



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL

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

RE: PRA VILLAGE CENTER BUILDING - PRELIMINARY REVIEW

DATE: MAY 25, 2021

Summary and Background: In 2019, the Town contracted with Lose Design to develop the Comprehensive Vision and Project Implementation Plan for the Peninsula Recreation Area (PRA). This plan established a framework for improvements based on revenue potential, operational needs, and overall enhancements to the PRA. The plan was adopted by Council by Resolution 20-27 on October 27, 2020. Based on the plan's recommendations, Town Council allocated funds in the 2021 budget to develop designs and a construction estimate for the new Village Center Building. On March 23, 2021, Council approved the design contract with Ohlson Lavoie Corporation (OLC) to develop a design concept for the Village Center Building at the PRA.

Staff has met with the consultant team, led by Mr. Robert (Bob) McDonald, Sr. Principal & CEO with OLC, over the past several weeks to establish project goals and priorities, and to develop building and site plans that meet these goals. Mr. McDonald will present a site layout and conceptual design with Council on May 25th. The site layout includes the new Village Center building including a future expansion site and opportunities, relocation of the yurt, and the community plaza.

Staff requests Council's feedback on the overall design concept and preliminary site location.

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 the Village Center Building. The Plan

calls for a new 20,000 square foot Village Center Building to meet operational needs, administrative/office space, programming/classroom spaces, storage for the tubing operation, and ticketing, food and beverage and retail spaces. Construction costs for this 20,000 square foot building were estimated at \$7M according to the Plan.

Over the past month, Town of Frisco staff (Diane McBride, Katie Barton, Addison Canino, Susan Lee and Gilly Plog) has met weekly with OLC to establish project goals and priorities and to refine building and site plan designs that meet these goals. The project goals and priorities include:

- Cost-effective and energy-efficient build
- Meet immediate operational needs including: administrative/office spaces, programming/classroom/flexible spaces, and storage for the tubing operation.
- Ability for future expansion

As previously mentioned, Council expressed both budget and site location concerns when this building was first proposed in 2019.

A. Budget: To support the goal of a cost effective build, the estimated cost of \$7 million for a 20,000 square feet building as proposed in the plan has been reevaluated to include only the space necessary to meet the most pressing demands for space at the PRA. The design concept OLC is presenting is for a smaller, two-story Village Center Building (5,000-7,000 square feet) that will meet current operational needs and have the ability for future expansion. The future expansion would be designed to realize the full vision outlined in the Plan which included all tubing operations: ticketing, food and beverage sales and retail operations. With the smaller Village Center Building, current tubing operations would continue to operate out of the Day Lodge until the future renovation of this building is prioritized by Council.

B. Site Location: The proposed location for the new Village Center carefully avoids conflict with the large utilities that run in the area: a snowmaking line and dry well and an electrical line. The building is oriented to create efficient pedestrian circulation between the new building and the existing Day Lodge. The proposed location also accounts for possible future amenities, such as an ice rink, that are also included in the Comprehensive Vision and Project Implementation Plan.

Financial Impact: At this time there are no additional financial cost or impacts to the project. The contract with OLC is not to exceed \$200,000 for the design concept for the Village Center Building.

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 Village Center 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.

Environmental Sustainability: Included in the weekly design team meetings is Gilly Plog, Environmental and Sustainability Coordinator. Staff will continue to provide guidance to OLC on the Town's sustainable building codes to ensure the design of the Village Center Building meets or exceeds all requirements.

Staff Recommendation: Staff recommends Town Council take this opportunity to review and provide feedback on the conceptual site and building design plans for the Village Center Building. Staff and Mr. McDonald will be present during the work session to answer Council questions.

Approved By:

Jeff Durbin, Interim Town Manager
Bonnie Moinet, Finance Director

Attachments:

Attachment 1: Frisco Village Center_Conceptual Design_05-19-2021