	
CONSTRUCTION ENGINEERING	$	18,540	4%
CONTINGENCY	$	74,160	15%
TOTAL	$	636,540	

*Restroom based on MCWD price for Trails Park ($160,000 each)
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Main Street Promenade

Project # ST-07

Location: Between Sierra Park Blvd and Minaret Road

Date: May 2008

Department: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $10,677,527

Est. yearly ops cost:

Project Description:
Project involves the construction and continuation of a ten foot wide sidewalk, snowmelt, landscaping, and street lights between Sierra Park Blvd and Minaret Road.

Justification:
Providing a pedestrian oriented community is a primary goal of the General Plan. Project is needed to connect the Village at Mammoth with a pedestrian way to Main Street shops to avoid pedestrian activity in the travel lanes and shoulders of Highway 203.

Public Benefit:
Pedestrian safety, reduced vehicle traffic and better air quality.

PROJECT FINANCING

Planning	$ 7,000	$ -	$ -				$ 736,381
Design	$ 300,000	$ 43,000	$ -				$ 736,381
ROW/Land Acquisitions	$ -	$ -	$ -				$ -
Construction/CE/Contingency	$ -	$ 1,862,394	$ 990,000				$ 9,204,765
TOTAL	$ 307,000	$ 1,905,394	$ 990,000	$ -	$ -	$ -	$ 10,677,527

Assessment District	$ -	$ -	$ -				$ -
Developer Impact Fees	$ -	$ 486,394	$ -				$ 4,830,513
Federal/State Funding	$ 307,000	$ 1,419,000	$ 990,000				$ 2,716,000
General Fund	$ -	$ -	$ -				$ 3,131,014
Other	$ -	$ -	$ -				$ -
TOTAL	$ 307,000	$ 1,905,394	$ 990,000	$ -	$ -	$ -	$ 10,677,527

Review and Comment:
This project receives Circulation (Streets & Traffic) DIF funding at 45.24% of the project cost.
The Main Street South Frontage Road project will contribute $500,000 toward this project
Phase 1 is Chateau South Main with a budget of $2,162,394
Phase 2 Is the North Main Frontage Road with budget of $1,040,000 100% funded by Federal/State Funding
Budget for future phases $7,795,459
Costs adjust[illegible]% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Main Street Promenade
CALCULATION SHEET

	Cost	% of const cost	Price lf
Length			7,461
PLANNING	$736,381	10%	$99
DESIGN	$736,381	10%	$99
LAND ACQUISITION	$0		$0
CONSTRUCTION	$7,363,812	-	$987
CONSTRUCTION ENGINEERING (CE)	$736,381	10%	$99
CONTINGENCY	$1,104,572	15%	$148
TOTAL	**$10,677,527**		**$1,431**

Sidewalk cost on Safe Route to School project ($953/lf)
See file: sidewalks cost data -- 111606pab.xls for detailed cost estimate.

Project Title: Street Lighting Projects

Project # ST-08

Location: Town-wide

Date: May 2008

Department: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $2,742,890

Est. yearly ops cost:

Project Description:
Install decorative street lights at busier intersections and on busier streets. Streets that are planned to have an overall street lighting plan are excluded.

Justification:
Street lights increase safety at intersections, especially during winter storms.

Public Benefit:
Increased public safety for residents and guests.

PROJECT FINANCING

Planning							$ -
Design							$ -
ROW/Land Acquisitions							$ -
Construction							$ 2,742,890
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,742,890

Assessment District							$ -
Developer Impact Fees							$ 2,742,890
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,742,890

Review and Comment:
This project is 100% funded from Circulation (Street & Traffic) DIF.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Transit Stops

Project # ST-09

Location: Town-wide

Date: May 2008

Program: Streets, Transit and Trails

Est. Project Cost: $5,206,032

Department: Public Works/Transportation

Est. yearly ops cost:

Project Description:
Construct 30 bus pullouts, transit shelters and access at various locations. 19 of the 30 are required due to new development.

Justification:
Town transit service will reduce vehicle travel and air pollution. A comfortable place for residents and visitors to wait for a bus will increase ridership and safety.

Public Benefit:
Increased public use of transit system will reduce auto emissions and congestion at intersections.

PROJECT FINANCING

Planning							$ -
Design							$ 385,632
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 4,820,400
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,206,032

Assessment District							$ -
Developer Impact Fees							$ 3,302,186
Federal/State Funding							$ -
General Fund							$ 1,903,846
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,206,032

Review and Comment:
The Circulation (Streets & Traffic) provides 63.43% of the funding for this project. Costs increased by 4% CCI for July 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Transit Stops

CALCULATION SHEET

	Cost	% of const cost	Price sf
# Stops			30
DESIGN	$385,632	10%	$12,854
LAND ACQUISITION	$0		$0
CONSTRUCTION	$3,856,320	-	$128,544
CONSTRUCTION ENGINEERING (CE)	$385,632	10%	$12,854
CONTINGENCY	$578,448	15%	$19,282
TOTAL	$5,206,032		$173,534

Based on a cost estimate complete 7/15/04 ($120,000 per stop)
The Circulation (Streets & Traffic) provides 63.06% of the funding for this project.
Costs increased by 4% CCI for July 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Pedestrian Improvements

Location: Various	**Date:** May 2008	**Project #** ST-10
Program: Streets, Transit and Trails — **Est. Project Cost:** $31,470,594	**Department:** Public Works	
	Est. yearly ops cost:	

Project Description:
Install 6 to 8 foot wide sidewalks along arterials and collectors according to the adopted Sidewalk Master Plan.

Justification:
The project is needed to complete the system of sidewalks to create a safe, pedestrian-friendly community.

Public Benefit:
Public will benefit from a safer predestrian system. As new development occurs, more vehicular traffic will make it more unsafe to walk on streets without sidewalks.

PROJECT FINANCING

Planning							
Design							$ -
ROW/Land Acquisitions							$ 2,331,155
Construction/CE/Contingency							$ -
TOTAL							$ 29,139,439
	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,470,594

Assessment District							
Developer Impact Fees							$ -
Federal/State Funding							$ 14,275,062
General Fund							$ -
Other							$ 17,195,533
TOTAL							$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,470,594

Review and Comment:
This project is 45.36% funded from the Circulation (Street & Traffic) DIF.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Pedestrian Improvements

CALCULATION SHEET

	Cost	% of const cost	Price sf
Sidewalk LF			53,997
DESIGN	$2,331,155	10%	$43
LAND ACQUISITION	$0		$0
CONSTRUCTION	$23,311,551	-	$432
CONSTRUCTION ENGINEERING (CE)	$2,331,155	10%	$43
CONTINGENCY	$3,496,733	15%	$65
TOTAL	$31,470,594		$583

See file: sidewalks-cost data 111106.xls for detail cost estimate
This project is 100% funded from the Circulation (Street & Traffic) DIF.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: North Village Specific Plan

Project # ST-11

Location: North Village Specific Plan Area (Minaret, Main, Lake Mary, Forest Trail, Hillside, Berner)

Date: May 2008

Department: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $9,189,289

Est. yearly ops cost:

Project Description:
Project includes the design and construction of sidewalks, street lights, snowmelt pipe, landscaping, curb and gutter improvements.

Justification:
Project will provide pedestrian circulation in and around the North Village area in accrodance with the North Village Specific Plan requirements and the Sidewalk Master Plan.

Public Benefit:
Public will have safe access through this busy entertaninment and retail district through the use of the sidewalks.

PROJECT FINANCING

Planning							$ 138,185
Design							$ 414,554
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 8,636,550
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,189,289

Assessment District							$ -
Developer Impact Fees							$ 4,168,262
Federal/State Funding							$ 500,000
General Fund							$ 4,521,028
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,189,289

Review and Comment:
Cost data was developed using master plan and GIS mapping for quanties and recient bid data for similar projects, including Safe Routes to School Project, Trail Segment 4b Phase 1, adjusted cost basis for Old Mammoth Road project. Lake Mary Bike Path Proect will construct approximately $500,000 of work associated with this project.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 45.36% funded from the Circulation (Street & Traffic) DIF.

Project Title: Azimuth/Meridian Intersection Improvements

CALCULATION SHEET

Signal/roundabout	Cost	% of const cost	Price 1
DESIGN	$53,560	10%	$53,560
LAND ACQUISITION	$0		$0
CONSTRUCTION	$535,600	-	$535,600
CONSTRUCTION ENGINEERING (CE)	$53,560	10%	$53,560
CONTINGENCY	$80,340	15%	$80,340
TOTAL	$723,060		$723,060

Based on a cost estimate prepared by LSC.
Costs increased by a 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Minaret Road/Main Intersection Improvements

Location: Minaret Road and Main Street

Date: May 2008

Prepared by: Public Works

Project # ST-13

Program: Streets, Transit and Trails

Est. Project Cost: $433,836

Est. yearly ops cost:

Project Description:

Modify existing signalized intersection to provide eastbound right turns with free east bound turning movements. This project will require replacement of one of the existing signal poles.

Justification:

This intersection exceeds the level of service thresholds at buildout according to the Mammoth Lakes Transportation Capital Improvement Program Technical Documentation, March 8, 2005. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:

Maintaining smooth and efficient traffic flows is desirable, will reduce traffic accidents, and improves air quality.

PROJECT FINANCING

Planning							
Design							
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 32,136
TOTAL							$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ 401,700
							$ 433,836

Assessment District							
Developer Impact Fees							
Federal/State Funding							$ -
General Fund							$ 433,836
Other							$ -
TOTAL							$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							$ 433,836

Review and Comment:

Costs increased by 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF funded

Project Title: Minaret Road/Main Intersection Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$32,136	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$321,360	-
Signal heads, pole, etc.	$267,800	
Striping, Signing	$53,560	
CONSTRUCTION ENGINEERING (CE)	$32,136	10%
CONTINGENCY	$48,204	15%
TOTAL	**$433,836**	

Based on a cost estimate prepared by LSC.
Costs increased by 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Kelly/Lake Mary Road Intersection Improvements

Location: Kelly Road and Lake Mary Road

Date: May 2008

Prepared by: Public Works

Est. yearly ops cost:

Project # ST-14

Program: Streets, Transit and Trails

Est. Project Cost: $246,202

Project Description:

Provide a separate northbound left-turn and right-turn lanes on the northbound Kelly Road approach.

Justification:

This intersection exceeds the level of service thresholds at buildout according to the Mammoth Lakes Transportation Capital Improvement Program Technical Documentation, March 8, 2005. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:

Maintaining smooth and efficient traffic flows is desirable, will reduce traffic accidents, and improves air quality.

PROJECT FINANCING

Planning							$ -
Design							$ 18,237
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 227,965
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 246,202

Assessment District							$ -
Developer Impact Fees							$ 246,202
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 246,202

Review and Comment:

Costs increased by 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF funded

Project Title: Kelly/Lake Mary Road Intersection Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$18,237	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$182,372	-
Retaining wall	$69,896	
Paving, striping, signage	$112,476	
CONSTRUCTION ENGINEERING (CE)	$18,237	10%
CONTINGENCY	$27,356	15%
TOTAL	$246,202	

Based on a cost estimate prepared by LSC.
Costs increased by 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Lakeview/Lake Mary Road Intersection Improvements

Project # ST-15

Location: Lakeview Road and Lake Mary Road

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $701,430

Est. yearly ops cost:

Project Description:

Provide separate south bound left and right turns from Lake View Road to Lake Mary Road. Install a hydronically heated pavement section on Lake View Road.

Justification:

The Intersection has a high accident rate due to the steep grade on Lake View. General Plan goals requires the roadway system to be safe and efficient. Projected traffic volumes indicate a substandard level of service, according to the Mammoth Lakes Transportation Capital Improvement Program Technical Documentation, March 8, 2005. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:

Maintaining smooth and efficient traffic flows is desirable, will reduce traffic accidents, and improves air quality.

PROJECT FINANCING

Planning							$ 103,000
Design							$ 61,800
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 536,630
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 701,430

Assessment District							$ -
Developer Impact Fees							$ 79,413
Federal/State Funding							$ 622,017
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 701,430

Review and Comment:

Costs increased by a 4% CCI escalator on July 1, 2006. Costs re-estimated in 2007 for HSIP grant application. Grant was approved at $603,900 in Federal funds with at least 10% of the total project cost in Town matching funds (DIF funds will be used for the match).
This project is 100% eligible for DIF funding, Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Main/Center Street Intersection Improvements

Project # ST-16

Location: Main Street and Center Street

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $723,060

Est. yearly ops cost: $750

Project Description:

Provide signalized intersection or dual lane roundabout at the intersection.

Justification:

This intersection exceeds the level of service thresholds at buildout according to the Mammoth Lakes Transportation Capital Improvement Program Technical Documentation, March 8, 2005. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:

A signal would also provide the ability for pedestrians to cross with signal controls and provides gaps in the through traffic for pedestrian and cross traffic at other locations.

PROJECT FINANCING

Planning							$ -
Design							$ 53,560
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 669,500
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 723,060

Assessment District							$ -
Developer Impact Fees							$ 223,060
Federal/State Funding							$ 500,000
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 723,060

Review and Comment:

This project is 100% funded from Circulation (Street & Traffic) DIF. Costs increased by a 4% escalator based on the CCI for July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
Project is i[illegible]sive of ST-27 and ST-16 and is fully funded by State STIP. Grant of $1,0[illegible]00 has been awarded for both projects.

Project Title: Main/Center Street Intersection Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$53,560	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$535,600	-
Signal and components	$428,480	
Paving, striping, signage	$107,120	
CONSTRUCTION ENGINEERING (CE)	$53,560	10%
CONTINGENCY	$80,340	15%
TOTAL	$723,060	

Based on a cost estimate prepared by LSC.
This project is 100% funded from Circulation (Street & Traffic) DIF. Costs increased by a 4% escalator based on the CCI for July 1, 2006.
Project is inclusive of ST-27 and ST-16 and is fully funded by State STIP. Grant of $1,000,000 has been awarded for both projects.

Project Title: Main Street and Forest Trail Intersection Improvements

Project # ST-17

Location: Main Street and Forest Trail

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $36,153

Est. yearly ops cost:

Project Description:
Provide channelized raised median to prohibit left turns from Forest Trail to Main Street.

Justification:
According to the Mammoth Lakes Capital Improvement Program Technical Documentation, March 2005, this intersection will have a level of service "f" in the southbound direction at buildout.The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:
A raised median would allow traffic to flow better on Main Street and provides gaps in the through traffic for pedestrian and cross traffic at other locations.

PROJECT FINANCING

Planning							$ -
Design							$ 2,678
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 33,475
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 36,153

Assessment District							$ -
Developer Impact Fees							$ 36,153
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 36,153

Review and Comment:
Costs increased by 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF funded

Project Title: Main Street and Forest Trail Intersection Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$2,678	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$26,780	-
Chanelizing median and drainage	$18,746	
Paving, striping, signage	$8,034	
CONSTRUCTION ENGINEERING (CE)	$2,678	10%
CONTINGENCY	$4,017	15%
TOTAL	$36,153	

Project Title: Majestic Pines/Meridian Intersection Improvements	**Project #** ST-18
Location: Majestic Pines and Meridian Blvd.	**Date:** May 2008
	Prepared by: Public Works
Program: Streets, Transit and Trails — **Est. Project Cost:** $510,920	**Est. yearly ops cost:**

Project Description:
Provide a two-way left turn lane in Meridian Blvd or a traffic signal or roundabout would also maintain level of service. A roundabout is the preferred alternative for this project with the other roundabouts plans in the resort corridor areas.

Justification:
This intersection exceeds the level of service thresholds at buildout. A roundabout will correct the sight distance problem whereas a turn lane would not correct the problem. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:
Maintaining smooth and efficient traffic flows is desirable, will reduce traffic accidents, and improves air quality.

PROJECT FINANCING

Project Expenditures							TOTAL
Planning							$ 25,235
Design							$ 100,000
ROW/Land Acquisitions							$ 70,247
Construction/CE/Contingency							$ 315,438
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 510,920

Assessment District							$ -
Developer Impact Fees							$ 510,920
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 510,920

Review and Comment:
The project could be constructed with the Meridian Boulevard project at the cost estimated.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is eligible for 100% DIF funding

Project Title: Majestic Pines/Meridian Intersection Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$25,235	10%
PLANNING	$100,000	
LAND ACQUISITION	$70,247	
CONSTRUCTION	$252,350	-
Median Lane	$0	
Paving, striping, signage	$206,000	
Curb, gutter, and sidewalk remodel	$46,350	
CONSTRUCTION ENGINEERING (CE)	$25,235	10%
CONTINGENCY	$37,853	15%
TOTAL	$510,920	

Based on a cost estimate prepared by LSC.
Land costs are based on three different apprasials ($1,200,000/acre)
The project could be consructed with the Meridian Boulevard project at the cost estiamted.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Minaret/Forest Trail Intersection Improvements

Project # **ST-19**

Location: Minaret Road and Forest Trail

Date: May 2008

Prepared by: Public Works

Est. yearly ops cost:

Program: Streets, Transit and Trails

Est. Project Cost: $1,965,261

Project Description:
Provide a traffic signal or roundabout at the intersection.

Justification:
This intersection exceeds the level of service thresholds at buildout. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:
Maintaining smooth and efficient traffic flows is desirable, will reduce traffic accidents, and improves air quality.

PROJECT FINANCING

							$ -
Planning							$ 134,091
Design							$ 23,175
ROW/Land Acquisitions							$ 1,807,996
Construction/CE/Contingency					$ -	$ -	$ 1,965,261
TOTAL	$ -	$ -	$ -	$ -			

							$ -
Assessment District							$ 1,250,261
Developer Impact Fees							$ -
Federal/State Funding							$ -
General Fund							$ 715,000
Other					$ -	$ -	$ 1,965,261
TOTAL	$ -	$ -	$ -	$ -			

Review and Comment:
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
The developer is required to complete this project. Any unused bond funds from the CFD may be used to help fund this project
This project is 100% eligible for DIF funding

Project Title: Minaret/Forest Trail Intersection Improvements
CALCULATION SHEET

	Cost	% of const cost
DESIGN	$134,091	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$1,340,906	-
Paving, striping, signage	$1,340,906	
Right of Way	$23,175	
CONSTRUCTION ENGINEERING (CE)	$134,091	10%
CONTINGENCY	$332,999	25%
TOTAL	**$1,965,261**	

Based on a cost estimate prepared by LSC.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Minaret/Meridian Intersection Improvements

Project # **ST-20**

Location: Minaret Road and Meridian Boulevard

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $1,528,155

Est. yearly ops cost:

Project Description:

Replace traffic signal with a roundabout at the intersection. This is planned as part of the Meridian Boulevard Project.

Justification:

This intersection exceeds the level of service thresholds at buildout according to the Mammoth Lakes Transportation Capital Improvement Program Technical Documentation, March 8, 2005. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:

Maintaining level of service D is an objective of the General Plan will reduce traffic accidents and improves air quality.

PROJECT FINANCING

Planning							$ -
Design							$ 107,120
ROW/Land Acquisitions							$ 82,035
Construction/CE/Contingency							$ 1,339,000
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,528,155**

Assessment District							$ -
Developer Impact Fees							$ 512,543
Federal/State Funding							$ -
General Fund							$ 1,015,612
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,528,155**

Review and Comment:

Costs increased by 4% CCI escalator on July 1, 2006.

Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

This Project is 35.54% DIF funded

Project Title: Minaret/Meridian Intersection Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$107,120	10%
LAND ACQUISITION	$82,035	
CONSTRUCTION	$1,071,200	-
Paving, striping, signage	$1,071,200	
CONSTRUCTION ENGINEERING (CE)	$107,120	10%
CONTINGENCY	$160,680	15%
TOTAL	**$1,528,155**	

Based on a cost estimate prepared by LSC.
Land costs are based on three different apprasials ($1,200,000/acre)
Costs increased by 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Minaret/Old Mammoth Road Intersection Improvements

Project # ST-21

Location: Minaret Road and Old Mammoth Road

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $1,051,202

Est. yearly ops cost:

Project Description:
Provide a traffic signal or roundabout at the intersection.

Justification:
This intersection exceeds the level of service thresholds at buildout. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:
Maintaining smooth and efficient traffic flows is desirable, will reduce traffic accidents, and improves air quality.

PROJECT FINANCING

Project Expenditures							TOTAL
Planning							$ 53,560
Design							$ 278,142
ROW/Land Acquisitions							$ 50,000
Construction/CE/Contingency							$ 669,500
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,051,202

Assessment District							$ -
Developer Impact Fees							$ 1,051,202
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,051,202

Review and Comment:
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF funded

Project Title: Minaret/Old Mammoth Road Intersection Improvements
CALCULATION SHEET

	Cost	% of const cost
PlANNING	$53,560	10%
DESIGN	$278,142	
LAND ACQUISITION	$50,000	
CONSTRUCTION	$535,600	-
Paving, striping, signage	$535,600	
CONSTRUCTION ENGINEERING (CE)	$53,560	10%
CONTINGENCY	$80,340	15%
TOTAL	**$1,051,202**	

Based on a cost estimate prepared by LSC.
Land costs are based on three different apprasials ($1,200,000/acre)
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Pedestrian Crossing Improvements

Project # ST-22

Location: Town-wide

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $1,392,560

Est. yearly ops cost:

Project Description:
Construct pedestrian crossing improvements at key locations on arterials. This includes Old Mammoth Road (3), Main Street (4), Canyon Boulevard (1), and Minaret Road (2).

Justification:
As new development occurs, streets with high volume traffic impair safe crossing by pedestrians.

Public Benefit:
Providing a safe place to walk and cross major streets is an important component of the transportation system to reduce traffic by walking and using the transit system.

PROJECT FINANCING

Planning							$ -
Design							$ 53,560
ROW/Land Acquisitions							$ -
Construction							$ 1,339,000
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,392,560

Assessment District							$ -
Developer Impact Fees							$ 1,392,560
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,392,560

Review and Comment:
Project cost updated by construction cost index of 4% for 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project 100% eligible for DIF funding.

Project Title: Pedestrian Crossing Improvements

CALCULATION SHEET

Crossing	Cost	% of const cost
DESIGN	$53,560	5%
LAND ACQUISITION	$0	
CONSTRUCTION	$1,071,200	-
Predstrian crossing improvments Estimate 10 locations	$1,071,200	
CONSTRUCTION ENGINEERING (CE)	$107,120	10%
CONTINGENCY	$160,680	15%
TOTAL	**$1,392,560**	

Based on a cost estimate prepared by LSC ($100K/each)
Project cost updated by construction cost index of 4% for 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Meridian Boulevard Project

Project # ST-23

Location: Meridian Boulevard from Old Mammoth Road to Majestic Pines Drive

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $5,903,417

Est. yearly ops cost:

Project Description:
Reconstruct Meridian Boulevard with primarily two travel lanes, a center turn lane, and two bike lane shoulders from Azimuth or Obsidian Place to the west. Sidewalks and intersection street lights are included as part of the sidewalk master plan project or intersection lights project and costs are not included here. Project from Majestic Pines Drive to Sierra Park Road.

Justification:
Meridian can be reduced to a three lane configuration which will help reduce overall maintenance cost and provide room for sidewalks, bike lanes and snow storage.

Public Benefit:
Reducing the overall asphalt width will enhance the looks of the street and provide space for pedestrians off the paved travel road.

PROJECT FINANCING

Project Expenditures	Prior	08-09	09-10	10-11			TOTAL
Planning							$ -
Design	$ 95,000	$ 120,000					$ 215,000
ROW/Land Acquisitions		$ 25,000					$ 25,000
Construction/CE/Contingency		$ 1,180,000	$ 2,291,243	$ 2,192,174			$ 5,663,417
TOTAL	$ 95,000	$ 1,325,000	$ 2,291,243	$ 2,192,174	$ -	$ -	$ 5,903,417

Assessment District							$ -
Developer Impact Fees		$ 120,000		$ 1,425,417			$ 1,545,417
Federal/State Funding	$ 95,000	$ 1,205,000	$ 2,291,243	$ 766,757			$ 4,358,000
General Fund							$ -
Other							$ -
TOTAL	$ 95,000	$ 1,325,000	$ 2,291,243	$ 2,192,174	$ -	$ -	$ 5,903,417

Review and Comment:
A total DIF contribution of $1,545,417 plus the federal / State funding of $4,358,000 would fund the project cost estimate of $5,903,417 is based on the competitive construction costs anticipated for the bidding environment of Spring 2009.
This project is eligible for 35.54% in DIF funding

Project Title: Waterford Avenue Crossing

Location: Between north and south sections of Waterford Avenue

Date: May 2008

Department: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $2,580,768

Est. yearly ops cost:

Project #
ST-24

Project Description:
Project to construct a bridge or other type of crossing over Mammoth Creek. The project would include a 26-foot wide street.

Justification:
Project is needed for emergency access for residents north of Mammoth Creek to Old Mammoth. This project has been identified for its importance by the Town's safety departments (Police, Fire)

Public Benefit:
Increased safety between northern and southern sections of Town as these areas buildout.

PROJECT FINANCING

Planning							$ 177,984
Design							$ 177,984
ROW/Land Acquisitions							$ -
Construction							$ 2,224,800
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,580,768

Assessment District							$ -
Developer Impact Fees							$ 2,580,768
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,580,768

Review and Comment:
This project is 100% funded from the Circulation (Street & Traffic) DIF.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Waterford Avenue Crossing
CALCULATION SHEET

			Cost	% of const cost
Planning and Envirnmental			$177,984	10%
DESIGN			$177,984	10%
LAND ACQUISITION			$0	
CONSTRUCTION			$1,779,840	
bridge section	$	200 sf	461,440	
Street section	$	50 sf	1,318,400	
CONSTRUCTION ENGINEERING (CE)			$177,984	10%
CONTINGENCY			$266,976	15%
TOTAL			$2,580,768	

This project is 100% funded from the Circulation (Street & Traffic) DIF.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Trails End Park Turn Lanes Project

Project # ST-25

Location: Meridian Boulevard at Trails End Park

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit, and Trails

Est. Project Cost: $243,604

Est. yearly ops cost:

Project Description:
Construct center and right turn lanes at Meridian Blvd and Trails End Park.

Justification:
Development of the Trails End Park requires turn lanes to maintain through traffic and safety for turning, deceleration, and acceleration on Meridian Boulevard.

Public Benefit:
Turn lanes will provide safe accessing the park and Commerce Drive without impeding the traffic flow on Meridian Boulevard.

PROJECT FINANCING

Planning							$ -
Design							$ 21,924
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 221,680
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 243,604

Assessment District							$ -
Developer Impact Fees							$ 243,604
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 243,604

Review and Comment:
Project constructed in conjunction with rehab of lower Meridian Boulevard. project.
Project completed 06/07, no increase in costs. This worksheet reflects actual costs
This project is 100% DIF funded

Project Title: Emergency Vehicle Signal Intervention Improvements

Project # ST-26

Location: Existing and future signals in Town

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $751,982

Est. yearly ops cost:

Project Description:
Provide signal intervention equipment at all existing signals and retrofit all existing emergency response vehicles with signal intervention equipment.

Justification:
Increased congestion inhibits the ability of emergency response vehicles and equipment to effectively serve the public.

Public Benefit:
Providing fast and efficient response time for fire, medics, and police services provides the best protection for saving life and protecting property.

PROJECT FINANCING

Planning							$ -
Design							$ 55,702
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 696,280
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 751,982

Assessment District							$ -
Developer Impact Fees							$ 751,982
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 751,982

Review and Comment:
Cost adjusted July 2006 by the consumer price index of 4%.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF funded

Project Title: Emergency Vehicle Signal Intervention Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$55,702	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$557,024	-
Signal and components modifications	$187,460	
Vehicle and equipment	$369,564	
CONSTRUCTION ENGINEERING (CE)	$55,702	10%
CONTINGENCY	$83,554	15%
TOTAL	$751,982	

Cost adjusted July 2006 by the consumer price index of 4%.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Main/Mountain Intersection Improvements

Project # ST-27

Location: Main Street and Mountain Blvd.

Date: May 2008

Prepared by: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $723,060

Est. yearly ops cost:

Project Description:

Provide a signalized intersection or dual lane roundabout.

Justification:

According to the Mammoth Lakes Capital Improvement Program Technical Documentation, March 2005, this intersection will have a level of service "f" at buildout.This intersection exceeds the level of service thresholds for providing gaps at buildout. The intersection has a high accident rate.

Public Benefit:

Maintaining smooth and efficient traffic flow is desirable, will reduce traffic accidents, and improve air quality. A signal would also provide the ability for pedestrians to cross and provides a gap in the through traffic for pedestrian and cross traffic at other locations.

PROJECT FINANCING

Project Expenditures							TOTAL
							$ -
Planning							$53,560
Design							$ -
ROW/Land Acquisitions							$669,500
Construction/CE/Contingency							
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 723,060

							$ -
Assessment District							$ 223,060
Developer Impact Fees							$ 500,000
Federal/State Funding							$ -
General Fund							$ -
Other							
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 723,060

Review and Comment:

Costs increased by a 4% escalator based on the CCI for July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
Project is inclusive of ST-27 and ST-16 and is fully funded by State STIP. Grant of $1,000,000 has been awarded for both projects.

Project Title: Main/Mountain Intersection Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$53,560	10%
LAND ACQUISITION	$0	
CONSTRUCTION		
Signal and components	$535,600	-
Paving, striping, signage	$428,480	
	$107,120	
CONSTRUCTION ENGINEERING (CE)	$53,560	10%
CONTINGENCY	$80,340	15%
TOTAL	$723,060	

Costs increased by a 4% escalator based on the CCI for July 1, 2006.
Project is inclusive of ST-27 and ST-16 and is fully funded by State STIP. Grant of $1,000,000 has been awarded for both projects.

Project Title: Meridian/Sierra Park Intersection Improvements		Project # ST-28
Location: Meridian Blvd. and Sierra Park Road.	Date: May 2008	
	Prepared by: Public Works	
Program: Streets, Transit and Trails / Est. Project Cost: $723,060	Est. yearly ops cost:	

Project Description:
Provide a signalized intersection.

Justification:
According to the Mammoth Lakes Capital Improvement Program Technical Documentation, March 2005, this intersection will have a level of service "f" at buildout in the westbound direction. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:
Maintaining smooth and efficient traffic flows is desirable, will reduce traffic accidents, and improves air quality. A signal would also provide the ability for pedestrians to cross with signal controls and provides gaps in the through traffic for pedestrian and cross traffic at other locations.

PROJECT FINANCING

Planning							
Design							$ 53,560
ROW/Land Acquisitions							
Construction/CE/Contingency							$ 669,500
TOTAL							$ 723,060

Assessment District							$ -
Developer Impact Fees							$ 723,060
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 723,060

Review and Comment:
Costs increased by a 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF funded

Project Title: Meridian/Sierra Park Intersection Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$53,560	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$535,600	-
Signal and components	$428,480	
Paving, striping, signage	$107,120	
CONSTRUCTION ENGINEERING (CE)	$53,560	10%
CONTINGENCY	$80,340	15%
TOTAL	**$723,060**	

Costs increased by a 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Traffic Monitoring Station Improvements

Project # ST-29

Location: Various locations throughout the Town on arterial and collector streets.

Date: May 2008

Prepared by: Public Works

Est. yearly ops cost: $2,748

Program: Streets, Transit and Trails

Est. Project Cost: $274,763

Project Description:
Provide permanent traffic detectors and equipment to determine yearly traffic counts.

Justification:
Traffic monitoring is to measure traffic impacts and verify timing for mitigation projects. Current monitoring can only occur during prolong periods of favorable weather.

Public Benefit:
Maintaining smooth and efficient traffic flow is desirable, will reduce traffic accidents, and improve air quality. Monitoring traffic is an important tool to evaluate how the overall circulation is performing.

PROJECT FINANCING

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Planning							$ -
Design							$ 10,973
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 263,790
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 274,763

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Assessment District							$ -
Developer Impact Fees							$ 274,763
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 274,763

Review and Comment:
This project is 100% funded from Circulation (Streets & Traffic) DIF.
Current project phase to be completed 2008, for a budgeted amount of $266,760
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Meridian Boulevard and Main Street Intersection Improvements

Project # **ST-30**

Location: Meridian Boulevard and Main Street

Date: May 2008

Program: Streets, Transit and Trails

Est. Project Cost: $1,735,344

Prepared by: Public Works

Est. yearly ops cost:

Project Description:

Provide a traffic signal or roundabout at the intersection.

Justification:

According to the Mammoth Lakes Capital Improvement Program Technical Documentation, March 2005, this intersection will have a level of service "f" at buildout. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:

Maintaining smooth and efficient traffic flows is desirable, will reduce traffic accidents, and improves air quality.

PROJECT FINANCING

Planning							
Design							
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 128,544
TOTAL							$ -
							$ 1,606,800
	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,735,344

Assessment District							
Developer Impact Fees							
Federal/State Funding							$ -
General Fund							$ 1,735,344
Other							$ -
TOTAL							$ -
							$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,735,344

Review and Comment:

Costs increased by 4% CCI escalator on July 1, 1006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF funded.

Project Title: Meridian Boulevard and Main Street Intersection Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$128,544	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$1,285,440	-
Signal Estimate	$1,285,440	
CONSTRUCTION ENGINEERING (CE)	$128,544	10%
CONTINGENCY	$192,816	15%
TOTAL	$1,735,344	

Based on a cost estimate prepared by LSC.
Costs increased by 4% CCI escalator on July 1, 1006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Lake Mary Road and Canyon Boulevard Intersection Improvements

Location: Lake Mary Road and Canyon Boulevard

Date: May 2008

Prepared by: Public Works

Project # ST-31

Program: Streets, Transit and Trails

Est. Project Cost: $216,918

Est. yearly ops cost:

Project Description:
Provide a controlled left turn and right turn arrow for intersection.

Justification:
This intersection exceeds the level of service thresholds at buildout. The circulation element and grant funding from the State and Federal agencies require design standards of a level of service of E or higher.

Public Benefit:
Maintaining smooth and efficient traffic flows is desirable, will reduce traffic accidents, and improves air quality.

PROJECT FINANCING

Planning							$ -
Design							$ 16,068
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 200,850
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 216,918

Assessment District							$ -
Developer Impact Fees							$ 216,918
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 216,918

Review and Comment:
Costs increased by 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project 100% DIF funded

Project Title: Lake Mary Road and Canyon Boulevard Intersection Improvements

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$16,068	10%
LAND ACQUISITION	$0	
CONSTRUCTION	$160,680	-
Signal Estimate	$160,680	
CONSTRUCTION ENGINEERING (CE)	$16,068	10%
CONTINGENCY	$24,102	15%
TOTAL	$216,918	

Based on a cost estimate prepared by LSC.
Costs increased by 4% CCI escalator on July 1, 2006.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Townwide Trails Development

Location: Various (see Trails System Plan)

Date: May 2008

Prepared by: Public Works

Program: Park and Recreation Facilities

Est. Project Cost: $4,415,981

Est. yearly ops cost: $4,000/mile

Project # ST-32
See PR-09

Project Description:
Per the Town's Trails and Bikeway Plan, development of a integrated network of trails throughout the Town.

Justification:
The Trail system is designed to address multi-modal transit, accessibility and handicap use.

Public Benefit:
An increased trail network will benefit the community and increase non-vehicular use.

PROJECT FINANCING

Planning							$ 157,714
Design							$ 315,427
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 3,942,840
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,415,981

Assessment District							$ -
Developer Impact Fees							$ 4,415,981
Federal/State Funding							$ -
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,415,981

Review and Comment:
Bike trails MP not including LMR Bike Lane project
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is 100% DIF Funded

This project is also refered to PR-09

Project Title: Townwide Trails Development

CALCULATION SHEET

	Cost	% of const cost	Price lf
Length			26,400
PLANNING	$157,714	5%	$6
DESIGN	$315,427	10%	$12
LAND ACQUISITION	$0		$0
CONSTRUCTION	$3,154,272	-	$119
CONSTRUCTION ENGINEERING (CE)	$315,427	10%	$12
CONTINGENCY	$473,141	15%	$18
TOTAL	$4,415,981		$167

Trail cost based on Mammoth Creek Trail award price ($116/lf)
Bike trails MP not including LMR Bike Lane project
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Chateau/South Main Street Rehabilitation

Location: Chateau/South Main Street

Project # ST-33

Date: May 2008

Program: Streets, Transit and Trails

Est. Project Cost: $1,299,035

Prepared by: Public Works

Est. yearly ops cost: $750

Project Description:
Rehabilitation of Chateau and South Main Street.

Justification:
This streets have deteriated and rehabilitation is necessary.

Public Benefit:
Maintaining smooth and efficient traffic flows is desirable, will reduce traffic accidents, and improves air quality.

PROJECT FINANCING

Planning							
Design							
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 21,771
TOTAL							$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,277,264
							$ 1,299,035

Assessment District							
Developer Impact Fees							
Federal/State Funding							$ -
General Fund							$ -
Other							$ 1,299,035
TOTAL							$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							$ 1,299,035

Review and Comment:
This project is 100% funded from the State Transportation Improvement Program (STIP) grant.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008
This project is not eligible for DIF funds

Project Title: Chateau/South Main Street Rehabilitation

CALCULATION SHEET

	Cost	% of const cost
DESIGN	$21,771	
LAND ACQUISITION	$0	
CONSTRUCTION	$1,021,812	
Signal Estiamte	$0	
CONSTRUCTION ENGINEERING (CE)	$102,181	
CONTINGENCY	$153,272	
TOTAL	**$1,299,035**	

Based on a cost estimate prepared by LSC.
This project is 100% funded from the State Transportation Improvement Program (STIP) grant.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Lower Canyon Rehabilitation and Pedestrian Improvements

Location: Canyon Blvd. from Forest Trail to Hillside Drive

Date: May 2008

Program: Streets, Transit and Trails

Est. Project Cost: $3,000,000

Department: Public Works

Est. yearly ops cost:

Project # ST-35

Project Description:
This project will involve the reconstruction of Canyon Blvd. from Forest Trail to Hillside Drive. Currently the roadway cross section (curb-to-curb) is 34 feet wide and includes two (2) lanes of traffic. Additionally, the project will include new curb, gutter, sidewalks, lights, and improvements to the storm drainage system.

Justification:
The existing pavement has significant appearance of wear and failure. These include alligator, block, edge, and reflective cracks, weathering and rutting, potholes, Curb and gutter wear and failure, deteriorated utility patches and depressions.

Public Benefit:
Pedestrian safety, Auto safety, Improved rider comfort, and stormdrain collection system.

PROJECT FINANCING

Planning							$ -
Design							$ 127,000
ROW/Land Acquisitions							$ -
Construction/CE/Contingency							$ 2,873,000
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000,000

Assessment District							$ -
Developer Impact Fees							$ -
Federal/State Funding							$ 3,000,000
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000,000

Review and Comment:
$45,000 in funding was originally alocated from DIF funds to begin planning and design. However, the money was not needed and is not required to be used as matching funds and therefore has been deleted from the budget. The project will be funded entirely by the State.

Project Title: Tavern Road Extension

Project # ST-36

Location: Between Sierra Park Blvd and Minaret Road

Date: May 2008

Department: Public Works

Program: Streets, Transit and Trails

Est. Project Cost: $2,650,000

Est. yearly ops cost:

Project Description:
The roadway will consist of 12 foot asphalt concrete travel lanes, 5 foot paved bike lanes, 8 foot wide paved on-street parking, concrete curb and gutter, sidewalks, street lighting, landscaping with irrigation, and storm drainage improvements. Pull outs will be provided at bus stops and drop off locations

Justification:
This parcel was acquired as a "Civic Center" site for future community facilities. A new collector access road is required for the facilities planned in this area.

Public Benefit:
Pedestrian safety, Improved rider comfort.

PROJECT FINANCING

Project Expenditures	Prior	08-09	09-10				TOTAL
							$ 55,000
Planning		$ 55,000					$ 75,000
Design			$ 45,000				$ -
ROW/Land Acquisitions							$ 2,520,000
Construction/CE/Contingency							$ 2,650,000
TOTAL	$ -	$ 55,000	$ 45,000	$ -	$ -	$ -	

							$ -
Assessment District							$ -
Developer Impact Fees							$ 2,650,000
Federal/State Funding		$ 55,000	$ 45,000				$ -
General Fund							$ -
Other							$ 2,650,000
TOTAL	$ -	$ 55,000	$ 45,000	$ -	$ -	$ -	

Review and Comment:
Nominated for funding in '08 STIP
Based on April 2008 Engineers estimate
This project is eligible for 33.54% DIF funding

Project Title: Scenic Loop Bikelanes

Location: Scenic Loop Bikelanes	**Date:** May 2008	**Project #** ST-37
Program: Streets, Transit and Trails — **Est. Project Cost:** $1,000,000	**Prepared by:** Public Works	
	Est. yearly ops cost:	

Project Description:
Addition of 5' wide paved Class II bike lane on each side of the Mammoth Scenic Loop (California Forest Highway 138). The project is approximately 5.8 miles in length and part of FHWA project number CA PFH 138. This FHWA project will pulverize, compact, and repave the existing roadway.

Justification:
This effort will contribute toward a comprehensive network of pedestrian and bicycle linkages. These bike lanes will play a significant part in meeting the primary goals of the Town of Mammoth Lakes Mobility Plan.

Public Benefit:
The dedicated bike lanes will significantly enhance safety for bicyclists as well as hikers.

PROJECT FINANCING

Project Expenditures							TOTAL
Planning							$ -
Design							$ -
ROW/Land Acquisitions							$ -
Construction							$ 1,000,000
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000,000

Assessment District							$ -
Developer Impact Fees							$ -
Federal/State Funding							$ 1,000,000
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000,000

Review and Comment:
The Town is providing $1,000,000 in TE money to FHWA's 6.9 million dollar project to construct the bike lanes as part of their rehabilitation project
This project is not eligible for DIF funding.

Schedule 8.1

Airport Facilities

June 2008

Schedule 8.1

Town of Mammoth Lakes
Project Cost Estimates
Airport Facilities

Line #	Description	Estimated Cost
AP-01	Runway Improvements	$ 6,263,158
AP-02	Terminal Building	$ 2,745,758
AP-03	Access Road	$ 3,132,230
AP-04	Equipment	$ 1,056,780
AP-05	Complete EIS Phase 2 for Commercial Service	$ 800,000
	TOTAL Estimated Project Costs	**$ 13,997,926**

Project Title: Runway and Taxiway Improvements		Date: May 2008	Project # AP-01
Location: Mammoth/Yosemite Airport		Prepared by: Airport and Transporation	
Program: Airport Facilities	Est. Project Cost: $6,263,158	Est. yearly ops cost:	

Project Description:
The reconstruction of runway 9-27 including 7,000 feet of 100 foot wide pavement reconstruction, new 12 foot wide paved shoulders on both sides of runway, connecting taxiway grade adjustment , pavement grooving, new runway edge lights and signs including duct, cable, light bases, and signs, and new marking.

Justification:
Project is needed to meet Mammoth's vision of becoming a world-class resort.

Public Benefit:
Public will benefit by using air service and not relying on the automobile.

PROJECT FINANCING

AWOS & Beacon							$ 65,597
Planning							$ -
Design							$ 1,308,403
ROW/Land Acquisitions							$ -
Construction							$ 4,889,158
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,263,158

Assessment District							$ -
Developer Impact Fees							$ -
Federal AIP17							$ 5,950,000
State Matching Funds							$ 190,929
General Fund							$ -
Other MMSA Loan							$ 122,229
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,263,158

Review and Comment:
FAA grant will pay for 95% of the improvements for this project. Town has applied for a State matching grant to cover 2.5%, and the other 2.5% is coming from loan proceeds.

Project Title: Airport Terminal and Upgrade Phase 1

Location: Mammoth/Yosemite Airport

Date: May 2008

Prepared by: Airport and Transporation

Est. yearly ops cost:

Project # AP-02

Program: Airport Facilities

Est. Project Cost: $2,745,758

Project Description:

Remodel / conversion of existing maintenance building to a new temporary terminal. Minor exterior work including minor selective fence demolition, new ADA accessible path of travel to existing parking, and new exterior covered entry canopies, interior work to include general demolition of existing offices and second level loft, furring out exterior walls, new partition walls, storefront windows, doors, ADA, bathroom, and other incidental work

Justification:

To provide guests a place for purchasing tickets, luggage, etc.

Public Benefit:

Public will benefit by using air service and not relying on the automobile.

PROJECT FINANCING

Planning							
Design		$ -					$ -
ROW/Land Acquisitions		$ -					$ -
Construction		$ 2,745,758					$ 2,745,758
TOTAL		$ -					$ -
	$ -	$ 2,745,758	$ -	$ -	$ -	$ -	$ 2,745,758

Assessment District							
Developer Impact Fees		$ -					$ -
Federal/State Funding		$ 1,005,222					$ 1,005,222
General Fund		$ -					$ -
Other Loan		$ -					$ -
Other Building value		$ 864,778					$ 864,778
TOTAL		$ 875,758					$ 875,758
	$ -	$ 2,745,758	$ -	$ -	$ -	$ -	$ 2,745,758

Review and Comment:

*Loan to be paid back with capital funds. Capital funds are to include $1,000,000 in federal funding once 10,000 enplanements reached.
Eligible for 36.61% DIF funding. Value of existing building estimated at $875,758.
DIF funds are insufficient and a loan is needed to fund the DIF shortfall.

Project Title: Airport Access South Entrance Access Road and Terminal Parking

Project # **AP-03**

Date: May 2008

Prepared by: Airport and Transportation

Location: Mammoth/Yosemite Airport

Est. yearly ops cost:

Program: Airport Facilities

Est. Project Cost: $3,132,230

Project Description:
The project involves the construction of a two lane access road from the airport to Benton Crossing Road. The project also involves the construction of a new parking lot near the terminal.

Justification:
Provide better circulation and emergency access to the airport.

Public Benefit:
Public will benefit by using air service and not relying on the automobile.

PROJECT FINANCING

Planning							$ 269,860
Design							$ -
ROW/Land Acquisitions							$ 103,000
Construction							$ 2,759,370
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,132,230

Assessment District							$ -
Developer Impact Fees							$ 331,230
Federal/State Funding							$ 2,801,000
General Fund							$ -
Other							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,132,230

Review and Comment:
STIP project PPNO 2512. Right of way cost estimated at $30,000 per acre to be acquired from the City of Los Angeles and is not funded by the STIP grant.
Airport DIF would fund the land acquisition and the difference between the construction cost and the grant funding.
Project eligible for 36.61% DIF funding.
Costs adjusted 3% in response to CCI escalations reported by ENR for 2006 - 2008

Project Title: Equipment

Location: Mammoth/Yosemite Airport

Date: May 2008

Program: Airport Facilities

Est. Project Cost: $ 1,056,780

Prepared by: Airport and Transportation

Est. yearly ops cost:

Project # **AP-04**

Project Description:

The project involves the purchase of ARFF and snow removal equipment for the airport.

Justification:

Provide better circulation and emergency access to the airport.

Public Benefit:

Public will benefit by using air service and not relying on the automobile.

PROJECT FINANCING

Planning							$ -
Design							$ -
ROW/Acquisitions							$ -
Construction							$ 1,056,780
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,056,780

Assessment District							$ -
Developer Impact Fees							$ 773,774
Federal/State Funding							$ -
General Fund							$ -
Other							$ 283,006
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,056,780

Review and Comment:

FAA grants are anticipated to cover 95% of the financing
This project is eligible for 73.22% in DIF funding

Project # **AP-05**

Project Title: Complete EIS Phase 2 for Commercial Air Service

Date: May 2008

Location: Mammoth/Yosemite Airport

Prepared by: Airport and Transportation

Est. yearly ops cost:

Program: Airport Facilities

Est. Project Cost: $ 800,000

Project Description:
Complete EIS Phase 2 Reimbursement. To cover airport administration

Justification:

Public Benefit:
Public will benefit by using air service and not relying on the automobile.

PROJECT FINANCING

Planning							$ -
Design							$ -
ROW/Acquisitions							$ -
Construction							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ 800,000

Assessment District							
Developer Impact Fees							
Federal/State Funding							
General Fund							
Other							
TOTAL							

Review and Comment:
FAA grants are anticipated to cover 95% of the financing
This project is not DIF eligible

Schedule 9.1

Glossary

June 2008

Schedule 9.1

GLOSSARY OF TERMS

ASSEMBLY BILL 1600 – State legislation that sets certain legal and procedural parameters for the charging of development impact fees. Legislation was passed in January, 1989.

ASSESSMENT DISTRICT – A special district formed under the guidelines of the 1911, 1913 or 1915 Special Assessment Acts in which the property owner(s) agree by vote to pay for certain capital facilities (street improvements, underground utilities, sidewalks, recreation facilities, etc.) serving that property. Creation of a special district requires many steps, including several public hearings involving an election by the property owner(s).

BUILD-OUT – The point in time, as dictated by the Town's General Plan when there are no longer any vacant parcels in town for development of new construction. This is the point where the Town has reached its potential for growth without redevelopment of existing properties.

CAPITAL IMPROVEMENT PROGRAM (CIP) – A five year (5) finance and infrastructure plan which provides and schedule of improvements to the Town's infrastructure. Projects are brought forward into the CIP once funding becomes available. Projects in the CIP do not receive spending authority. This is done through the Town's Operating budget.

CAPITAL PROGRAM BUDGET – The first year of the CIP which is adopted by the Town Council and incorporated into the Town's annual budget. Projects in the Capital Program Budget receive appropriation upon adoption by the Town Council through approval of a resolution. The Capital Program Budget may include carry-forward funds from previous fiscal years in order to complete certain capital projects.

CAPITAL PROJECT – A multi-year project to enhance or increase the Town's capital facilities. This type of project is a one-time improvement and differs from the maintenance of facilities, such as the Town's Annual Road Rehabilitation Program.

CCI – Construction Cost Index. Reported by ENR is based on 200 hours of common labor at the 20-city average of common labor rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board-ft of 2 x 4 lumber at the 20-city price.

CERTIFICATE OF PARTICIPATION (COP) – A form of long-term capital financing used by local governments which has effectively replaced the use of general obligation bonds in California since the passage of Proposition 13. With a COP, the Town makes lease payments equal to the debt service payments made by a municipal non-profit corporation. Upon retirement of the debt, the Town assumes ownership of the facility.

CONSTRUCTION – A project expenditure category which includes the payments made to an independent contractor, contract change orders, purchases of equipment or other capital outlay items and any force account work done to physically implement the capital project.

DESIGN/ENGINEERING – A project cost category that includes planning, architecture and engineering fees, site planning, environmental work, survey and in-house staff costs to administer and plan a capital project.

DEVELOPMENT IMPACT FEES (DIF's) – Fees charged to new development (residential, commercial, industrial, or resort) that serve to pay for the infrastructure or facilities needed to support that development. DIF's serve to mitigate the off-site impacts new development will have on the Town of Mammoth Lakes. These fees are collected at the time of the issuance of a building permit.

ENR – Engineering News-Record provides the news, analysis, commentary and data to construction industry professionals in a weekly magazine. ENR also reports CCI and CPI data.

GENERAL PLAN – A comprehensive, long-range document required by State law to be prepared by every City or Town detailing all aspects of the future growth and development of the Town. The plan outlines policies and objectives of the Town for the following required elements: Safety, Conservation and Open Space, Noise, Housing, Circulation and Land Use. The Town may also prepare elements for other subject areas (e.g. Parks and Recreation).

LAND ACQUISITION – The purchase of land or right-of-way from a private party(ies) or other agencies needed to complete a capital project. Examples include the acquisition of right-of-way for sidewalks and bus pullouts, parks and for Public Facilities.

MASTER FACILITY PLAN - A schedule of all anticipated capital projects needed through build-out of the Town. The Master Facility Plan generally considers a longer timeframe that the Town's CIP, which provides for a five-year plan horizon.

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) – A type of financing used in California for the installation of infrastructure and other costs by the property owner(s) of a development. This mechanism allows a Town-controlled special financing district through which tax-exempt bonds can be issued to finance construction of infrastructure. Mello-Roos districts can be used to finance a wider array of improvements than under the 1911-1915 Assessment Acts. Improvements include schools, parks, fire facilities, and community facilities. CFD's can also be authorized to levy an annual tax to defray the cost of maintenance and operation of the facilities built by the District.

QUIMBY ACT – Section 66477 of the Government Code establishes criteria for charging new development of park facilities based on specific Town park standards. Generally, this law allows cities to require the dedication of parkland or payment of fees in-lieu of this dedication at a standard no higher than 5 acres of parkland per 1,000 residents.