



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: DON REIMER, COMMUNITY DEVELOPMENT DIRECTOR
RE: RES 22-18 OWNER'S REPRESENTATIVE SERVICES – GRANITE PARK WORKFORCE HOUSING PROJECT
DATE: MAY 10, 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. Construction drawings and project specifications are complete for Granite Park and are nearing completion for Slopeside Hall. While Public Works typically oversees Capital Project management, however, with the prospect of having two major capital projects beginning construction simultaneously in 2022, Staff felt these projects would benefit by having dedicated Owner's Representative Services to manage each project on behalf of the Town. A Request for Proposals (RFP) was issued for Owner's Representative Services in February 2022.

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 review of the proposals, four firms were selected for interviews. Following the interviews, 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) for Owner's Representative services for each project. A separate contract will be executed for each project. DCS provides substantial experience in working with municipalities on 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. DCS acted as a sub-consultant for the architectural firm Anderson Hallas Architecture, for the Summit Fire and EMS Authority building at 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: Owner's Representation Services by DCS for the Granite Park Housing Project has a fixed fee of \$191,063.00 as noted in Exhibit B of the contract, for a twenty-two (22) month duration. The most recent cost estimate for construction of the project, from December 2021, was \$6,747,017.

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.

Environmental Sustainability: Granite Park was designed with sustainability in mind. The project has been designed to exceed the requirements of the Summit Sustainable Building Code, is zero-energy ready, and includes opportunities for installation of photovoltaics to offset energy use.

Staff Recommendation: Staff recommends that Council approve Resolution 22-18, and the contract with DCS for Owner's Representative Services for the Granite Park Housing Project.

Reviews and Approvals: This report has been reviewed and approved by:

Leslie Edwards, Finance Director
Diane McBride, Interim Town Manager

Attachments:

Attachment 1 – Res 22-18
Attachment 2 – Owners Rep RFP
Attachment 3 – DCS RFP Response
Attachment 4 – DCS Owner's Rep Services Contract