



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO:** MAYOR AND TOWN COUNCIL  
**FROM:** JEFF GOBLE, PUBLIC WORKS DIRECTOR  
TOM WICKMAN, CHIEF OF POLICE  
**RE:** RESOLUTION 21-20: DISCUSSION / POSSIBLE AWARD OF CONTRACT FOR THE POLICE DEPT.  
REMODEL PROJECT.  
**DATE:** JULY 27, 2021

**Summary and Background:** The Frisco Police Department is located within Frisco Town Hall which was built in 1982 and extensively remodeled in 2000. The needs of today could not have been predicted due to the extensive growth that Frisco and Summit County as a whole has seen. Now, 21 years later, with 18 people on staff, the department has outgrown their current space and is in need of expansion to better suit their needs and to be able to better serve the community of Frisco. With this in mind, in 2020 Council directed staff to begin design of this expansion which has now been completed and put out to bid. A pre-bid meeting was conducted on July 6<sup>th</sup> and was attended by four general contractors and several sub-contractors. Bids were due on July 16<sup>th</sup> and only one bid was received from Saunders / Heath Construction, which as you may know, is currently building the Marina Office Building.

**Analysis:** The bid received from Saunders / Heath quoted a price not to exceed \$1,471,348.00 with a bid alternate of \$29,775 for demolition work during the night when Town Hall is mostly unoccupied. This equals a total construction cost of \$1,501,123.00. The Town placed \$600,000 in the Capital Improvement Fund for this project leaving a budgeted shortfall of \$901,123.00. This shortfall can be directly attributed to the unforeseen massive increases in the cost and availability of building materials across the board. many of these increases are in the range of 100-600% depending on the type of materials. The fact that these increases have occurred within the last several months does not help the situation either. Should Council decide to delay this project and go out for bid at a later date, it is our professional opinion that we will not realize much savings, if any at all, but will more than likely see continued price increases, or at best, a leveling off at current prices.

**Financial Impact:** During the budget adjustment process the Council went through this past spring, we re-allocated \$600,000 to the PD Remodel Project (A/N 20-2000-4567) believing that would be more than sufficient. Should Council decide to move forward with this project and enter into a contract with Saunders / Heath we would need to allocate at least an additional \$901,000 to this line item. Should Council decide to re-bid this project, we would still need to substantially increase the funding in this line item.

**Alignment with Strategic Plan:** This project aligns with the Quality Core Services of the Strategic Plan by allowing the Police Department to more effectively and efficiently serve the Town as well as provide them with much better facilities, which would make recruitment of new personnel as well as retention of existing personnel more successful.

**Environmental Sustainability:** This project aligns with the Council's Environmental Sustainability goal by re-purposing an existing facility rather than creating additional environmental impacts by building a new facility.

**Staff Recommendation:** Staff recommends Council discuss the proposed options below and choose one option and direct staff to implement that decision.

Option 1: Accept the bid from Saunders / Heath in the amount of \$1,501,123.00, approve Resolution 21-20 and enter into a contract. This would require that Council direct staff to allocate an additional \$901,123.00 to the PD Remodel Project line item through a budget amendment.

Option 2: Reject the bid from Saunders / Heath and direct staff to go back out to bid with the hope that we will see some savings. If Council chooses this option, staff recommends that Council still amends this budget line item in an amount that the Council is comfortable with.

Option 3: Shelve the project for now and wait to see if and when the price of construction materials and labor drops.

**Approved By:**

Diane McBride, Acting Town Manager

Bonnie Moinet, Finance Director

**Attachments:**

Attachment 1 – Resolution 21-20

Attachment 2 – Contract

Attachment 3 – Saunders / Heath Proposal