



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL

FROM: DIANE MCBRIDE, RECREATION DIRECTOR/ASSISTANT TOWN MANAGER
SUSAN LEE, PLANNER

RE: PRA SLOPESIDE HALL PROJECT – ADDITIONAL SERVICES PROPOSALS

DATE: SEPTEMBER 14, 2021

Summary and Background: During the July 13, 2021, Council work session, Mr. Bob McDonald, Sr. Principal & CEO with Ohlson Lavoie Corporation (OLC), presented a site layout and conceptual design for the proposed Slopeside Hall building at the Peninsula Recreation Area (PRA). Council was supportive of the project design and directed staff to move forward with a Major Site Plan application that includes Planning Commission review. The applicants submitted materials for an initial review with the Development Review Committee on August 4, 2021, and are anticipating a public hearing for the sketch level review with the Planning Commission on October 21, 2021.

During the July 13th Council meeting, Council expressed a desire to have improvements to the Day Lodge, a comprehensive plaza design, and the tube storage included in the scope of work for this project. Staff was directed to pursue quotes for the design of these additional components not currently included in the contract with OLC. As such, OLC has prepared written proposals for the design of an exterior tube storage enclosure, design of the Day Lodge elevator and kitchen expansion, and the design of the expanded community plaza. The goal of designing these additional elements concurrently with the Slopeside Hall would be to have construction drawings and cost estimates prepared so that they can be completed together to take advantage of operational and construction efficiencies.

These three additional services proposals are included for Council's review. The three proposals total \$115,892. Should Council opt to include any or all of these additional services, staff will prepare a contract amendment for services between the Town and OLC and will present this amendment at the September 28th Council meeting. The total cost of the three additional services proposals are:

- Design of an Exterior Tube Storage Enclosure (\$31,390)
- Design of the Day Lodge Elevator and Kitchen Expansion (\$35,222)
- Design of the Expanded Community Plaza (\$49,280)

Analysis: A new building (design and construction) at the PRA was initially budgeted for in 2019 and reviewed with Town Council in May 2019. A number of 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 for the PRA that identified current uses and capacities and would serve as a guiding document for future development and improvements. This project kicked off in 2019 and was completed in 2020, with Council adopting the final Plan on October 27, 2020. One of the high priorities of the Plan is the addition of a new administration and multi-purpose space building, Slopeside Hall (originally named the Village Center).

On March 23, 2021, Council approved a contract with OLC to develop 80% construction documents and cost estimates. Staff has been meeting with OLC and the design team weekly, and presented conceptual designs to Council on May 25th and July 13th.

During the May 25th Council meeting, Council provided the following feedback:

- Tie the new building and the site together better
- Detail summer and winter functions
- Further analyze the drop-off area
- Review storage needs. Does the tube storage need to be in this building?
- Review the programming of the building in more detail to address several of the architectural concerns/questions.

The design team listened to this feedback and returned to Council on July 13th with revised plans. The new Slopeside Hall is proposed at 7,340 square feet, and includes the following:

- Two-story building
- Three multi-purpose rooms that can be used together or separately. The space meets state licensing requirements to increase future capacity of the Fun Club program to 75 participants/day.
- Back door with a smaller entrance for kid/parent drop off and staff access
- Catering kitchen
- Two offices downstairs; five offices upstairs and four open work stations
- Stairs on the backside of the building for staff access to locker rooms, changing areas and the breakroom.
- Emergency access/drop off area remains on the backside of the building per the Fire Department.
- A reduced storage area to serve essential recreation functions. Tube storage has been removed from the building

During the winter months, the Day Lodge continues to serve as the hub for tubing operations, rentals, retail, guest space, and food and beverage operations. Future expansion of the Day Lodge would include an expanded food and beverage area and elevator access to the basement storage area. Winter uses of the new Slopeside Hall would include three community rooms for rent, winter youth programming spaces, office spaces, and restroom/changing areas. The two buildings would operate in conjunction with one another. Since no new parking generating uses are proposed as part of the programming for Slopeside Hall, no additional parking is being proposed. The plaza area between the existing Day Lodge and new Slopeside Hall is envisioned as a community gathering space intended to connect the buildings and add

synergy to the space. During the summer months, the Day Lodge would remain a rentable space for weddings, conferences, and other private events. Retail and food and beverage service would continue to operate out of this space. The new Slopeside Hall would house the Frisco Fun Club program, office spaces, storage and restroom/changing areas. Frisco Fun Club is currently licensed for 50 kids/day. This plan accounts for a potential future expansion of the program or additional programs to 75 kids/day.

During the July 13th meeting, Council was supportive of the design and direction of the project and directed staff to move forward with a Development Review Committee (DRC) meeting and a Major Site Plan Review with Planning Commission. During the July 13th Council meeting, Council also directed staff to review the project as a whole by including additional services not currently under contract with OLC. These additional services are the design of an exterior tube storage enclosure that is separate from the Slopeside Hall building, design of the Day Lodge elevator and kitchen expansion, and the design of the expanded community plaza. These three additional projects are broken down as follows:

- Design of an Exterior Tube Storage Enclosure. Tube storage was removed from the design of the new building per Council direction on May 25th. Tubes would continue to be stored in sheds/containers and would be relocated to a screened and fenced area closer to the base of the tubing hill. The proposed fee for the design of an exterior tube storage enclosure that is separate from Slopeside Hall is \$31,390
- Design of the Day Lodge Elevator and Kitchen Expansion. This recommended renovation was included as a Tier 1, high priority project in the approved Comprehensive Vision and Project Implementation Plan to better establish a dedicated rental event space and expanded concession for revenue opportunities. The proposed fee for additional design is \$35,222.
- Design of the Expanded Community Plaza. Under the original contract, landscape design was included around the new building at a cost of \$15,500. This new proposal includes additional design of the expanded community plaza, Day Lodge patio, enhanced wayfinding, and placemaking between all buildings at the PRA. It includes fees for landscape architecture, civil and traffic engineering, and architecture. The proposed fee for additional design is \$49,280.

Financial Impact: The contract with OLC, dated 3/23/21, is \$200,000 for the development of 80% construction documents and cost estimates for the Slopeside Hall building.

Additional services for the three projects above totals \$115,892. Should Council choose to pursue these additional services, funding would come out of the capital improvement fund, line item 20-2000-5024.

Alignment with Strategic Plan: Implementation of the Peninsula Recreation Area improvements is one of Town Council's 2020-2021 Strategic Plan goals. The completion of a design for the new Slopeside Hall building is one of the specific action items of this goal. The Town recognizes recreational, historical, artistic, and cultural assets and experiences as foundational to the Town's vibrancy and the quality of life for residents and visitors. The Town commits to providing unique and accessible opportunities for residents and visitors so they may find their own unique adventures and meaningful experiences in Frisco, and the Town pledges to maintain, sustain, and protect these assets and experiences for future generations.

The Town also commits to providing quality core services with efficiency, excellent customer service, and professionalism. Investing in the continued improvements to our recreational assets is critical to this success.

Environmental Sustainability: Included in the weekly design team meetings is Hilary Sueoka, the Town's Environmental Programs Coordinator. Staff will continue to provide guidance to OLC on the Town's sustainable building codes to ensure the design of the new buildings, renovations, and the expanded community plaza meets or exceeds all requirements. In addition, the Peninsula Recreation is a member of Sustainable Slopes, a ski area recognition program that helps the Adventure Park demonstrate their commitment to sustainability. Sustainable Slopes offers badges for sustainable construction practices that the Slopeside Hall development will follow.

Staff Recommendation: Staff appreciates the Council's desire and willingness to simultaneously complete all projects at the base area of the tubing hill. Council could choose to include all these additional services in a revised contract with OLC, none of these services, or only certain services. Staff believes the highest priority of these three projects is the additional services for the design of the expanded community plaza at a cost of \$49,280. This design is critical to the project in order to connect the buildings and the site, and to incorporate public art and other desired design features to the area. While the design of the Day Lodge elevator and kitchen expansion and the design of the exterior tube storage are both important to the continued success of the operations, they could also be postponed to a later date as needed.

The Comprehensive Vision and Project Implementation Plan for the PRA designates an ice skating circle in the area of the expanded community plaza. During the ice feasibility study presentation to Council on 8/10/21, Council directed the consultants to stop work on more detailed study of the typologies and to develop recommendations for enhancing the ice at Meadow Creek Pond. Staff is seeking confirmation from Council as to whether or not ice should be included in the expanded community plaza design at this time.

Approved By:

Tony O'Rourke, Town Manager
Bonnie Moinet, Finance Director

Attachments:

Attachment 1_Additional Services Proposal 002_Design of Exterior Tube Storage Enclosure

Attachment 2_Additional Services Proposal 003-R1_Design of Day Lodge Elevator and Kitchen Expansion

Attachment 3_Additional Services Proposal 004_Design of the Expanded Community Plaza