



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: DIANE MCBRIDE, ASSISTANT TOWN MANAGER
SUSAN LEE, PLANNER, COMMUNITY DEVELOPMENT
RE: FRISCO BAY MARINA PHASE TWO SITE AND LANDSCAPE DESIGN
DATE: FEBRUARY 8, 2022

Summary and Background: Town Council adopted the Frisco Marina Park Master Plan on June 26, 2018. Plan implementation started in 2019 with Phase One and the Big Dig excavation project. In 2019 and 2020, the Town utilized the services of Stais Architecture and Interiors (SAI) to complete the design for Phase Two of the Frisco Bay Marina project to ensure the new office building and other improvements were carefully considered and integrated with the Marina Master Plan. Phase Two projects currently underway include the lift station/deep utility work, the office/boater services building, and the fuel system.

On November 30, 2021 Council directed staff to pursue a contract with SAI to design the remainder of the Phase Two improvements which includes the landscaping and site work required to complete the access, circulation, and planting improvements in the area around the new office building, the Island Grill, the beach, and dock area. Their scope of work includes:

- Developing schematic plans for the Lund House renovations, Island Grill renovations, restroom expansion, paddle and motor sport rental kiosks, and a potential entertainment pavilion. These plans will be developed in 2022 with a construction goal of 2023; and
- Developing construction documents for the bidding and implementation of pathway and sidewalk improvements, and park and pavement designs for the two acres of land between the docks, beach area, and the Island Grill. Construction is budgeted for 2022; and
- Provide construction observation services for the installation of the pathway, pavement and landscape improvements.

Analysis: With the lift station/deep utility work, the office/boater services building, and the fuel system improvements from the Marina Master Plan nearing completion, Council directed staff to look towards a phased implementation of the remaining plan elements. SAI and their design team consisting of Norris Design and MurraySmith Engineering, has been working with staff to develop schematic designs for these elements including a cohesive landscape and circulation plan to improve site circulation and integrate new and old facilities together. The consultant team has developed plans based on the adopted master plan, existing site conditions, and the operational needs of the Marina.

Staff from SIA and Norris Design will present the Phase Two landscape and site improvement schematic plans to Council during the work session on February 8, 2022. The plan is divided into zones to illustrate the complete project, with the understanding that funding has only been secured for a portion of the total work shown. The plan illustrates the importance of the connection between the Marina and Main Street, guest arrival and circulation, and functional use spaces that complement existing facilities.

Financial Impact: Town Council allocated \$900,000 in 2022 from the Marina Fund Capital Improvements (90-9000-4444) budget for Master Plan Implementation at the Marina. The proposed agreement with Stais Architecture and Interiors is for a cost not to exceed \$219,760. This will leave a balance of approximately \$680,000 for implementation in 2022. The consultant team will review estimates of probable cost for the overall schematic design as well as options for the portion of work that would fit within the existing budget and be of the highest priority for 2022. Should Council decide to pursue additional work, funds would need to be allocated to cover the additional cost.

Alignment with Strategic Plan: Per the 2019-2020 Town of Frisco Strategic Plan, the completion of Phase Two of the Marina Master Plan, is a priority goal for Council. The Town recognizes the importance of its recreational opportunities as essential to the Town's vibrancy, providing unique opportunities for visitors and locals to explore, play, experience, and share with the broader community. Such vibrant recreation is central to the community's economic vitality and therefore a high priority for the Town Council to maintain, sustain, and protect for future generations.

Environmental Sustainability: In order to ensure the improvements planned for the site and landscape design are compatible with and include Town goals related to environmental sustainability, Hilary Sueoka, the Town's Environmental Programs Coordinator, has participated in the design discussions for this project. Staff will continue to provide guidance to the consultant team on the Town's sustainable land use codes to ensure the design of the improvements meet or exceed all requirements. The consultants have sensitively responded to concerns about water efficiency with the new landscape areas and worked to reduce the total area of turf to that which is deemed most necessary to meet the operational goals of the park.

Staff Recommendation: Staff recommends Town Council take this opportunity to review and provide feedback to staff and the consultant team on the schematic design for the Phase Two landscape and site improvements. Staff is also seeking feedback on the scope of work and budget for 2022 implementation. Upon Council approval of the schematic design and scope of work for 2022 implementation staff work the consultant team to prepare construction documents for solicitation of a qualified contractor.

Reviews and Approvals:

- Leslie Edwards, Finance Director
- Diane McBride, Interim Town Manager

Attachments:

- Attachment 1 - Schematic Design Marina Phase 2
- Attachment 2 - Estimates of Probable Cost