



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL

FROM: JEFF GOBLE, PUBLIC WORKS DIRECTOR
TOM WICKMAN, CHIEF OF POLICE

RE: RESOLUTION 22-08: A RESOLUTION FOR AWARD OF CONTRACT FOR THE FRISCO
POLICE DEPT. REMODEL PROJECT.

DATE: MARCH 8, 2022

Summary and Background: The Frisco Police Department is located within Frisco Town Hall which was built in 1982 and extensively remodeled in 2000. The needs of today could not have been predicted due to the extensive growth that Frisco and Summit County as a whole has seen. Now, 22 years later, with 18 people on staff, the department has outgrown their current space and is in need of expansion to better suit their needs, aid in recruitment and retention of officers and to be able to better serve the community of Frisco. With this in mind, in 2020 Council directed staff to begin design of this expansion which was completed in early 2021 and further refined in October 2021. The Town initially went out to bid for this project in July of 2021 where one bid was received with a cost of \$1,501,123.00. At that time Council rejected the bid and instructed staff to wait and go back out to bid in 2022 when construction costs may be lower. Staff put this project back out to bid in January 2022 with a due date of February 16th. One bid was received from MW Golden Constructors for a total amount of \$1,576,791 including all alternates.

Analysis: The bid received from MW Golden Constructors quoted a base price not to exceed \$1,562,381.00. The bid included three alternates with a total of \$14,410 for demolition work during the night, fire suppression modifications and fire suppression 5-year recertification. This equals a total construction cost of \$1,576,791.00. The cost increases seen during the last bidding process have not subsided as we had though they might. In fact, they have actually increased even further as supply still can't keep up with demand. Should Council decide to delay this project and go out for bid at a later date, it is our professional opinion that we will not realize much savings, if any at all, but will more than likely see continued price increases, or at best, a leveling off at current prices.

Financial Impact: During the 2022 budget process, the Council directed the Town Manager and staff to seek grant funding for this project. To my knowledge, we were unable to identify any grant funding for this type of project. As a result, this project was not appropriated in the 2022 budget at that time. Should Council decide to move forward with this project and enter into a contract with MW Golden Constructors, we would need to allocate at least an additional \$1,576,791 to this line item. Should Council decide to approve this contract, staff recommends a budget adjustment of \$1,600,000 which would provide a small buffer of \$23,209 for any unforeseen costs. This amount is available in the projected 2022 ending Capital Improvement Fund balance of \$7,150,467.

Alignment with Strategic Plan: This project aligns with the Quality Core Services Strategic Priority of the Strategic Plan. More specifically, it furthers the goal to Retain Fully Staffed Police Departments and Improve Police Department Core Services (Consider Remodel of Police Department). It allows the Police Department to more effectively and efficiently serve the Town as well as provide them with much better facilities, which would make recruitment of new personnel as well as retention of existing personnel more successful. The benefits of this project include;

- Giving officers who travel up from the front range a place to stay during inclement weather, for court appearances and shift turnover time. This is especially important to attracting and retaining top talent during a housing crises.
- Allows for a fully functional kitchen, which does not exist at this time.
- Officers will be able to shower before / after work with a fully functional locker room.
- The existing squad room serves as a back up to the Emergency Operations Center in case the EOC at the dispatch center is not fully functioning. This project significantly increases the size of this room.
- Allows for an increase in operational space, providing the ability to Improve Police Department Core Services.

Environmental Sustainability: This project aligns with the Council's Environmental Sustainability goal by re-purposing an existing facility rather than creating additional environmental impacts by building a new facility.

Staff Recommendation: Based on the information contained in this report, it is recommended the Town Council approve Resolution 22-08 and enter into a contract with MW Golden Constructors for the construction of the PD Remodel Project at a cost not to exceed \$1,576,791. Staff further recommends that Council direct staff to bring forward a future budget amendment of \$1,600,000 to the Capital Improvement Fund (20-2000-4567) for Council consideration and approval.

Approved By:

Diane McBride, Interim Town Manager
Leslie Edwards, Finance Director
Tom Wickman, Chief of Police

Attachments:

Attachment 1 – Resolution 22-08
Attachment 2 – Construction Contract
Attachment 3 – MW Golden Proposal