



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: SUSAN LEE, PLANNER, COMMUNITY DEVELOPMENT
DIANE MCBRIDE, ASSISTANT TOWN MANAGER / RECREATION & CULTURE DIRECTOR
**RE: SLOPESTYLE HALL AT THE PENINSULA RECREATION AREA – PLAZA DESIGN AND 80%
DESIGN AND COST ESTIMATE**
DATE: APRIL 12, 2022

Summary and Background: At the December 14, 2021, Town Council meeting, staff presented an update on the Slopeside Hall design development plans. Topics covered at this meeting included value engineering options for the building and site design, a review of the sustainability and energy efficiency goals for the project, and feedback from the Planning Commission's sketch plan review.

- **Value Engineering Options:** Council discussed the proposed value engineering options and directed staff to stay with the original vision for the building rather than reducing the footprint to save costs. The fire lane design was modified to reduce the required grading and overall cost.
- **Sustainability & Energy Efficiency:** Council directed staff to pursue a net-zero energy design for the Slopeside Hall Building. A contract amendment with the project architect, Ohlson Lavoie Corporation (OLC) was approved by Council at the January 11, 2022 Council meeting for the additional scope of work required to take the building above the International Energy Conservation Code (IECC) requirements in order to achieve a higher level of efficiency.
- **Planning Commission Feedback:** The Planning Commission concerns from the sketch plan review process included architectural and building material revisions to ensure compliance with Town Code, a strong preference for the inclusion of solar panels, and concern about the availability of parking. After review and discussion, Town Council directed staff to incorporate Planning Commission's design changes and to continue monitoring parking demand without adding additional parking at this time.

On March 3, 2022 the building received final approval for the Major Site Plan application. Commissioners were appreciative of the design changes made to the exterior elevations and materials, as well as the increased emphasis on maximizing energy efficiency and inclusion of solar. They were excited to learn more about the plaza design and appreciated that it would be included in the implementation of the overall project.

As a part of the net-zero energy design staff and the design team evaluated several heating system options. A Variable Refrigerant Flow (VRF) system was selected as it possessed the best balance of energy efficiency, longevity, and cost. With the selection of the VRF heating and cooling system, the building will be within the efficiency range required to fully offset the energy use with roof mounted solar panels. Based on a preliminary solar estimate, the solar system to fully offset annual energy use would be 48 kW of capacity and cost approximately \$130,000 before incentives.

The purpose of this work session is to share the design of the plaza, review the 80% design and cost estimate, and to confirm plans for the contracting and construction of Slopeside Hall this fall.

Analysis: During the design development phase, Council directed staff to consider the future operational needs of the Day Lodge as well as the function of the space between the Day Lodge and the new Slopeside Hall building. Based on this feedback, an additional scope of work was pursued to design an improved catering kitchen and elevator at the Day Lodge, a stand-alone tube storage facility, and an integrated plaza space to tie the Day Lodge and Slopeside Hall together.

According to the 80% construction estimate, the total construction cost for the Slopeside Hall building, the Day Lodge kitchen and elevator remodel, the plaza, and the tube storage is \$6.9 million. The chart below gives a breakdown of the costs. 'Sitework' includes the plaza and tube storage along with site work associated with the building.

SUMMARY			
Element	Area	Cost / SF	Total
Building	7,880	\$571.05	\$4,499,840
Day Lodge	1,315	\$433.97	\$570,675
Sitework	71,707	\$25.55	\$1,832,404
Total Estimated Construction Cost			\$6,902,919

In order to solicit construction bids, final construction documents and a bid package will need to be developed. OLC has provided an estimate for this work in the amount of \$134,302. The scope of work will include final construction documents for the Slopeside Hall building, the Day Lodge kitchen and elevator, and site work including the plaza and tube storage.

Upon completion of the construction documents and bid package, staff will work with the selected Owner's Representative to solicit bids and develop a schedule for construction in 2022.

Financial Impact: In the 2021 Capital Fund Budget, \$210,000 was allocated for the Slopeside Hall design. In the 2022 Capital Fund Budget, \$5,200,000 was allocated for Slopeside Hall construction.

The initial contract with OLC, was for \$197,671. It included the development of 80% construction documents and cost estimates for the Slopeside Hall building. The First Amendment to the

contract, for the Day Lodge remodel, the Plaza design, and Tube Storage design was for \$115,891. The Second Amendment to the contract for Net Zero Energy design was for \$29,835. These three items bring the project's design total to \$343,397. OLC has submitted a proposal to develop final construction documents and a bid package for \$134,302. This price includes completion of 100% CDs and bid package for the entire project. Should Council direct staff to pursue this proposal, a contract amendment will be made to the existing contract with OLC in this amount.

According to the 80% construction estimate, the total estimated construction cost is \$6.9 million. Supplemental appropriation will be required in order to fund the total construction costs. The conservative 5-year projection for the Capital Fund shows a 2026 ending fund balance of \$4,944,246, so there are funds available to appropriate to this project, if Council approves.

Environmental Sustainability: As discussed in the analysis above, the building design is incorporating energy efficient and sustainable design practices that go above the IECC building code standards. Hilary Sueoka, the Town's Environmental Programs Coordinator, continues to provide guidance on sustainable building practices, as well as identifying grant and financing opportunities to fund additional sustainability efforts. In addition, the PRA is a member of Sustainable Slopes, a ski-area recognition program that helps the Adventure Park demonstrate their commitment to sustainability. Sustainable Slopes offers guidelines and recognition for sustainable design and construction practices.

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 Slopeside Hall 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."

Staff Recommendation: Staff is seeking approval to move forward with final construction documents and a bid package and to work with the selected Owner's Representative to solicit construction bids.

Reviews and Approvals: This report has been reviewed and approved by:

Leslie Edwards, Finance Director
Diane McBride, Interim Town Manager

Attachments:

Attachment 1 – Illustrative Site Plan for Plaza and Landscaping
Attachment 2 – 80% CD Set
Attachment 3 – 80% Cost Estimate