



## MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**  
**FROM: DON REIMER, COMMUNITY DEVELOPMENT DIRECTOR**  
**RE: CMGC CONTRACT FOR GRANITE PARK WORKFORCE HOUSING PROJECT –  
PRECONSTRUCTION SERVICES**  
**DATE: OCTOBER 25, 2022**

**Summary and Background:** In January 2021 the Town of Frisco started development on Granite Park, a 22-unit workforce housing project being developed in collaboration with the Colorado Department of Transportation (CDOT). Construction drawings and project specifications were completed in March, 2022. In May, the Town entered into a contract with Diversified Consulting Services (DCS) for Owner's Representative services to assist the Town and CDOT in management of the project. A Request for Proposals (RFP) for Construction Manager General Contractor (CMGC) services for project construction was first released in June 2022, and re-released in August 2022. The first phase of the CMGC contract is pre-construction services, in which the contractor, Owner's Representative, and Town and CDOT staff will collaborate to clarify project details and logistics, and develop a Guaranteed Maximum Price (GMP) for project construction. Prior to pursuing this project and entering into another contract for construction services, the scope and associated cost proposal will return to Council for review and approvals.

**Background and Analysis:** DCS recommended that the Town pursue services of a CMGC for the Granite Park project. The services of a CMGC are split in to two parts: pre-construction and construction. In the preconstruction phase, a CMGC will provide feedback on the design and propose any cost saving measures that may be beneficial and reach out to as many sub-contractors as possible to ensure that there is accurate pricing, and that the proposed schedule can be met. At that time, the owner, based on the data received from the CMGC, can opt to either move forward into the second phase of the CMGC contract through construction, or end the contract and go in a different direction. The main benefit of these preconstruction services is that the project owner will have only spent a small amount of money getting all of that data and information.

Following the completion of the RFP process for a CMGC for the project, MW Golden Constructors (MWG) was the only qualified proposer for the project. The Town/CDOT project team and DCS interviewed the MWG team, and following thorough review of the proposal, determined that MWG would be a good fit for the project. MWG initially submitted a proposal in June 2022 for the project but the Town did not pursue a contract at that time due to MWG concerns regarding contract details. The RFP was reissued in August 2022 and all contract concerns have been resolved with MWG. The first deliverable in the CMGC contract is establishment of a

Guaranteed Maximum Price, with a target date of the week of January 9, 2023. At that point, the Town/CDOT project team will make a recommendation to Town Council regarding next steps in the project, which options may include an amendment to this contract to add the GMP and commence construction, or to postpone construction and issue a new RFP for CMGC services.

**Financial Impact:** CMGC Services pre-construction services for Granite Park is a fixed fee of \$20,000. There are sufficient funds in the Housing Fund to cover this expense in 2022. The 2023 draft budget includes \$10,410,000 for construction of the project. That amount is partially offset by a separate revenue line item for CDOT contributions and grants in the amount of \$3,530,000. A work session discussion on potential project financing is scheduled for the November 8, 2022 Council meeting.

**Alignment with Strategic Plan:** The Granite Park Housing project aligns with the Inclusive Community and Sustainable Environment Strategic Plan goals. Adding more rental options to the Frisco housing market will allow more opportunities for prospective workers to live where they work. This project will also be built to the most current sustainability code and will be a great example of what can be accomplished with high-density housing developments.

**Environmental Sustainability:** Granite Park was designed with sustainability in mind. The project has been designed to exceed the requirements of the Summit Sustainable Building Code, is zero-energy ready, and includes opportunities for installation of photovoltaics to offset energy use.

**Staff Recommendation:** Staff recommends that Council approve the contract with MW Golden Constructors for CM/GC services for the Granite Park Housing Project.

**Approved By:**

Tom Fisher, Town Manager  
Leslie Edwards, Finance Director

**Attachments:**

Attachment 1 – Granite Park CMGC RFP  
Attachment 2 – MW Golden RFP response  
Attachment 3 - Granite Park CMGC Contract