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## MEMORANDUM

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P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**

**FROM: KATIE BARTON, GENERAL MANAGER, ADVENTURE PARK**  
**DIANE MCBRIDE, RECREATION DIRECTOR/ASSISTANT TM**

**RE: DESIGN CONTRACT FOR THE VILLAGE CENTER BUILDING AT THE FRISCO**  
**ADVENTURE PARK.**

**DATE: MARCH 23, 2021**

**Summary and Background:** The Frisco Adventure Park at the Peninsula Recreation Area (PRA) has gone through many phases of growth and operational changes since opening in December of 2010. In 2015, the addition of a maintenance facility was built and in the summer of 2016, the Town acquired the Frisco Nordic Center. In 2019 the Town of Frisco budgeted for a new operations building at the PRA and approved a design/build contract with MW Golden Constructors by Resolution 19-16 on March 26, 2019.

On May 14, 2019, the scope, design, budget and challenges associated with this building were presented to Council. The costs of construction for the building exceeded budgeted amounts. In addition, concerns regarding the site location, current and future programming needs and the lack of a comprehensive vision for the PRA were brought forward and discussed. Council directed staff to pursue a more comprehensive planning effort before building any new amenities at the PRA.

Staff worked with consultants from Lose Design to develop the Comprehensive Vision and Project Implementation Plan for the PRA. The plan was adopted by Council by Resolution 20-27 on October 27, 2020. This plan establishes a framework for improvements based on revenue potential, operational needs, and overall enhancement to the PRA. Based on the plan's recommendations, Town Council allocated funds in the 2021 budget to develop design plans and a construction estimate for the Village Center Building.

**Analysis:** On February 1, 2021, staff released an RFP for the Village Center Building Design. The RFP described the Village Center as a 5,000 to 7,000 square foot building that will meet the most pressing demands for space at the PRA including administrative/office, programming/classroom, and storage for the tubing operation. The RFP outlined the tasks required in order to develop 80% construction documents and construction estimates, as well as an add-alternate task for 100% construction documents should the Town decide to move

forward with construction of the Village Center.

Staff received four (4) bids, on or before February 26, 2021 (closing date), that ranged in price from \$108,000 to \$274,970. Firms who submitted included:

Name of Bidder	Bid Amount 80% (tasks 1-4)	Bid Amount 100% (task 5)
OLC	\$197,670	\$98,360
Lose Design	\$145,000	\$45,000
RDBA	\$108,480	\$40,000
Stais Architecture & Interiors	\$274,970	\$29,770

Staff thoroughly reviewed all proposals and interviewed all four firms on March 8 & 9, 2021. Staff conducting the interviews included Diane McBride, Katie Barton, Addison Canino and Susan Lee.

All four firms interviewed had municipal experience; however, one firm rose to the top based on experience specific to multi-purpose recreational facilities, as well as mountain environments. Ultimately that was the deciding factor. Below is a summary of each team.

1. OLC (\$197,670 80% / \$98,360 Add-Alternate 100%)

Established in 1961, OLC is headquartered in Denver, CO, with offices and experience throughout the country. OLC has been focusing on public/municipal facilities for the past 37 years. The team will be led by Bob McDonald as principal-in-charge, with David Sprague as senior principal, and Brenda Amsberry as senior interior designer. Sub-consultants on the team include: Norris Design (planning and landscape architects), JVA (a local civil firm), Stolfus Engineering (traffic engineering), Integral Engineering (structural engineering), AE Design Group (electrical engineering, IT/AV), The Ballard Group (mechanical engineering, plumbing and fire protection), and Cumming (cost-estimating).

OLC has project experience in mountain communities and has completed several projects similar to the Village Center Building (i.e. Estes Valley Community Center.) They have successfully completed projects together through collaboration, communication, listening to their clients, providing strong project management skills, and broad planning entitlement experience.

2. Lose Design (\$145,000 80% / \$40,000 Add-Alternate 100%)

Established in 1982, Lose Design has a regional office in Denver and is headquartered in Nashville, TN. Lose Design creates spaces that support the most fundamental human needs to live, work and play. The team will be led by Sean Guth as project manager and lead architect, with Bram Barth as project manager assistance and lead landscape architect. Lose Design also has an in-house civil engineer and interior designer. Sub-consultants on the team include: Maxson Engineering (mechanical and electrical engineering) and Wallace Engineering (structural engineering).

Lose Design was the firm selected to complete the Comprehensive Vision and Project Implementation Plan for the PRA based on their parks, recreation, trails, and community center experience. Their team of professionals was all “in-house” with the exception of the Sports Facilities Advisory (SFA) and Sports Facilities Management (SFM) consulting group. This “in-house” approach was chosen to make the communication and decision making processes

easier and more efficient for all parties. However, staff found the project management aspects associated with this project and the team to be challenging. Lose Design also has minimal design and construction experience in a mountain environment, and as such, staff does not see this selection as a good fit.

3. RDBA (\$108,480 80% / \$40,000 Add-Alternate 100%)

Established in 1987, RDBA is headquartered in Broomfield, CO, and provides design and construction management in the oil and gas, municipal and recreation industries. The team will be lead Rod Burrows as principle in charge, with Christina White as senior principle and sub-consultants on the team include: Theo Architects and Freezer Engineering.

RDBA has many years of experience in infrastructure and working with municipalities, however, their focus and project experience is mostly with civil projects related to oil and gas. Staff feels RDBA's lack of multi-use recreational building experience would not be a good fit.

4. Stais Architecture and Interiors (\$274,970 80% / \$29,770 Add-Alternate 100%)

Established in 1995, Stais Architecture and Interiors is based in Frisco, CO. Stais Architecture and Interiors strive to design and build healthy places for happy families and guests to enjoy here in our community. The team will be led by Matt Stais, as principal-in-charge and principle architect, with Fred Newcomer as project architect. Sub-consultants on the team include: Murrysmith (civil engineering), EDW Engineering, Norris Design (planning and landscape architects), Bighorn (consulting engineers), and MW Golden Constructors.

Stais Architecture and Interiors has local knowledge and working knowledge of the Village Center Project. The Town first worked with Stais Architecture and Interiors in 2019 on the original design concept before the project was placed on hold to complete the Comprehensive Vision and Project Implementation Plan. However, Stais Architecture and Interiors has the highest bid of the four proposers. Stais Architecture and Interiors has minimal previous experience with the design and construction of multi-purpose, recreation facilities.

**Financial Impact:** As approved in the 2021 budget, \$200,000 is available for the PRA Village Center Building Design in account 20-2000-5024. The contract being authorized through Resolution 21-07 authorizes a contract with OLC for the Architecture, Engineering, and Site Planning Services for the Village Center Project, in an amount not to exceed \$197,670.

**Alignment with Strategic Plan:** One of the strategic priorities for the Frisco Town Council is Vibrant Culture, Art and Recreation, which includes continuing to improve the quality and diversity of the recreational amenities at the PRA. Moving this project forward will improve the administrative, programming, and storage needs currently not being met.

**Environmental Sustainability:** Based on the Town of Frisco's sustainable building and land use codes, the project will be designed to meet high standards of energy efficiency and sustainability.

**Staff Recommendation:** All four firms interviewed for the project have applicable experience. One team rose to the top and staff is recommending moving forward at this time with OLC for the following reasons:

- OLC has relevant experience in designing multi-purpose recreational facilities including childcare facilities, recreational centers and community centers throughout the mountain communities of Colorado.
- They have assembled a team with local knowledge and experience.
- They have enthusiasm and the ability to complete the project on time and within budget.
- A thorough project approach, including traffic engineers.
- OLC team brought a new perspective and design concept to the interview process that shows their dedication and commitment to the Village Center Building.
- Staff from the Town of Silverthorne and Estes Valley Community Recreation Center were called as references for OLC and both gave positive references for the team, their work, their budgets and their timelines. OLC also continues to be a resource for the Town of Silverthorne on smaller projects such as floor replacements and room redesign to keep up with normal wear and tear on facilities.
- OLC also completed the Summit County Fieldhouse Feasibility Study in 2019, and as a result, has a good working knowledge of the area.

If Council is in agreement with staff's recommendation, adoption of Resolution 21-07 will authorize the approval of a contract with OLC.

**Approved By:**

Nancy Kerry, Town Manager  
Bonnie Moinet, Finance Director

**Attachments:**

Attachment 1 - Resolution 21-07 Authorizing Contract for Village Center Building Design Services

Attachment 2 - Contract for Goods and or Services - OLC\_TOF