



2012 Spring Measure R Application Form

APPLICANT INFORMATION

ORGANIZATION

Name of Organization: Town of Mammoth Lakes
Type of Organization (non-profit, HOA, Govt.): Municipal
Contact Person: Peter Bernasconi
Organization's Address: P.O. Box 8608
State / Zip: Mammoth Lakes, CA 93546
Office Phone Number: 760-934-8989 ext 232
Email Address: pbernasconi@ci.mammoth-lakes.ca.us
Internet Address:

PROJECT CONTACT PERSON

PROJECT SUMMARY

Name: Town of Mammoth Lakes
Mailing Address: P.O. Box 1609
State/Zip: Mammoth Lakes, CA 93546
Home Phone Number: 760-934-8989 ext 232
Mobile Phone Number: 760-914-0285
Email Address: pbernasconi@ci.mammoth-lakes.ca.us

1. Name of Project: Multiuse Facility Shade Structure Design Development

2. Project Category: Parks

3. Project Type Development/Design If **Other** please describe:
1. Perform analysis for shade structure to determine facility shading geometry as it relates to sun angle and facility use.
2. Develop Shade Support structure design, material specification and cost.

4. Measure R Funds Requested: \$ \$12,500*

*This amount should be the same as requested in the application.

PROJECT APPLICATION

SECTION 1 - PRELIMINARY QUALIFICATIONS:

1. Describe why this project is considered urgent and was not submitted during the Fall 2011 application process?

The Multiuse Facility concrete slab and rink was completed in Nov 11. The Town is planning to utilize the facility year round with ice in the winter, roller skating, concert venue and other activities in the summer. Long term a metal cover roof structure is planned but the cost of this improvement will be about \$1,500,000. In the interim, a sun screen shade structure will make the facility much more usable both in the winter by reducing sun exposure and melting ice and in the summer when the intensity of the sun will impact users due to the reflectivity of the concrete. Project will allow for fall 12 app.

2. Does the project reside within the Adopted: Town Council Parks and Recreation Master Plan and/or the Adopted: Trail System Master Plan or the RECSTRATS II – Implementation Strategy?

YES

If YES, please cite (page # & Section #): Parks and Recreation Master Plan Page #52, adopted 2/1/12..

3. Does the project meet the “Principles and Priorities” established by the Recreation Commission for the 2011 Fall Measure R funding cycle?

YES

If YES, please cite: This project will work towards the completion of a park that is currently in a semi-completed state and it will enhance resident and visitor experience.

4. Describe your project's/service conceptual plan including size, scope, context/type, design specifications, use, and budget, or budget document. (This should be an attachment to the application titled: “Project Concept Plan.”)

The shade structure for the Multiuse Facility and Ice Rink will allow better use of the existing facility and reduce energy costs of maintaining ice in the winter. Planned uses of the facility are outlined in the TOML application for expanded uses at this facility.

Part 1 of this work will analyze the shade structure height and orientation for shade requirements based on season and sun angle to optimize the effectiveness of the shade.

Part 2 of this work will analyze a support structure system for the 125 foot wide X 220 foot long concrete slab area. Support will include a removable system, weather, and shading.

SECTION 2 - PROJECT DESCRIPTION

Project Location

1. **If your project is Development/Design, Implementation/Construction, or Maintenance/Operational, what is the location of your project?**

The project is located on the Town lease area from MCOE at 416 Seirra Park Road, next to the Liabrary..

2. **If your project is Contractual Services where will your services be provided?**

The Town will contract with a local Architech for most of this work.

3. **Do you have approval to use the location identified in this application?**

YES

If YES, Please provide documentation of approval . The Town owns and operates the Multiuse Facility and has a 20 year lease plus a 10 year option from MCOE.

If NO, describe how and when you will secure this approval

4. **Provide the costs for each phase of your project or service. (Where applicable)**

- A. Development/Design: Shading concept review and modeling: \$6,250
Design Devolopement : \$6250.
- B. Implementation/Construction: To be detmined basedon final concetpt design. \$100,000 to \$250,000.
- C. Maintenance/Operation: Sun screen material would be expected to last 10 to 15 years in our enviornment.
(anticipated annual costs)
- D. Contractual Services: \$10,000, 3 month contract. plus incidentals.
(define length of contract)

5. **Provide the estimated timeline for each phase of your project or service. (Where applicable)**

- A. Development/Design: Part 1. 1 month
part 2. 1 month
- B. Implementation/Construction: Future: 3-4 months
- C. Maintenance/Operation: Maint. & Operation would be included in the facility operational budgets.
- D. Contractual Services: Design and Construction would be Town Contracts.
(define length of contract)

6. Will any Development (design) funds be required for your project or service?

YES

If YES, please describe what is required, when it's required, the timeline (schedule) and cost:

Measure R funds would be required to implement all of this project .

For Question 7. There may be State Parks funds available to assist with construction costs. The grant cycle is due in October 2012 and requires a 50% match.

YES

If YES, please describe what is required, when it's required, the timeline (schedule) and cost:

7. Will any Implementation (construction) funds be required for your project or service?

8. Will any Maintenance funds be required for your project or service?

YES

If YES, please describe what is required, when it's required, the timeline (schedule) and cost:

It is anticipated that maintenance would be included in the operational budget for this project.

9. Will any Operational funds be required for your project or service?

YES

If YES, please describe what is required, when it's required, the timeline (schedule) and cost:

See Town operational and activity application for summer use. This project will reduce electrical power use for the ice rink by at least 50% or about \$10,000.

10. Will any Replacement funds be required for your project or service?

YES

If YES, please describe what is required, when it's required, the timeline (schedule) and cost:

Yes and no. The sun screen should last 10 to 15 years. This may be about the time the metal cover could be funded. The supports could be relocated to another site.

11. Will there be Contractual Service hours used for any phase of your project?

YES

If YES, please identify which phase, how many hours and the value of those hours:

Yes, see attached proposal for analysis by a local Arhcitech.

12. Based upon your project type ("Project Summary" Question 3) who is/will be responsible for maintenance and operation upon completion of the project/service?

The Town will own the facility and be responsible to maintain the facility.

13. Will there be volunteer hours used for any phase of your project?

YES

If YES, please identify which phase, how many hours and the value of those hours:

Yes and no. There will be no volunteer hours for design or construction. There have been and will be volunteers for operational uses.groups.

14. Have any public funds (Town Funds – includes Measure R) been previously committed to this project/service or project site?

YES

If YES, please list: Yes, just over \$3 Million expended to date. including \$179,000 in Measrue R funds.

15. Is Measure R your only funding source for this project/service?

YES

If NO, provide amount and source of additional funds(You will be required to provide proof of this funding)

Yes, for this phase.

16. Is your project/service going to have an impact (positive or negative) on existing use in the location you have identified?

(Please Describe)

Yes, providing shade for the facility will make it more usable in the winter and summer. It will reduce operation expenses for electricity in the winter for ice making and maintenance.

17. Describe your plan for how the Town of Mammoth Lakes will manage/maintain oversight of this project/service?

This facility is maintained by the Public Works and Recreation staff. The facility has been assigned about \$190,000 in operational funds from the Mellos Roos tax district in previous years. Many of the activities also have user fees.

SECTION 3 - PROJECT BENEFITS

- 1. Describe how your project/service provides a measurable community benefit (incremental visits, revenue, etc..) to the residents and visitors of Mammoth Lakes?**

Wither winter users of over 13,000 in the 2.5 months of winter operation. Making the faciity more usable in the summer with shade from the high intensity sun at our altitude will provide a new venue for summer uses as outlined in the TML operational Measrue R and U request.

- 2. Describe the targeted users of your project/service? (Include numbers of participants)**

This faciility is tageted for all age groups as outlined in the TML operational application. With shade, the facility would be conducive to the older crowd and could be used for event venue and concerts.

- 3. Is it available for limited or year round use?**

This is a year round facility.

- 4. Describe the economic benefits of your project/service.**

One of the main benfits will be the reduction of staff time maintaining ice that is melted from the intense sun. The secondary benefit is making the facility available and conducive for more types of events.

- 5. Please provide any additional information you would like the Recreation Commission to consider when reviewing your application.**

The addition of a shadel structure over the 120' X 220' concrete slab area will be a positive step to reducing maintenance staff time with ice maintenance. It will also allow the facility to operate as an ice rink for a longer season if there is supported demand. Other benefits of having a shaded slab of this size will allow many types of activities during day time to help limit sun exposure and cool the seating and activity area.

SECTION 4 – PROJECT FEASIBILITY

For any new project request not previously funded by Measure R, please complete the feasibility portion of your application that includes the demand, cost and feasibility analysis. The Recreation Commission may ask for a professional feasibility study conducted by a consultant depending on the cost and scale of your project.

DEMAND ANALYSIS

1. Competitive Supply Analysis

- A. Provide a review of both direct and indirect competition and the strengths and weaknesses of the competition (SWOT) – identification of where the proposed project fits within the marketplace.

See the TOML application for operational funds from Measure R and U.

2. Identification of Market Opportunity

- A. Identify the long term opportunity that the project presents.

See the TOML application for operational funds from Measure R and U.

3. Describe the targeted users of your project/service. (Include numbers of participants)

See the TOML application for operational funds from Measure R and U. Winter use had over 13,000 users this year during the 2.5 month of operation.

5. Projected Multi-Year Demand Analysis

- A. Provide the projected demand with assumptions.

See the TOML application for operational funds from Measure R and U.

6. Projected Multi-Year Revenue Projections

- A. Projected revenue with pricing assumptions.

See the TOML application for operational funds from the Measure R and U.

COST ANALYSIS

1. Provide the estimated one-time of annual costs for each phase of your project or service. (Where applicable)

A. Land acquisition costs: Lease Payments
B. Equipment acquisition: No new equipment.
B. Site preparation/demolition and site prep costs: No new site prep costs.
D. Entitlement costs: Project has all entitlements. facility design will be presented to MCOE, PC, and RC.
E. Architect and planning costs: \$12,000.
F. Construction costs: Estimated range \$100,000 to \$250,000.
G. Operational costs: \$200,000 to 275,000 per year.
H. Maintenance costs: \$100,000
I. Programming costs: 150,000
J. Other:

FEASIBILITY ANALYSIS

1. Project and Financial Assumption

- A. Please state assumptions which are the basis of the pro forma development.

See TOML Measure R and U application packet. Having a shade structure will enhance the use of the facility.

2. Multi-Scenario Pro Forma's

- A. Provide a number of pro forma scenarios to understand financial projects feasibility. Within this element it is recommended that a 5 year operating budget be developed.

See TOML Measure R and U application packet. Having a shade structure will enhance the use of the facility.

3. Risk Analysis

A. Identify project risks.

The project cover will present risks associated with the weather locally. The completed facility would be added to the Town's insurance program policy.

4. Project Schedule

A. Identify the necessary implementation tasks required for your project or service.

The two parts of this project would be completed so a fall Measure R and U application could be submitted if the Commission requested one.

5. Quality of Life Analysis

A. Identify positive and negative project effects on the quality of life for the community of Mammoth Lakes.

The sun screen material should last 10 to 15 years. Having a shaded multiuse area that is over 27,000 square feet will provide many opportunities for use and activities by residents and visitors.

Submittal Deadline: Wednesday, May 2, 2012 at 5:00p.m.



WOODWARD ARCHITECTURE

AGREEMENT FOR ARCHITECTURAL SERVICES

PROJECT: The development of shading studies for a shade structure to be built over the Town of Mammoth Lakes Ice Rink and the design of conceptual structures to provide the desired amount of shade. This work will be performed for the Town of Mammoth Lakes, the Owner by Bruce P. Woodward, the Architect, California License number C-16915.

SCOPE: This will be a two phase project.

Phase I will be the generation of shadow studies based on criteria provided by the Town of Mammoth Lakes and subject to revision during the study process. The Architect shall produce a 3D computer model of the ice rink and adjacent site. Simple planar surfaces representing shade structures, for shadow casting, shall then be generated and fixed views at fixed dates and times shall be used to determine what will be the most effective shading configuration. The Architect shall produce a set of presentation images clearly showing the extent of shadows for sunrise, 9am, 12pm, 3pm and sunset on June 21st, September 21st and December 21st. A maximum of four schemes shall be investigated in this process and one shall be selected for use in Phase II.

Phase II will be the conceptual design of a maximum of four structures that may be built to achieve the shading scheme selected at the end of Phase I. The Architect shall produce design plans, elevations and cost estimates of each conceptual design. A presentation package with all designs shall be produced in both paper and digital forms.

- I. **ARCHITECTS SERVICES** The Architects services shall include:
- A. Meet with the Owner's Representative (referred to as Owner in the remainder of this contract) to determine needs and desires for the proposed project.
 - B. Do site investigations to determine the ramifications of the Owner's wishes.
 - C. Prepare 3D computer model of ice rink and adjacent area.
 - D. Prepare planar surface shade concepts for review by Owner.
 - E. Meet with Owner to determine Most Desirable Concept.
 - F. Prepare Conceptual Structure Designs based on Owner approved Most Desirable Concept. These plans shall be generated from 3D computer model of structures and shall show shading at dates and times noted above under Scope.
 - G. Prepare Cost Estimates for each Concept Structure.
 - H. Architect shall provide to the Owner copies of a presentation package containing plans, sections and shadow studies on 11x17 paper and in Adobe Acrobat (PDF) format on a CD. Architect shall also provide copies of the cost estimates on 8-1/2 x 11 paper and in Adobe Acrobat (PDF) format on a CD. The CD shall also contain copies of the 3D models in SketchUp format.

- II. **OWNERS RESPONSIBILITIES** The Owner shall provide the following:
- A. Topographic site survey in electronic format (i.e. CAD file) including 1 foot contour lines of the ice rink and adjacent area out to approximately 50' away from rink.
 - B. One copy of construction plans for the ice rink.
 - C. Shading criteria for rink including extent of shade and when shade is required, both time of day and days of the year.
 - D. Specifics of how the shade structure is intended to be used. A "program" of usage and structural performance requirements.

III. **ARCHITECTS COMPENSATION**

A. **COMPENSATION:**

Compensation for Architectural Services shall be for the sum of \$10,000.⁰⁰ (ten thousand dollars) and is allocated to each phase as noted in Section B. This fee does not include reimbursable costs as outlined in section D below.

All work requested by the Owner that is not now a part of the scope of work or that alters substantially the Scope of Work noted herein shall be paid for at the following rates:

ARCHITECT	\$125 per hour
DRAFTSPERSON	\$60 per hour

B. **BILLINGS:**

Four billings will be sent out via email, each at the end of a particular phase of work, as listed below. Billings are due immediately upon receipt and a Late Charge of \$100 will be added if not paid within 14 calendar days of billing.

10%	Retainer due at time of contract signing	\$1,000.00
35%	Due at completion of Phase I	\$3,500.00
55%	Due at completion of Phase II	\$5,500.00
100%	Total compensation	\$10,000.00

C. **TERMINATION OF SERVICES:**

Should the Owner wish to terminate work on the project at any time, the compensation due at that time is the accrued hours to that point at the hourly rates noted above, but not to exceed the total amount due for that particular phase.

D. **ADDITIONAL SERVICES AND REIMBURSABLE EXPENSES:**

1. Expense of reproduction, plots, postage and handling of the instruments of service (all drawings and paperwork produced by Architect for project).
2. Additional renderings and models requested by Owner.
3. All reimbursable expenses above shall be billed at 1.1 times actual cost incurred.

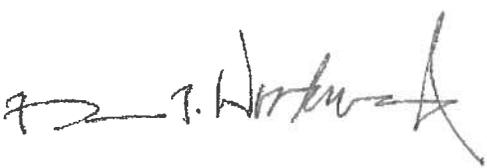
IV. **SUCCESSORS AND ASSIGNMENT:** Neither Owner nor Architect shall assign, sublet, or transfer their respective interests in the agreement without the written consent of the other.

V. **OWNERSHIP OF THE DRAWINGS:** Drawings, specifications and all other documents, including those in electronic form, prepared by Architect shall become the property of the Owner upon the earlier of (i) completion of Architect's Services associated with the documents and payment of all monies due Architect for work associated with the documents, or (ii) termination of this agreement and payment of all monies due Architect pursuant to Section III-C hereof.

VI. **ARBITRATION:** All questions in dispute under this agreement shall be submitted to arbitration in accordance with the provisions, then pertaining, of the standard form of arbitration of the American Arbitration Association.

VII. **SCOPE OF AGREEMENT:** This is the entire agreement between the parties, and there are no agreements or representations between the parties except as expressed herein.

VIII. **EXPIRATION OF OFFER TO FULFILL THIS AGREEMENT:** If, 60 days after the date Architect signed this agreement, Owner has not also signed, the offer to fulfill this agreement is rescinded.

OWNER	DATE
	4/26/12
BRUCE P WOODWARD, ARCHITECT	DATE