



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: ADDISON CANINO, ASSISTANT PUBLIC WORKS DIRECTOR
SUSAN LEE, PLANNING MANAGER
DIANE MCBRIDE, ASSISTANT TOWN MANAGER/REC & CULTURE DIRECTOR
RE: SLOPESIDE HALL CMGC CONTRACT – PRE-CONSTRUCTION SERVICES
DATE: OCTOBER 11, 2022

Summary: A Construction Manager/General Contractor (CMGC) contract with A.D. Miller Services, Inc. in the amount of \$7,500 for Slopeside Hall is before Council on October 11, 2022. This contract is for pre-construction services designed to provide feedback on the design(s) for the project, accurate dollar values associated with construction, and propose any cost saving measures or scope reductions. The project currently consists of Slopeside Hall, Day Lodge remodel, tube storage enclosure, and the landscape and plaza areas. Prior to pursuing this project and entering into another contract for construction services, the scope and associated cost proposal will return to Council for review and approvals.

Background: A long standing priority, the design and construction of a new multi-function, administrative/youth programming building at the Peninsula Recreation Area (PRA) was initially budgeted for in 2019. Several concerns were expressed by the Council at that time including the proposed site location for the new building and the costs of construction. Council directed staff to reallocate the budgeted funds in 2019 to complete a Comprehensive Vision and Project Implementation Plan (the "Plan") for the PRA that identified current uses and capacities and would serve as a guiding document for future development and improvements. Council adopted the final Plan on October 27, 2020.

One of the high priorities of the adopted Plan is the addition of a new building to meet operational needs, administrative/office space, programming/classroom spaces, storage for the tubing operation, and ticketing, food and beverage and retail spaces. Construction costs for this building were estimated at \$7M according to the Plan.

Based on the Plan recommendations, Town Council approved a contract on April 13, 2021, to develop designs and cost estimates for the new building. Over the next year, staff and Town Council worked with the consultant team of Ohlson Lavoie Collaborative (OLC) to develop plans for a new building. During this process, Council directed staff to pursue a net-zero building design that will house administrative offices, childcare services, and multi-purpose rental spaces in a compact footprint to align with the character and scale of the existing PRA facilities. The design process also determined that: tube storage should be housed in a screened, outdoor facility; the Day Lodge remodel should be completed in conjunction with the new building to support enhanced food service, guest services, and facility rentals; and the area between the new building

and Day Lodge should be developed as a community plaza to create a cohesive outdoor use space between the new facilities.

In April 2022, Council reviewed the final designs and cost estimates for the new Slopeside Hall building, the Day Lodge remodel, tube storage facility, and community plaza. The consultant team's best estimates for the project at that time were close to \$7M. Based on the information presented, Council directed staff to move forward with final construction documents and soliciting for owner representative services to assist with contracting for a general contractor.

Staff has been working with DCS, the Town of Frisco's Owner's Representative for Slopeside Hall, on this project since April 2022. DCS recommended the services of a Construction Manager/General Contractor (CMGC). A CMGC can greatly assist in all aspects of the planning, design, and construction of a new facility. The services of a CMGC are split in to two parts: pre-construction and construction. In the preconstruction phase, a CMGC will provide feedback on the design and propose any cost saving measures that may be beneficial. They will also propose a flat fee for their services up to the construction phase of the CMGC contract. After going under contract for pre-construction services, the CMGC will reach out to as many sub-contractors as possible to ensure that there is accurate pricing, and that they can meet the proposed schedule. Once that exercise is completed, the CMGC will come back to the owner and discuss options for moving forward into construction. At that time, the owner, based on the data received from the CMGC, can opt to either continue moving forward with construction and move into the second phase of the CMGC contract through a resolution, or end the service(s) and go in a different direction. The main benefit of these preconstruction services is that the project owner will have only spent a small amount of money getting all of that data and information.

Analysis: In June of 2022, DCS and the Town of Frisco went out to RFQP for CMGC services. The result of the RFQP exercise was a proposal from one prospective bidder. After discussions between Town staff and DCS, it was deemed that the best course of action was to go back out to advertisement, this time with a construction date starting in the Spring of 2023. The RFQP was released again in August and three firms submitted proposals. All three firms were qualified, and all were interviewed by Town, DCS and OLC staff on September 26, 2022.

Staff recommends moving forward currently with the services of A.D. Miller. A.D. Miller is a family owned and operated company out of Centennial, Colorado, founded in 1979, who pride themselves in their CMGC process/services that are provided to the project owner. Their pre-construction services include a competitive bid process of their own to ensure that the Town is not only receiving the best cost for the project, but the best sub-contractor for each piece of the project as well. In doing this, they will propose an accurate GMP (guaranteed maximum price) for all of the pieces of the whole project and will present the data in a format to assist Town Council in their decision-making processes. References were called and were exceptionally positive – noting their ability to complete projects on time and within budget.

Financial Impact: A.D. Miller's fee for preconstruction services is \$7,500, which will produce an itemized list for all projects associated with Slopeside Hall (new construction of Slopeside Hall, Day Lodge remodel, tube storage enclosure, and the landscape and plaza areas). There are sufficient funds in the capital improvement fund (20-2000-5024) to support this phase of the project. Staff is scheduled to return to Council on November 8th for a preliminary work session on the project, and a further work session on December 13th to review construction costs, scope, and phasing options as most appropriate. Funds are currently included in the 2023 proposed capital budget for this project in the amount of \$8 million.

Alignment with Strategic Plan: Slopeside Hall aligns with all aspects of the Strategic Plan in the following ways:

- Culture, Arts & Recreation: This project is a big step in completing a portion of the Comprehensive Vision and Project Implementation Plan. The PRA is a recreational gem, highly valued and loved by the Frisco community. In the Plan, this specific area is known as the “Village Center” and is a high priority feature that accommodates immediate operational needs. The new building of Slopeside Hall becomes the park’s new headquarters where all administrative operations are coordinated, and activities are centralized. Construction of this new building frees up the existing Day Lodge for renovation. The plaza space framed between the buildings create a pedestrian-friendly zone that presents an outdoor environment to gather, eat, relax, play, view art, and recreate.
- Community: This multi-function building will house the after school and summer programs, which provide a safe and fun environment for kids in the community and the opportunity for parents to work as needed. The building will also lend itself to rental opportunities for community events and functions.
- Economy: Activities and services at the PRA are economic drivers for Frisco. Slopeside Hall will be a rentable space. Moving activities from the Day Lodge to Slopeside Hall also frees up the Day Lodge for additional private rentals and revenue-driving opportunities.
- Core Services: The construction of this new building will ideally lead to improved employee retention with new office spaces and equipment.
- Environment: The building is designed in such a manner that utilizes one hundred twenty-six (126) solar panels, and an entirely electric heating and cooling system, creating the first net-zero commercial building in Frisco.

Environmental Sustainability: As discussed in the analysis above, the building design is incorporating energy efficient and sustainable design practices that go above the IECC building code standards. The building has been designed to achieve net zero energy usage. In addition, the PRA is a member of Sustainable Slopes, a ski-area recognition program that helps the Adventure Park demonstrate their commitment to sustainability. Sustainable Slopes offers guidelines and recognition for sustainable design and construction practices.

Staff Recommendation: It is the recommendation of staff that the Frisco Town Council approves the contract for pre-construction services with A.D. Miller in the amount of \$7,500.

Reviews and Approvals:

Tom Fisher, Town Manager
Leslie Edwards, Finance Director
Jeff Goble, Public Works Director

Attachments:

Exhibit A – CMGC RFQP
Exhibit B – A.D. Miller Proposal
Exhibit C.1 – CMGC – Pre-Construction Services Contract
Exhibit C.2 – CMGC – Insurance