

TOWN COUNCIL STAFF REPORT

Subject: Project Closeout Report for Lake Mary Road Sidewalk Construction

Meeting Date: January 20, 2021

Written by: Sierra Shultz, Assistant Engineer; Amy Callanan, Associate Engineer

RECOMMENDATION:

Staff recommends that Town Council accept the project closeout report for Lake Mary Road Sidewalk Construction.

BACKGROUND:

In April 2019, the property owner of 18 Lake Mary Rd, iStar Financial, Inc. brought a plan for a variety of proposed improvements to staff for review, including repairs and renovations to the existing building and grading and drainage work on site. iStar indicated a desire to partner with the Town for design and construction of a public sidewalk along Lake Mary Rd which would close the gap in the trail system between the recent Minaret Rd sidewalk and the sidewalk along Canyon Blvd.

The sidewalk project included the removal of existing concrete curb and driveways and planter areas, and construction of new sidewalk, curb and gutter, a storm drain inlet, and light poles along the north side of Lake Mary Road from Canyon Boulevard to Minaret Road. The project also increased pedestrian safety by reducing the number of access points from Lake Mary Rd into the adjacent site from 3 driveways to 2. iStar provided an easement to the Town, for Sidewalk and Drainage purposes, for that portion of the project which fell outside of Town ROW on iStar property, at no cost to the Town for the land or legal expenses.

Consistent with many of the Town's feet-first goals and policies, the sidewalk project met the intent of several adopted planning documents, including:

Both the adopted **General Plan Mobility Element** and the adopted **TOML Pedestrian Master Plan** include this section of road, "Main Street" between Canyon Blvd and Mountain Blvd, as a future key pedestrian route for priority investment. (The section of sidewalk between Minaret Rd and Mountain Blvd was completed in 2018 as phase 1 of the Lower Main St project.)

Mobility Element Goal M.1: Create a safe and efficient "complete streets" network that is based on "feet-first" principles, accommodates all modes of transportation, and serves all users.

Policy M.1.2: Provide an interconnected network of streets, mid-block connectors, paths, sidewalks, trails, and bike facilities that improve multimodal access, disperse traffic, improve emergency access, and reduce congestion.

Policy M.1.5: Reduce conflicts between vehicles and pedestrians through improved access, design, and management, including driveways, frontage roads, and turn lanes.

Action M.1.5.1: Require individual development projects to minimize the width and number of driveways and consolidate existing driveways along arterial roads when feasible and practical.

Mobility Element Goal M.8: Support “feet-first” objectives by providing a linked year-round recreational and commuter pedestrian system that is safe and comprehensive.

Policy M.8.1: Ensure that all planning processes identify and implement pedestrian improvements and that new development improves existing conditions to meet Town standards.

Action M.8.1.3: Implement trail system improvements recommended in the Trail System Master Plan.

The **Trail System Master Plan**, adopted in 2011, also recommended construction of a sidewalk on this section of road as a long-term summer pedestrian facility.

Construction started in May of 2020 and was completed in August of 2020 with no significant changes or challenges, and Notice of Completion was recorded on September 28, 2020.

PROJECT LOCATION:



FINANCIAL CONSIDERATIONS:

The engineer's estimate for the project was between \$170,000 and \$190,000, and the Town received 2 bids. The contract was awarded to the low responsive bid from Spiess Construction Co., Inc. for \$168,132.00 at the Town of Mammoth Lakes Town Council meeting on April 15, 2020.

The project was originally approved as a Public/Private Partnership between the Town and iStar, with the Town's contribution coming from the General Fund – Local Road Rehab budget, and identifying SB1 funding as an option should additional funds be necessary. Prior to the start of construction the Town was made aware of the availability of RSTP funding to cover a portion of the project.

The Lake Mary Rd Sidewalk plans were fully funded by iStar. The design was completed by Triad Holmes Associates. iStar also reimbursed the Town for the portion of the project consisting of the construction of the access driveways to the property, as well as a portion of the rest of the project.

The final project costs totaled \$171,254, coming in 1.9% over the bid but within both the engineer's estimate and the 10% increase allowable by award. The funds ultimately used to pay for the project were as follows:

Job No.: CAP 20-004

Activity: 46419

Fund-Dept-Account: 300-531-43031

Funding: State SB1 funds - \$47,166 (*Town funds*)
 RSTP State funds - \$94,884 (*Town funds*)
 Private funds (iStar) - \$29,204
 (No General Fund – Road Rehab funds were used)

PRE-CONSTRUCTION PHOTOS:



CONSTRUCTION PHOTOS:





POST-CONSTRUCTION PHOTOS:

