



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: VANESSA AGEE, MARKETING AND COMMUNICATIONS DIRECTOR
RE: FRISCO/COPPER VISITOR INFORMATION CENTER REMODEL DISCUSSION
DATE: JANUARY 11, 2022

Summary and Background: The men's and women's bathrooms at the Frisco/Copper Visitor Information Center, located at the corner of Main Street and 3rd Avenue, see tremendous visitor and resident usage, as these are the only public restrooms available seven days a week in the Main Street area. On average each year from 2018 to 2021, 90,000 people used the restrooms annually. Around 45,000 people utilize the Visitor Information Center each year.

The current restrooms at the Visitor Information Center were constructed in 2002, and at that time ADA access to the Information Center was added through the restrooms. Preferred ADA access is through the front of the building, which is possible with the addition of a ramp along the current sidewalk configuration, rather than through the restrooms. ADA access and the size of the men's restroom is inadequate for current needs, and the condition of these 20-year-old restrooms warrant updating.

Analysis: This first design phase was initially budgeted for in the 2020 budget, but was pushed to 2021 due to the economic uncertainty of the pandemic. In 2021, the Town contracted with Stais Architecture and Interiors to assess current conditions, arrive at two design options, and provide construction cost estimates to support Council discussion. Final design and construction drawings are budgeted for in the 2022 budget with construction anticipated for 2023.

Staff requested that Stais Architecture provide one design option, which uses the existing footprint of the building, and a second design option, which expands beyond the current footprint to better accommodate future needs. The Parks Master Plan, adopted by Town Council in 2019, was considered and will continue to be referenced in consideration of the option two, which expands the footprint of the building into the area behind the Information Center.

Stais Architecture was given five primary goals to apply to each option:

- Add ADA access to the front of the Visitor Information Center
- Expand the men's restroom, which is currently undersized at two stalls and three urinals and often experiences lines
- Upgrade the fixtures and finishes in both restrooms

- Provide for a staff restroom, which is accessible from the interior of the Visitor Information Center
- Build a dedicated IT closet to better house technology needed for the building; it is now in a boiler room and subject to heat and water exposure

Two secondary goals were to increase and/or maximize the available space in the Visitor Information Center to better accommodate guests and support local businesses and to provide a janitor's closet that opened into each restroom and created more efficiency for staff.

Both options would:

- Add ADA access to the front of the Visitor Information Center
- Upgrade fixtures and finishes in both restrooms
- Provide for a staff restroom and new IT closet
- Move the janitorial closet to be accessible from the restrooms.
- Remove some of the doors in the Information Center and replace with more usable storage
- Provide for a more formal "info window" to serve guests who wish to remain outside

The following outlines how the designs would differ:

Option 1- Use of the current building footprint

- Men's restroom- Increases the stall count from two to three and the sink count from two to three; urinal count stays at three

Option 2- Expansion of the building footprint

- Men's restroom- Increases the stall count from two to four, the sink count from two to four, and the urinal count from three to five
- Men's restroom- adds a baby changing station
- Adds a family/unisex restroom with sink, toilet, and changing station
- Expands the interior Visitor Information Center space by 47%

Option 1 would address current operational issues and make the conditions better for all users. Option 2 anticipates the future needs of the community, visitors, and businesses over the next 10+ years.

Financial Impact:

- The design phase we are in right now was budgeted at \$25,000 in 2021.
- The final design and construction phase is budgeted at \$50,000 for 2022.
- Construction estimates for each design option are as follows:
 - Option 1- Use of the current building footprint- \$520,000
 - Option 2- Expansion of the building footprint- \$950,000

Alignment with Strategic Plan: Frisco's Visitor Information Center supports vibrant culture, arts, and recreation, as well as a thriving economy. The addition of an ADA ramp, shown in both options, and the addition of a unisex/family bathroom and changing table in the men's bathroom, as shown in option 2, supports Town Council strategic plan goals related to creating a more inclusive community.

Environmental Sustainability: Fixtures would be reused where possible and replaced with low flow faucets and toilets when replacement is needed. Paper towel dispensers will be replaced

with electric dryers in both options. The remodel will follow the Town's Summit Sustainable Building Code requirements.

Staff Recommendation: Staff recommends moving forward with a remodel, as these restrooms have seen very high traffic and served the community for over 20 years, and ADA access should be provided to both the front of the building and to the restrooms to better accommodate a diversity of residents and visitors.

Option 2 is the more long-term solution, which anticipates the community's needs in the next 10+ years, but comes with double the cost.

- Would Council like to move forward with a restroom remodel and addition of the ADA ramp, and if so, which design option should be pursued; Option 1 or Option 2?
- Any other feedback regarding design direction?

Approved By:

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

Attachments:

Stais Architecture Schematic Design