



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: DIANE MCBRIDE, ASSISTANT TOWN MANAGER / RECREATION & CULTURE DIRECTOR
RE: SECOND AMENDMENT TO DESIGN SERVICES CONTRACT WITH OHLSON LAVOIE CORPORATION FOR SLOPESIDE HALL NET ZERO ENERGY DESIGN
DATE: JANUARY 11, 2022

Summary and Background: During the December 14, 2021, Council work session, staff presented an additional service proposal from Ohlson Lavoie Corporation (OLC) for the Slopeside Hall project at the Peninsula Recreation Area (PRA). The additional service proposal is for the design of a net-zero energy building and includes energy modelling, HVAC system design, electrical load determination, and architectural services to support net-zero energy building design including solar energy system design. The proposal total is \$29,835.

Council supported the additional service proposal. A second amendment to the design services contract between the Town and OLC is included in the January 11, 2022, Council packet.

Analysis: On March 23, 2021, Council approved a contract with OLC to develop 80% construction documents and cost estimates. Staff has presented conceptual design options to Town Council several times over the past nine months. On October 21, 2021, the project team attended a public hearing before the Planning Commission for a sketch plan review of the Major Site Plan application for the Slopeside Hall building. Planning Commission gave comments and feedback on the design. The Commissioners had concerns with parking and the overall sustainability of the building.

On December 14, 2021, staff presented an update and sought feedback from Council on the Planning Commission comments, value engineering options, and the project's sustainability and energy efficiency goals.

- Council was supportive of Planning Commission comments related to building design and sustainability. They directed the project team not to pursue additional parking as a part of the Slopeside Hall project.
- Council directed staff to proceed with value engineering elements related to materials and exterior finishes but felt that the building size and occupancy should not be compromised due to budget concerns.
- Staff gave an overview of the existing energy requirements based on the Summit Sustainable Building Code, which requires commercial buildings to be 10% more efficient than International Energy Conservation Code. Council discussed Strategic Plan High Priority Goals related to Net Zero energy design and determined that this project should aim to achieve a higher standard than required by Town code. Council directed staff to

pursue a contract amendment with the project team in order to take the building design to net zero.

Financial Impact: The initial contract with OLC, dated April 13, 2021, is \$197,671 and includes the development of 80% construction documents and cost estimates for the Slopeside Hall building. The First Amendment to the contract, dated October 12, 2021, for additional services including the Day Lodge remodel, the Plaza design, and Tube Storage design is for \$115,891. The Second Amendment to the contract for Net Zero Energy design is for \$29,835. The approval of the Second Amendment would bring the project total to \$343,397.

In the 2021 Capital Fund Budget, \$210,000 was allocated for the Slopeside Hall design. In the 2022 Capital Fund Budget, an additional \$5,200,000 was allocated for Slopeside Hall construction. Funding for the Net Zero design proposal is available in the Capital Fund however a supplemental appropriation may be required to fund the total construction costs. The conservative 5-year projection for the Capital Fund shows a 2026 ending fund balance of \$4,944,246, so there are funds available to appropriate to this project, if Council approves.

Environmental Sustainability: Staff will continue to direct the project team to ensure the design of the new buildings, renovations, and the expanded community plaza meets all requirements of the Summit Sustainable Building Codes and aims to achieve Net Zero. 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.

Alignment with Strategic Plan: The inclusion of Net Zero principles for all Town-owned or Town-sponsored construction is a High Priority Goal of the 2020-2021 Strategic Plan. Pursuing a Net Zero energy design for the Slopeside Hall building is a strong step is furtherance of this goal. 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.

Staff Recommendation: At the December 14, 2021, Council meeting, Council supported moving forward with an additional services contract with OLC for Net Zero Energy design. In light of this discussion, staff recommends approving the attached Second Amendment to Agreement for Goods and/or Services Contract with OLC in the amount of \$29,835.

Reviews and Approvals: This report has been reviewed and approved by:

Leslie Edwards, Finance Director
Tony O'Rourke, Town Manager

Attachments:

Attachment 1 – Second Amendment to Agreement for Goods and/or Services with OLC