



*South Gateway Partners*

*Recreation  
Action Plan*



# South Gateway Partners Recreation Action Plan

*History of the Project*

*Objectives*

*What has been done?*

*Why was this booklet created?*

*How can this book be used?*

# Public Outreach Process

## Present South Gateway Partners Concept Plan

Each partner representative in the SGP group will be tasked with presenting the plan to their respective governing body.

- Gain Consensus and Approval
- Outline next steps needed by each governing body
- Obtain buy-in

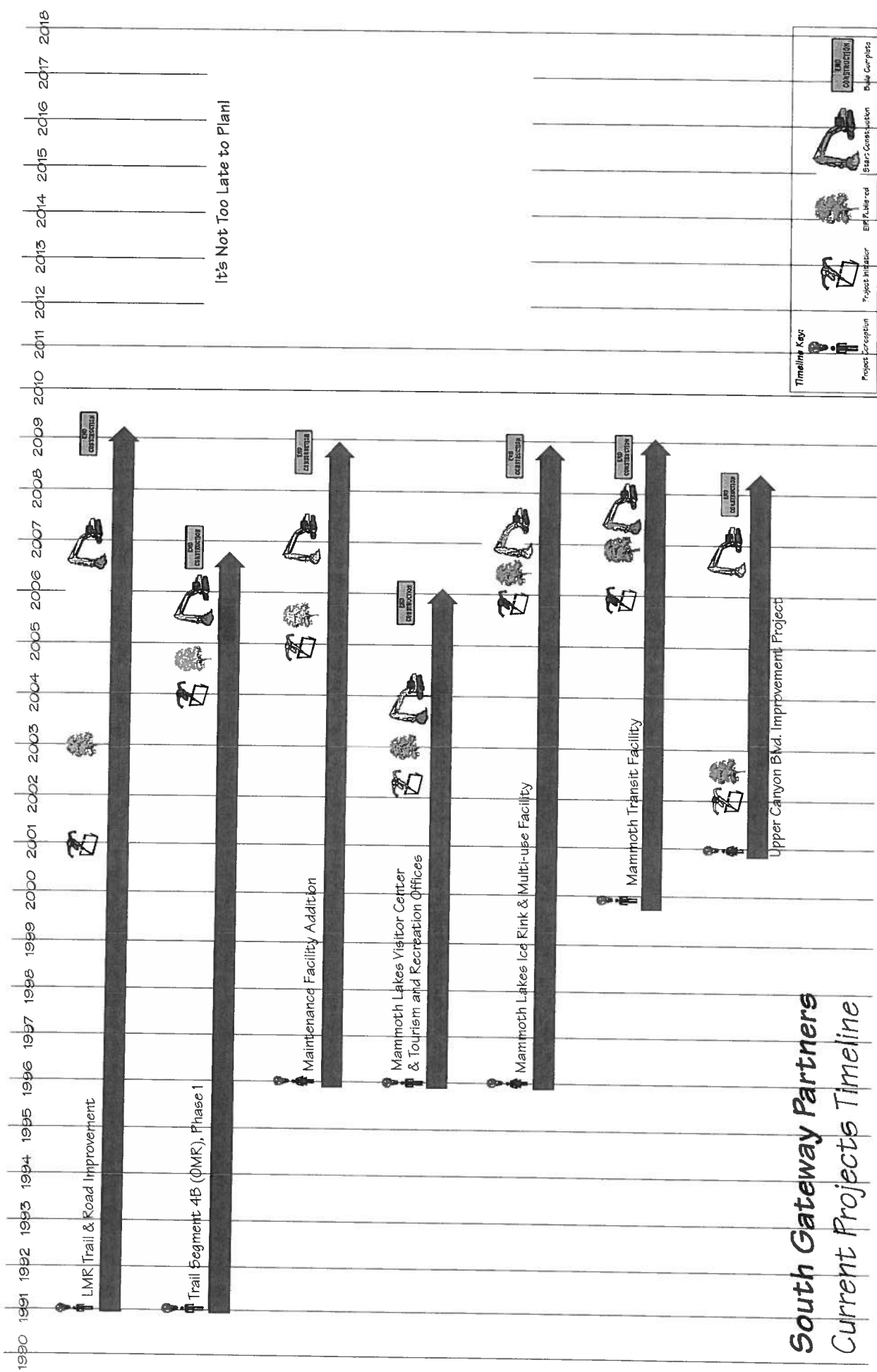
### Conduct Public Meetings

- Mammoth Lakes Chamber of Commerce
- Town of Mammoth Lakes Tourism and Recreation Department
- Mono County Tourism and Film Commission
- Sierra Business Council
- First 5 Mono County

Define a public outreach process and create a speaker bureau

Facility	Cerro Coso College	Mammoth Lakes Foundation	Mammoth Unified School District	Mono County Office of Education	Mono County	Town of Mammoth
Community Aquatic Center					\$	
Community Recreation Center				\$		
Culinary Arts Center	\$			\$		
Community Performing Arts Center	\$			\$		
Field House			\$			

 Contributor/Beneficiary
  Lead Partner
  Shared Parking
  Land Contribution
  Potential Investor
  Investor





# Community Aquatics Center

## Phase 1 Community Aquatic and Recreation Center



### Project Description

The proposed 38,000sf indoor Aquatics Center includes a 6-lane lap pool for fitness swimming, water exercise, and instructional programs and a 6,000sf family recreation pool. This warm-water pool can be used for lessons, adult exercise classes, injury rehabilitation, and family fun. The recreation pool will include a waterslide, play features, current channel, and water sprays. A 10-person spa, (Jacuzzi) will provide both therapeutic soaking and relaxation. The Aquatics Center is conceived as a light-filled space with transparency to provide exterior views and interior viewing of all the activities. The design can include large doors and exterior patios and decks to extend programming space and create a place for indoor/outdoor activities during warm days and evenings. In addition to the pools, the Aquatics Center will include locker rooms, family changing rooms, event room for birthday parties, classes, and small meetings, and a café/juice bar.

### Lead Partner

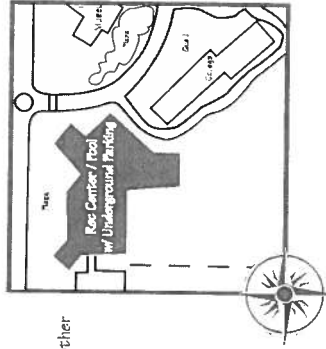
Town of Mammoth

### Project Objective

The Town of Mammoth desires to expand the indoor recreational offerings available to area residents and to visitors. The Aquatic Center will help to achieve these objectives and a number of other objectives identified by the South Gateway Partnership.

These key objectives include:

- Providing year-round recreation options to the community and visitors
- Providing a safe and fun environment for children and adults of all ages
- Creating opportunities for children in the community to learn to swim
- Increasing affordable recreation opportunities to benefit service and seasonal workers and their families
- Promoting the local economy
- Competing favorably with other destination resorts
- Reinforcing the brand of Mammoth as a family destination
- Increasing visitations and duration of stays
- Adding to the vitality of Cerro Coso campus life by providing student recreation



### Opinion of Project Cost

The estimated construction cost for the Aquatic Center is \$28 to \$29 million and the total project costs are estimated in a range of \$34 to \$36 million in 2008 dollars.

### Funding Sources

The Town of Mammoth has identified potential funding that may be available in three years. These funding sources include:

- Transit Occupancy Tax: \$12,000,000
- Development Impact Fees: \$ 6,000,000
- Tax Supported Funding: \$ 7,000,000

Of this full amount, the Town estimates that \$20,000,000 could be available for an Aquatics Center. The participation of Mono County is being explored. This project fulfills the county's change of providing recreation to resident of the county. The funding is contingent upon a number of factors:

- The Development Impact Fees will require economic recovery from the current downturn. This will allow the development of the proposed project, as well as those projects that are currently in the entitlement process.
- The Transit Occupancy Tax collection is dependent on achieving the projected level of visitations and both the economy and the weather are variables.
- The tax supported funding will require voter approval.

The funds collected from the various tax programs will be applied to the construction of a core aquatic facility with parking and locker rooms. Additional sources of funding will need to be identified for various additions to the core facility. The projected cost for the Aquatic Center will require an additional \$16 million to \$20 million in capital funding based on the year it is constructed and the actual rate of inflation impacting construction goods and services. Sources for additional funds could be generated from County funds, the sale of naming rights, sponsorships, in-kind services that could reduce the construction costs, and community fundraising.

### Land Contribution

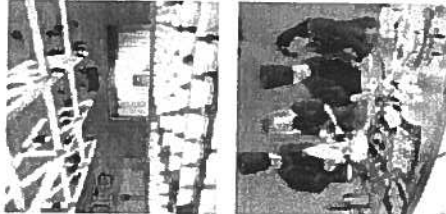
The development of the Aquatic Center will require approximately one and one half to two acres of land for the building and the initial 50 space underground parking to support just the Aquatic Center. This does not include the future expansion space for the addition of the recreation components or components desired by other partners that may be co-located with the Aquatic Center.

Potential building sites include property owned by the Mammoth Unified School District, Cerro Coso College, and Mono County Office of Education.

### Next Steps

- Identify and secure an agreement for the parcel of land to be used for the Aquatic Center, parking, and the Phase 2 Recreation Center.
- Identify the funding partners and their financial contribution to the project
- Identify the funding strategy for the remaining capital funding
- Seek project approvals contingent upon funding

# Community Center / Performing Arts/ Culinary Center



## Project Description

The Community Center/Performing Arts/Culinary School will feature a 5,400sf event space with a 1,000sf stage, and performance support spaces. The large and richly appointed events room can host 300 guests at round tables for dining or 550 when arranged for theater seating. The adjacent caterers kitchen will provide flexible use of the space for social gatherings, community events, conferences, and celebrations. The 5,000sf culinary classroom will benefit from its relationship to the event space providing a venue for catering training, exhibitions, and events. Other spaces include a dressing room, and two classrooms/meeting break-out rooms, a recording studio, and a culinary café to round out the educational and enrichment opportunities.

## Lead Partner

Cerro Coso College

## Project Objective

Develop a Community Center/Performing Arts/Culinary School to serve Cerro Coso College as well as the High School and community by providing performance, event, and culinary instructional space. The College has a need for performance space that is flexible for a wide variety of uses. The supporting music classroom space is available on the College campus. The MUSD has expressed an interest in developing a curriculum with the College that would provide training and education for high school students interested in pursuing restaurant management, culinary arts and hospitality services. Summer classes, camps and performances would provide enrichment opportunities to residents and visitors and could provide an incentive for students to stay in the area beyond the school year. The Community Center/Performing Arts/Culinary Classroom will help to achieve a number of key objectives identified by the South Gateway Partners including:

- Enhancing the curriculum and increasing enrollment of Cerro Coso College
- Supporting high-quality educational services and life-long learning in the community including vocational training
- Providing a venue for performing arts within the community
- Promoting the local economy through special events and classes
- Supporting and hosting community cultural events
- Creating a curriculum of distinction
- Sustaining campus housing occupancy through increased program offerings
- Competing favorably with other destination resorts
- Fulfilling voter approved Measure "C" expansion

## Opinion of Project Cost

The estimated construction cost for the Community Center/Performing Arts/Culinary School is \$14 to \$15 million and the total project costs are estimated in a range of \$17 to \$18 million in 2002 dollars. The detailed space program and opinion of total project costs follows:

## Funding Sources

Measure "C", was approved by voters in October of 2000 for the Mammoth Campus-Eastern Sierra College Center; \$5 million allocated for the funding a Performing Arts Center and \$4 million to fund the Culinary Arts classroom with an additional \$350,000 to construct parking and \$100,000 for lighting. This \$9,450,000 would provide half of the necessary funding. An estimated \$8 to \$9 million in additional funding is needed to meet full project costs depending on the year of construction and the rate of inflation.

## Land Contribution

The development of the Community Center/Performing Arts/Culinary School will require approximately 1.25 to 1.5 acre of land for the building and surface parking to be shared with the College. The Mammoth Lakes Foundation has land that could be used for the Community Center / Performing Arts / Culinary School.

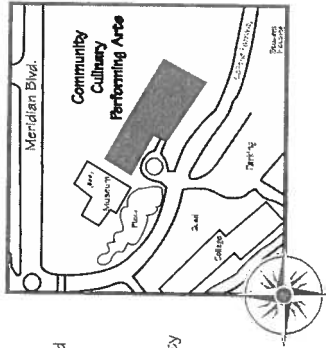


## Next Steps

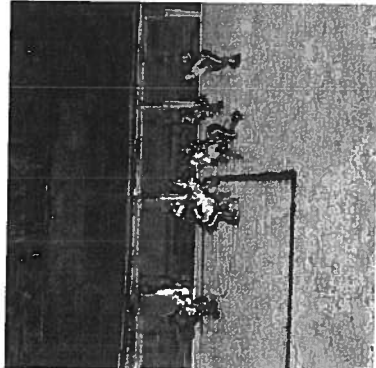
The College does not currently offer a culinary arts curriculum. A program can be established using the High School facilities or commercial facilities in the community.

The College and Gateway Partners could create an action committee with members from local resorts and hotels, professional chefs, the Town, and the Chamber of Commerce to design a curriculum, create agreement with instructors and share resources or facilities with the program. Other steps include:

- Assist Cerro Coso College in identifying supplemental funding or partners for a community center, performing arts, culinary classroom facilities.
- Identify all potential funding partners and their financial contribution to the project
- Seek project approval by Eastern Sierra College contingent upon funding



# Field House



## Project Description

The Field House allows outdoor activities to be brought inside. This Field House would provide a 95' x 225' field that can be used for a variety of sports including baseball, softball, soccer, football, lacrosse, field hockey, and more. In addition, Field House can be used for camps, clinics, summer day camp programs, and a wide array of special events.

## Lead Partner

Mammoth Unified School District

## Project Objective

Development of a field house to provide year round practice and competition for the middle school and High School sports teams, and also provide for increased opportunities for recreational youth and adult leagues and programs. High School sports, youth and adult sports, and informal field play are severely impacted by weather conditions that render fields unusable throughout the late Fall through late spring. MUSD students must travel over 100 miles round trip to have access to fields during much of the year. An indoor facility could be used for both practice and competition would allow the School District to eliminate the expense and inconvenience of transporting students out of town for practice. The Field House can also provide large exhibition and gathering space for community. The field house can serve as a special events venue for large community gatherings and festivals.

The Field House will help to achieve a number of objectives identified by members of the South Gateway Partnership. These key objectives include:

- Supporting sports offerings by the Mammoth Unified School District
- Adding to the vitality of the Mammoth Unified School District campus life by providing additional sports opportunities
- Providing year-round indoor recreation, sports activities and special events
- Promoting the local economy through special events
- Providing a safe and fun environment for children and adults of all ages
- Increasing affordable recreation opportunities available to year-round service workers and seasonal workers and their families
- Adding to the vitality of Cerro Coso campus life by providing student recreation and intramural opportunities.

## Opinion of Project Cost

The estimated construction cost for the Field House is \$12 to \$14 million and the total project costs are estimated in a range of \$18 to \$20 million in 2008 dollars. The detailed space program and opinion of total projects follows:

## Funding Sources

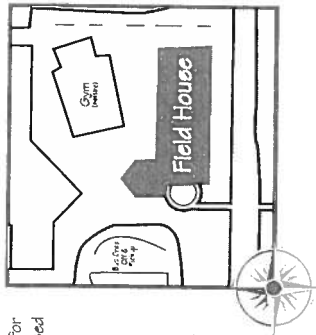
There is currently no funding identified for construction. Consideration should be given to including some portion of funding in the proposed school bond measure. The Field House could be a highly visible component, providing both school and community benefit. The School District has indicated a new for another gymnasium that could be added space program for the Field House.

Additional funding could be sought from naming opportunities and other fundraising efforts. Costs could be reduced through gifts-in-kind for services.

## Land Contribution

The development of the Field House will require approximately 50 to 75 acres of land for the building. Locating the Field House at the edge of the High School, along Meridian Boulevard would provide ease of access to high school students and also make the Field House easily accessible by the community, the adjacent schools, and the College.

The High School parking lots provide shared use opportunity for parking during large events and special events that could be hosted in the Field House.



## Next Steps

- Include the Field House in the concept planning for the new or renovated High School
- Identify the funding partners and their financial contribution to the project
- Identify the funding strategy for the remaining capital funding
- Contingent upon funding, seek project approval from the School Board.



## South Gateway Partners Action Plan and Timeline

Owner Task	Due Date	Completed
<b>Community Aquatic and Recreation Center Phase 1 Aquatic Center</b>		
Identify Parcel of Land		
Develop Land Use Agreement		
Secure County Funding and Commitment		
<b>Community Aquatic and Recreation Center Phase 2 Recreation Center</b>		
Identify Parcel of Land		
Develop Land Use Agreement		
<b>Community Center / Performing Arts / Culinary School</b>		
Develop a Working Committee to Assist the College in Developing Culinary Program		
Contact Restaurant Owners		
Resorts / Mountain		
Develop Curriculum for Joint Program with High School / Cerro Coso College		
Secure Agreement for Use of High School Kitchen by Cerro Coso College		
Identify parcel of land (Mammoth Foundation property)		
Develop agreement for land use		
Identify fundraising capacity/goal by the Foundation		

## South Gateway Partners Action Plan and Timeline

Owner Task	Due Date	Completed
<b>Field House</b>		
Incorporate Future Site for Field House in Site Planning for the High School		
Identify Opportunities for Shared Use of Performing Arts Facilities to Reduce Space and Funding Needs by the High School		
<b>Public Outreach</b>		
Present South Gateway Partners Concept Plan to Governing Body for Information and Feedback		
Conduct Public Meetings		
Mammoth Lakes Chamber of Commerce		
Town of Mammoth Lakes Tourism and Recreation Department		
Mono County Tourism and Film Commission		
Sierra Business Council		
First 5 Mono County		
Various Other Service Organizations		
Define a Public Outreach Process and Create a Speaker Bureau		

# Gateway Partners Facility Development

Community Aquatic and Recreation Center - Phase 1: Aquatic Center  
Opinion of Total Project Costs

Space Program	Net Assignable Sq Ft	Cost per Sq Ft	Total
<b>A. Building Support Space</b>			
Vestibule / Entry	200		
Lobby / Viewing / Hearth	1500		
Reception / Access Control / Registration	300		
Café	400		
Locker Rooms-Men's (w/ wet and dry toilets)	1500		
Locker Rooms-Women's (w/ wet and dry toilets)	1,600		
Family Changing Room (6 @ 90 sf each)	540		
Family Changing Vestibule	200		
Custodial/Maintenance/Storage/Receiving	300		
Subtotal Building Support	6,540	\$500	\$3,270,000
<b>B. Administrative Offices</b>			
Facility Manager	150		
Administrative Assistant / Bookkeeper	120		
Program Supervisor (2 person @ 120sf each)	240		
Program Coordinators (4 person @ 80sf each)	320		
Staff Breakroom / Training Room	280		
Workroom/Storage/Supply Room	300		
Subtotal Administrative Offices	1,410	\$500	\$705,000
<b>C. Aquatic Space</b>			
Natorium	19,000		
6-Lane Lap Pool (3,375 sf surface area)		\$250	\$844,000
Recreation Pool (6,000 sf surface area)		\$250	\$1,500,000
Water Slide and Play Features Allowance			\$300,000
Aquatic Manager	120		
Aquatic Office	160		
Lifeguard Breakroom / Lockers	360		
Event Room (Divisible into 2 Spaces)	600		
Pool Storage	500		
Pool Mechanical Room / Heater	1,900		
Pool Chemical Rooms and Chemical Storage	350		
Subtotal Aquatics	22,990	\$500	\$11,139,000

# Gateway Partners Facility Development

Community Aquatic and Recreation Center - Phase 1: Aquatic Center

Sub Total Net Assignable Area	30,940	\$18,114,000
Building Circulation, Mechanical, Walls, Etc. (80% efficiency)	8,000	\$450
Total Gross Building Area (Rounded)	39,000	\$21,714,000
<b>Construction Cost (Building and Site)</b>		
Construction Cost		\$21,714,000
Underground Parking (50 spaces)		\$35,000
Site and Infrastructure Allowance (10%)		\$2,171,000
Subtotal Construction Cost (Building and Site)		\$25,635,000
<b>Contingency Costs (Design and Estimating - 15%)</b>		
Subtotal Contingency Costs (Rounded)		\$3,845,250
<b>Total Construction Costs Rounded</b>		
		\$29,480,000
<b>Soft Costs</b>		
Furniture, Fixtures, and Equipment (3%)		\$651,000
Public Art (0%)		\$0
Professional Fees (10%)		\$2,171,000
Construction Manager (3%)		\$651,000
Project Administration (2%)		\$434,000
Owner Costs (5.5%)		\$1,194,000
Owner Project Contingency (5%)		\$1,086,000
Subtotal Soft Costs (Rounded)		\$6,187,000
<b>Estimated Order of Magnitude Project Costs</b>		
		<b>\$35,667,000</b>

All costs shown in 2008 dollars and rounded to the nearest thousand. Escalation costs not included.

# South Gateway Partners Facility Development

Community Center / Performing Arts / Culinary School  
Opinion of Total Project Costs

Space Program	Net Assignable Sq Ft	Cost per Sq Ft	Total
<b>A. Building Support Space</b>			
Entry / Vestibule	200		
Entry Hall / Lobby / Pre-Function	1,500		
Restrooms - Men's	400		
Restrooms - Women's	450		
Subtotal Building Support	2,350	\$480	\$1,128,000
<b>B. Administrative Offices</b>			
Community Center Manager	140		
Staff Support / Office Equipment / Supplies	300		
Culinary Arts Director	140		
Teaching Staff Offices (2 @ 120 sf)	240		
Subtotal Administrative Offices	820	\$480	\$393,600
<b>C. Community Center and Performing Arts</b>			
Community Hall / Performing Arts	5,400		
Stage	1,000		
Backstage	500		
Storage / Coat Check	560		
Green Room / Dressing Room	200		
Caterer's Kitchen	1,200		
Culinary Café	600		
Classroom / Break-Out Meeting Rooms (2)	1,800		
Classroom Storage	200		
Recording Booth	200		
Subtotal Community and Performing Arts	11,650	\$480	\$5,592,000

# South Gateway Partners Facility Development

Community Center / Performing Arts / Culinary School

<b>D. Culinary Classroom</b>			
Kitchen Classroom	5,000	\$480	\$2,400,000
Subtotal Community and Performing Space	5,000	\$480	\$2,400,000
<b>Sub Total</b>			
Building Circulation, Mechanical, Walls, Etc. (75% eff)	14,820		
Total Gross Building Area (Rounded)	5,000	\$425	\$2,125,000
	19,800		\$11,638,600
<b>Construction Cost (Building and Site)</b>			
Construction Cost			\$11,638,600
Auto Parking (30 spaces @ 350 sf each)		\$15	\$157,500
Site and Infrastructure Allowance (10%)			\$1,163,860
Subtotal Construction Cost: (Building and Site)			\$12,959,960
<b>Contingency Costs (Design and Estimating - 15%)</b>			
Subtotal Contingency Costs (Rounded)			\$1,944,000
Total Construction Costs (Rounded)			\$14,904,000
<b>Soft Costs</b>			
Furniture, Fixtures, and Equipment (5%)			\$592,000
Professional Fees (10%)			\$1,163,860
Construction Manager (3%)			\$349,000
Project Administration (2%)			\$232,772
Owner Costs (5.5%)			\$308,000
Owner Project Contingency (5%)			\$592,000
Subtotal Soft Costs (Rounded)			\$3,217,600
<b>Estimated Order of Magnitude Project Costs</b>			<b>\$18,122,000</b>

All costs shown in 2008 dollars and rounded to the nearest thousand. Escalation costs not included.

# South Gateway Partners Facility Development

## Field House

Opinion of Total Project Costs

Space Program	Net Assignable Sq Ft	Cost per Sq Ft	Total
<b>A. Building Support Space</b>			
Vestibule	200		
Entry Hall / Lobby / Vending	600		
Reception Access Control / Registration	200		
Restrooms - Men's	240		
Restrooms - Women's	260		
Custodial / Maintenance / Storage	500		
Subtotal Building Support	2,000	\$400	\$800,000
<b>B. Administrative Offices</b>			
Facility Manager / Program Supervisor	120		
Program Staff Group Office	240		
Workroom / Storage / Supply Room	200		
Subtotal Administrative Offices	560	\$400	\$224,000
<b>C. Activity Spaces</b>			
Field House (95' x 225' field)	21,375		
Field House Storage	600		
Camp Program Storage and Support	200		
Subtotal Activity Spaces	22,175	\$380	\$8,427,000
Sub Total Net Assignable Area	24,735		\$9,451,000
Building Circulation, Mechanical, Walls, Etc. (90% eff)	2,700	\$350	\$945,000
Total Gross Building Area (Rounded)	27,000		\$10,396,000

# South Gateway Partners Facility Development

## Field House

<b>Construction Cost (Building and Site)</b>		
Construction Cost		\$10,396,000
Auto Parking (shared with high school)		\$0
Site and Infrastructure Allowance		\$400,000
Subtotal Construction Cost (Building and Site)		\$10,796,000
Contingency Costs (Design and Estimating - 15%)		\$1,619,400
Subtotal Contingency Costs (Rounded)		\$1,619,400
Total Construction Costs (Rounded)		\$12,415,400
<b>Soft Costs</b>		
Furniture, Fixtures, and Equipment (3%)		\$312,000
Professional Fees (8%)		\$632,000
Construction Manager (3%)		\$312,000
Project Administration (2%)		\$206,000
Owner Costs (5.5%)		\$572,000
Owner Project Contingency (5%)		\$520,000
Subtotal Soft Costs (Rounded)		\$2,756,000
<b>Estimated Order of Magnitude Project Costs</b>		<b>\$15,171,400</b>

All costs shown in 2008 dollars and rounded to the nearest thousand. Escalation costs not included.