



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: ADDISON CANINO, ASSISTANT PUBLIC WORKS DIRECTOR
RE: BUDGETING DISCUSSION, SLOPESIDE HALL
DATE: JUNE 14, 2022

Summary and Background:

Currently, Town staff are in the middle of finalizing the construction drawings and specifications for Slopeside Hall and the Day Lodge. Throughout the design process, there have been several cost analyses done to assess how much the project would cost, based on the most current designs at that time. DCS, the Town's contracted owner's rep, wants to put all the pieces of the puzzle together and provide the most accurate budgeting forecast as possible, based upon the information that is available. Using the data that the Town already received through the design process, and adding in other project related expenditures, will give Town Council a better understanding of the big picture cost(s) of Slopeside Hall and the Day Lodge project(s).

Analysis:

On April 13th, Town staff received the latest hard cost estimate for (Slopeside Hall/Day Lodge) construction and it totaled \$6.98 million. This estimation was based on the 80% construction drawings and the design team has since pushed past that, sitting at 90%. The \$6.98 million hard cost number does not include any soft costs (design, permitting, etc.). While this is over the approved total project budget of \$5.2 million for the 2022 budget, Town staff created that budget number based on the most up to date information that was available at that time. It should also be noted that at that time, the building looked different than it does today. Town Council relayed to staff that they needed to design the building in a manner that fits the necessities of the guests and the staff at the PRA, and not around a budget number. Using that information and designing a building that will fit the needs of the PRA for years to come, it brought the team to a current estimated total project budget of \$9.7M with what we know today.

The construction schedule for Slopeside Hall is nearly 24 months, so the construction will span two budget years (2022/2023). Currently, Town staff is starting to develop and shape the budget for 2023, and it is worth noting that the team is going to bring on a CM/GC to assist in the remaining planning and for construction. Utilizing their services, in addition to DCS, the number that will be budgeted for in 2023 will make up the cost difference that will be required to complete the project. DCS is putting all of the outlying pieces of the budget together, which will be discussed tonight. It is worth noting that the 80% CD cost estimation that was provided to the design team for Slopeside Hall, came from Cummin Project Management and Cost Estimation out of Denver. Their services were utilized on behalf of the architect, OLC.

Financial Impact:

The current financial impact for Slopeside Hall is estimated to be \$9.7M million with what we know today. The Town currently has \$5.2 million at its disposal to get construction started and moving into 2023. Once the CM/GC is on board and we receive cost feedback (estimated to be July), we will be able to solidify the hard cost numbers and ultimately the overall project budget.

Alignment with Strategic Plan:

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 Town staff, that Council continue its support for Slopeside Hall and Day Lodge improvements based upon the data that has been collected up to this point. Utilizing services of our owner's rep and a CMGC will only help to provide a better product not only to PRA staff and guests but to the community as well.

Reviews and Approvals:

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