



## MEMORANDUM

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P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**  
**FROM: ADDISON CANINO, ASSISTANT PUBLIC WORKS DIRECTOR**  
**RE: RES 22-14 OWNER'S REPRESENTATIVE SERVICES: GRANITE PARK HOUSING PROJECT AND SLOPESIDE HALL, CONTRACTS**  
**DATE: APRIL 12, 2022**

### **Summary and Background:**

In 2021 the Town of Frisco started conceptual development on two major Capital Projects; Granite Park Housing Project and Slopeside Hall. Moving in to 2022, both project teams are at a point where construction drawings and project specifications are being produced and almost completed. With the prospect of having two major capital projects beginning construction simultaneously in 2022, Town Staff felt the need to go out to RFP (request for proposals) from qualified firms for Owner's Representative Services. While Public Works usually oversees Capital Project management, with the attention that both construction sites will require, it would make the most sense to go with an outside firm that sees projects of this scale regularly, in addition to adding another layer of knowledge and protection to the Town of Frisco.

### **Analysis:**

In late February of 2022 the Town of Frisco issued the RFP, with all proposals being due March 23, 2022. The RFP process resulted in seven proposals being received by Town staff. Upon receipt of the proposals, staff was able to analyze all proposals and move forward with interviewing four of them. After the interviews were conducted, staff concluded that it would be in the Town's best interest to move forward with recommending the services of Diversified Consulting Solutions, Inc. (DCS). DCS checked all of the boxes when it comes to their experience in working with municipalities on their capital projects, and fostering working relationships that shows deep commitment to not only the owner of the project but the community as a whole.

DCS began providing its services in 1998 and throughout its operation has assisted many other municipalities and local agencies in their capital projects ranging from housing to emergency service facilities. In terms of working locally, DCS acted as a sub-consultant for the architectural firm Anderson Hallas Architecture, for the Summit Fire and EMS Authority building near the County Commons. Having the knowledge of the local construction market, in addition to many other mountain communities gives them great knowledge and understanding of pricing and contractor availability. With their proposal as a reference, it can be noted they all of the projects they have been working on have come in on time and on budget.

**Financial Impact:**

The Slopeside Hall contract has a fixed fee of ONE HUNDRED EIGHTY-FOUR THOUSAND AND NINE HUNDRED SIXTY-THREE DOLLARS (\$184,963.00) as noted in Attachment B of the contract for a twenty (20) month duration.

The Granite Park Housing Project has a fixed fee of ONE HUNDRED NINETY-ONE THOUSAND AND SIXTY-THREE DOLLARS (\$191,063.00) as noted in Attachment B of the contract for a twenty-two (22) month duration.

It should be noted that these amounts being presented to Council are included in both project budgets. If there are any overages during construction they will be communicated to Council, as soon as DCS and staff are made aware.

**Alignment with Strategic Plan:**

Granite Park Housing Project aligns with an Inclusive Community and Sustainable Environment. Adding more rental options to the Frisco housing market will allow more opportunities for prospective workers to live where they work. This project will also be built to the most current sustainability code and will be a great example of what can be accomplished with high density housing developments.

Slopeside Hall aligns with Vibrant Culture, Arts & Recreation and Sustainable Environment. The construction of Slopeside Hall will be a big step in accomplishing part of the Comprehensive Vision and Project Implementation Plan by completing and constructing of a new building (what is formally known as Village Center in the Plan). With this building's location, Town staff and the contracted design team have designed this building in such a manner that utilizes one hundred twenty-six (126) solar panels, and an entirely electric heating and cooling system.

**Environmental Sustainability:**

Utilizing the new sustainability code in addition to green energy solutions, the Town is moving towards the ultimate goal of Net Zero in the future.

**Staff Recommendation:**

It is the recommendation of staff that the Frisco Town Council approves the contracts for RES 22-14 and enter into contract(s) with DCS for the Granite Park Housing Project and Slopeside Hall. Both projects add so much value to the community as a whole and to the visitors who continue to come to Frisco year after year.

**Reviews and Approvals:**

Jeff Goble, Public Works Director  
Leslie Edwards, Finance Director  
Diane McBride, Interim Town Manager

**Attachments:**

Exhibit A – Owner's Representative Services RFP

Exhibit B – DCS Proposal  
Exhibit C – Granite Park Housing Project Contract  
Exhibit D – Slopeside Hall Contract