



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: SUSAN LEE, PLANNING MANAGER
RE: FOURTH AMENDMENT TO DESIGN SERVICES CONTRACT WITH OHLSON LAVOIE CORPORATION FOR SLOPESIDE HALL, TUBE STORAGE, DAY LODGE, COMMUNITY PLAZA, AND NET-ZERO ENERGY PROJECTS
DATE: OCTOBER 25, 2022

Summary and Background: Town staff have been working with Ohlson Lavoie Corporation (OLC) on the Slopeside Hall project at the Peninsula Recreation Area (PRA) since April 2021. The initial contract with OLC was dated April 13, 2021, and three (3) amendments to the contract have been added since that time. At the April 26, 2022, Town Council meeting, the third amendment to the design services contract between the Town and OLC was approved for the creation of 100% Construction Documents for Slopeside Hall, the Day Lodge remodel, community plaza/landscaping, and tube storage at the PRA. The 100% CDs have been completed and the project was released for competitive bids. On October 11, 2022, Town Council approved a Construction Manager/General Contractor (CMGC) contract for preconstruction services with AD Miller.

Analysis: The Fourth Amendment to the Design Services Contract with OLC is for construction administration and closeout services in an amount not to exceed \$111,240. The design team, led by OLC, will provide construction phase design services for the Slopeside Hall, Tube Storage, Day Lodge, Community Plaza and Net-Zero Energy Projects. OLC team members will work closely with staff from AD Miller, DCS (owner's representative), and TOF to review construction costs, scope, phasing opportunities and design changes, as most appropriate, as well as construction administration and closeout services. Should any of these individual projects no longer require construction administration and closeout services then OLC will not invoice for those services.

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 Third Amendment to the contract for the development of 100% CDs was for \$134,302. The Fourth Amendment to the contract for construction administration and closeout services is for \$111,240 which will bring the project total to \$588,939. Actual expenditures for 2021 were \$212,990 and the projected expenditures for 2022 are \$385,000. The discrepancy between the spent/projected amounts and the contracted amounts is due to some additional

billing for reimbursable expenses, a photometric plan, and re-evaluation of project program.

There are sufficient funds in the capital improvement fund (20-2000-5024) to support this phase of the project. Staff is scheduled to return to Council in November or December for a work session(s) to review construction costs, scope, and phasing options as most appropriate. Funds are currently included in the 2023 proposed capital budget for this project in the amount of \$7.3M and \$1M has been projected in the five-year plan for 2024.

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, and goes above the IECC building code standards. 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.

Alignment with Strategic Plan:

Slopeside Hall aligns with all aspects of the Strategic Plan in the following ways:

- Culture, Arts & Recreation: This project is a big step in completing a portion of the Comprehensive Vision and Project Implementation Plan. The PRA is a recreational gem, highly valued and loved by the Frisco community. In the Plan, this specific area is known as the “Village Center” and is a high priority feature that accommodates immediate operational needs. The new building of Slopeside Hall becomes the park’s new headquarters where all administrative operations are coordinated and activities are centralized. Construction of this new building frees up the existing Day Lodge for renovation. The plaza space framed between the buildings create a pedestrian-friendly zone that presents an outdoor environment to gather, eat, relax, play, view art, and recreate.
- Community: This multi-function building will house the after school and summer programs, which provide a safe and fun environment for kids in the community and the opportunity for parents to work as needed. The building will also lend itself to rental opportunities for community events and functions.
- Economy: Activities and services at the PRA are economic drivers for Frisco. Slopeside Hall will be a rentable space. Moving activities from the Day Lodge to Slopeside Hall also frees up the Day Lodge for additional private rentals and revenue-driving opportunities.
- Core Services: The construction of this new building will ideally lead to improved employee retention with new office spaces and equipment.
- Environment: The building is designed in such a manner that utilizes one hundred twenty-six (126) solar panels, and an entirely electric heating and cooling system, creating the first net-zero commercial building in Frisco.

Staff Recommendation: Staff recommends approving the attached Fourth Amendment to Agreement for Goods and/or Services Contract with OLC in the amount of \$111,240.

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

Leslie Edwards, Finance Director
Diane McBride, Assistant Town Manager/Recreation and Culture Director
Tom Fisher, Town Manager

Attachments:

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