



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: ADDISON CANINO, ASSISTANT PUBLIC WORKS DIRECTOR
RE: SLOPESIDE HALL CMGC DISCUSSION
DATE: JANUARY 24, 2023

Summary and Background:

In 2020, the Frisco Town Council adopted the Peninsula Recreation Area (PRA) Master Plan and directed staff to begin the implementation of that plan. One of the main goals of the adopted plan was the addition of a new facility that would meet the operational needs, as identified by Town staff. Following the direction from Council, staff identified the need of office/admin space, program and classroom space, tubing storage, F&B, and retail space. A collaborative process between Town staff and OLC (the architectural firm contracted for the project) resulted in a project that met all of these goals.

Based on the recommendation of the Town's owner's representative firm, DCS, a solicitation process for construction manager/general contractor (CMGC) services began. After a successful solicitation process the Frisco Town Council approved a contract for pre-construction services with the firm AD Miller. This contract was presented to Council in October of 2022, and in their proposal AD Miller presented a good faith estimate of \$7.4 million. Doing a bidding process of their own to secure sub-contractors for the Slopeside Hall project, they have come back to Town staff with a guaranteed maximum price (GMP) number. The GMP number presented to Town staff coupled with further budgeting information is what is being presented in this memo to the Council.

Analysis:

As of January 13, 2023, AD Miller have concluded their bid process for Slopeside Hall and sent over their findings to Town Staff (see Exhibit A). During the pre-construction process, Town staff and DCS worked closely with AD Miller to analyze the project site in its entirety and identify priority areas to have those priced out appropriately so that the Frisco Town Council could see the cost of each area.

Area 1 is the highest priority and would encompass the Slopeside Hall facility and access road for back of house and EMS services. This is the highest priority because of the needs for staff to be relocated out of basement offices in the Day Lodge, and to be in a better location to oversee operations. The facility will provide better facilities for child programs as well, based on the feedback from the community.

Area 2 builds a plaza that connects Slopeside Hall with the Day Lodge. In addition to becoming a main focal piece of the project area. This welcoming area will provide guests with a better experience and creates space for revenue generating opportunities like weddings or events.

Area 3 will retrofit the Day Lodge in a manner that would enhance its F&B capabilities, guest services, and facility rentals.

Area 4 creates a tube storage shed that will allow tubing hill staff to better serve guests by having a closer proximity to the magic carpet, and the yurt relocation will be placed in a better spot that makes the guest experience more linear to get to the magic carpet.

Currently, the project schedule, which takes all project areas (areas 1-4) into account, spans 16 months to final completion and project closeout. Work is slated to begin in March of 2023 with further pre-construction planning and early procurement of long lead time items. Early procurements for this project will be key due to some items having longer lead times, and the team wants to ensure those arrive before they are needed, or at the point in construction where they are needed. With mobilization and earthwork starting in April, this begins the big push to have Slopeside Hall closed off from the elements before snowmaking for the tubing hill begins, as this part of the project will have the biggest construction footprint. This footprint consists of Slopeside Hall/access road, tube storage, yurt relocation, and the new plaza. After that, the construction footprint can shrink to Slopeside Hall. Work will continue into 2024 without disrupting the normal flow of tubing hill operations. Once the tubing hill closes for the '23-'24 season, work on Slopeside Hall can be finalized and work will commence on the Day Lodge. This is a great jump because all summer programming can be transferred to Slopeside Hall without any interruptions, and the Day Lodge site can be the focus of all the work, which is currently slated for 3 months.

Before a GMP contract is brought forward, the Slopeside Hall team wanted to have a discussion with the Frisco Town Council regarding the entirety of the Slopeside Hall project, based on the current information that is now available. Having a data driven conversation will create the framework for the GMP contract that will be coming to the Frisco Town Council on February 14th, 2023, and allow for the most informed decision to be made for the specific contract price.

Financial Impact:

The financial impact for the construction of the Slopeside Hall project is as follows:

- Area 1 – Slopeside Hall - \$6.19 million
- Area 2 – Plaza - \$1.15 million
- Area 3 – Day Lodge - \$706,542.77
- Area 4 – Tube Storage - \$128,417.30
- Area 4 – Yurt relocation - \$ 17,684.94
- TOTAL - \$8,197,320.86

It is also worth noting where this number fits in to the total project budget comprised of the soft and hard costs. Those numbers are as follows:

- Total Soft Costs - \$2.22 million
- Total Hard Costs - \$8.19 million
- Total Project Budget - \$10,426,725.86

The total amount projected for this project in the Town's five-year Capital Improvement Plan is \$10 million (between 2023-2025), which leaves a cost delta of \$426,725.86. While this is over the total projected amount, the project team is working with AD Miller to identify potential scope adjustments and value engineering measures to help close that gap (see Exhibit C). There is a

benefit of the project spanning two budget cycles because there has been \$7.3 million budgeted for 2023 and that will cover construction costs based upon the preliminary draw schedule provided by AD Miller. Before planning for the 2024 budget, Town staff will report back to Council with where the project budget stands and plan to close out the project with enough budget to cover the project in its entirety.

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.
- Community: This multi-function building will house the after school and summer programs, and has potential for rentable space for events.
- Economy: Activities and services at the PRA are economic drivers for Frisco.
- Core Services: The construction of this new building will ideally lead to improved employee retention.
- Environment: The building is designed in such a manner that utilizes 126 solar panels, and an entirely electric heating and cooling system, which will create the first net-zero commercial building in Frisco.

Environmental Sustainability:

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 Town staff that the Frisco Town Council approve the GMP number presented, in its entirety, and instruct staff to move forward with all areas of construction. While there is currently a cost delta of 4.1% of the total project budget, the team recognizes that there are many opportunities shrink that number down closer to zero. The project team will make every effort to reduce that percentage difference to zero.

Reviews and Approvals:

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

Attachments:

Exhibit A – AD Miller GMP Estimate
Exhibit B – DCS Total Project Budget
Exhibit C – VE Log
Exhibit D – AD Miller Draw Schedule
Exhibit E – Project Site Plan