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MEMORANDUM

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P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**  
**FROM: DIANE McBRIDE**  
**RE: FIRST AMENDMENT TO DESIGN SERVICES CONTRACT WITH OHLSON LAVOIE CORPORATION**  
**DATE: OCTOBER 12, 2021**

**Summary and Background:** During the September 14, 2021, Council work session, staff presented three additional services proposals from Ohlson Lavoie Corporation (OLC) associated with the Slopeside Hall project at the Peninsula Recreation Area (PRA):

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

The goal of designing these additional elements concurrently with the Slopeside Hall is to have construction drawings and cost estimates prepared so that they can be completed together to take advantage of operational and construction efficiencies. The three proposals total \$115,892.

Council supported all three additional services proposals. A first amendment to the design services contract between the Town and OLC is included in the October 12, 2021, Council packet.

**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 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.

During the September 14<sup>th</sup> meeting, Council supported moving forward with all three additional scopes of services with OLC. Council had one question about OLC's kitchen design/redesign expertise. Many of OLC's projects have commercial kitchens and they have successfully completed fully functional kitchen renovations. Staff is confident in their ability to provide such quality service.

**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 total \$115,892. Funding for these additional projects will come out of the capital improvement fund, line item 20- 2000-5024. There are sufficient funds in this account for these additional services.

**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:** At the September 14, 2021, Council meeting, Council supported moving forward with an additional services contract with OLC for these three projects. In light of this discussion, staff recommends approving the attached first amendment to design services contract with OLC in the amount of \$115,892.

**Reviews and Approvals:**

- Tony O'Rourke, Town Manager