



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL

FROM: SUSAN LEE, PLANNER

RE: THIRD AMENDMENT TO DESIGN SERVICES CONTRACT WITH OHLSON LAVOIE CORPORATION FOR SLOPESIDE HALL, DAY LODGE REMODEL, COMMUNITY PLAZA, AND TUBE STORAGE

DATE: APRIL 26, 2022

Summary and Background: During the April 12, 2022, Council work session, staff presented an overview of the 80% construction documents (CDs) set and cost estimate for Slopeside Hall, the Day Lodge remodel, community plaza, and tube storage at the Peninsula Recreation Area (PRA). The design for the community plaza, which is designed to tie the existing Day Lodge to the new Slopeside Hall building, was also reviewed in detail. At the meeting, Council directed staff to proceed with 100% CDs with Ohlson Lavoie Corporation (OLC) in order to complete the design process and allow the project to be released for competitive bids.

The additional service proposal from OLC for 100% CDs is for \$134,302. A third amendment to the design services contract between the Town and OLC is included in the April 26, 2022, Council packet.

Analysis: The Town entered into a contract with OLC on April 13, 2021, for the development of 80% construction documents and cost estimates for the Slopeside Hall building. Over the past nine months, staff has presented conceptual design options to Town Council several times. Additional services to the contract with OLC were added throughout this process to account for the Day Lodge remodel, the community plaza design, the tube storage design, and net zero energy design.

On March 3, 2022, the project team attended a public hearing before the Planning Commission for a final plan review of the Major Site Plan application for the Slopeside Hall building. Planning Commission gave final site plan approval of the project on March 3, 2022.

During the April 12, 2022, Town Council meeting, Council reviewed the 80% CD set for the four projects at the PRA: Slopeside Hall, the Day Lodge remodel, the community plaza, and the tube storage building. Council supported moving forward with the additional service proposal to create the 100% CD set for bidding purposes. Council did express concerns about the kitchen

equipment and the food service experience that would be achieved by installing the new kitchen equipment. Staff will return to Council with more detail on future food service options in conjunction with the kitchen design during the 100% CD design process.

Financial Impact: The initial contract with OLC was dated April 13, 2021, in the amount of \$197,671 and included the development of 80% construction documents and cost estimates for the Slopeside Hall building. The First Amendment to the contract, dated October 12, 2021, was for additional services including the Day Lodge remodel, the community plaza design, and tube storage design for \$115,891. The Second Amendment to the contract for net zero energy design was for \$29,835. The additional service proposal from OLC for the development of 100% CDs is for \$134,302. The approval of the Third Amendment would bring the project total to \$477,699.

In the 2021 Capital Fund Budget, \$210,000 was allocated for the Slopeside Hall design. In the 2022 Capital Fund Budget, an additional \$5,200,000 was allocated for Slopeside Hall construction. Funding for the 100% CD proposal is available in the Capital Fund however a supplemental appropriation may be required 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.

Alignment with Strategic Plan: The inclusion of net zero principles for all Town-owned or Town-sponsored construction is a High Priority Goal of the 2020-2021 Strategic Plan. Achieving a net zero energy design for the Slopeside Hall building is a strong step in achieving this goal. Implementation of the PRA improvements is one of Town Council's 2020-2021 Strategic Plan goals. The completion of the Slopeside Hall building is one of the specific action items of this goal.

Environmental Sustainability: Staff has worked diligently with the project team to achieve a net zero building design, which will be the first in the Town of Frisco. In addition, the Peninsula Recreation Area is a member of Sustainable Slopes, a ski area recognition program that helps the Adventure Park demonstrate their commitment to sustainability. Sustainable Slopes offers badges for sustainable construction practices that the Slopeside Hall development will follow.

Staff Recommendation: At the April 12, 2022, Town Council meeting, Council supported moving forward with an additional services contract with OLC for 100% CDs in order to complete the design process and allow the project to be released for competitive bids. In light of this discussion, staff recommends approving the attached Third Amendment to Agreement for Goods and/or Services Contract with OLC in the amount of \$134,302.

Approved By:

Diane McBride, Interim Town Manager
Leslie Edwards, Finance Director

Attachments:

Attachment 1 – Third Amendment to Agreement for Goods and/or Services with OLC