



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: VANESSA AGEE, COMMUNICATIONS DIRECTOR
RE: FRISCO/COPPER VISITOR INFORMATION CENTER REMODEL/EXPANSION AND OLD TOWN HALL PARK IMPROVEMENTS
DATE: OCTOBER 25, 2022

Summary and Background:

Frisco/Copper Visitor Information Center

During the January 11, 2022 Town Council meeting, Town Council considered and discussed options for the Frisco/Copper Visitor Information Center public restrooms, ADA access, and interior updates. During that discussion, it was noted that ADA access to the Information Center, currently only available through the restrooms, and the size of the men's restroom are inadequate for present needs and that the condition of these 20-year-old restrooms warrant updating. On average each year from 2018 to 2021, 90,000 people used the restrooms annually, and approximately 45,000 people utilize the Visitor Information Center each year.

Council subsequently gave staff direction to move ahead with designing and budgeting for an expansion of the existing bathroom space, the construction of an ADA ramp into the front entrance of the Information Center, and a refresh of the interior to include options to make the space more energy efficient. Since that time, staff has been working with Stais Architecture & Interiors to arrive at plans for the remodel and expansion.

Old Town Hall Park

During their August 9, 2022 meeting, Town Council discussed the [Frisco Neighborhood Parks Master Plan](#), which was adopted by Town Council in October 2019, and determined that the Old Town Hall Park behind the Visitor Information Center should be the priority project for 2023. The plan was informed and shaped by robust public input and acknowledged that Old Town Hall Park should have a more functional urban plaza space that looked like an extension of Main Street. The plan also reflected the need for better lighting and additional seating for individuals or groups. There was also a stated desire to incorporate the arts and a small platform/stage that could accommodate seating, arts programming, and an "outdoor classroom".

Stais Architecture & Interiors was subsequently asked to work on incorporating the design and implementation of the Old Town Hall Park update into the Visitor Information Center remodel and expansion, and Stais Architecture hired Norris Design, which consulted with the Town on the 2019 Frisco Neighborhood Parks Master Plan.

Analysis:

Frisco/Copper Visitor Information Center

Stais Architecture & Interiors have taken the conceptual designs and feedback from Council during the January 2022 meeting and worked with Information Center, Community Development, Public Works, IT, and Communications staff to arrive at a plan that most efficiently uses the current space and provides for an expansion that meets resident and visitor needs. Construction is anticipated to take place during the summer of 2023 and take at least four months, during which time the Visitor Information Center would need to move into 1/3 of the First and Main building, and public restrooms would need to be accommodated by a trailer on 2nd Avenue adjacent to the Historic Park.

Improvements to include:

- Addition of an ADA ramp to accommodate accessibility into the front of the Visitor Information Center (currently the Visitor Information Center has an ADA ramp which provides access through the restrooms)
- An upgrade and reconfiguration of the women's restroom space- seven stalls (from six) and four sinks (from three)
- Addition of a non-gendered private restroom
- Addition of a men's restroom space- four stalls (from two), five urinals (from three), and five sinks (from two)
- Reconfiguration of a service/janitorial space, which would be accessible from all three public restrooms
- Addition of an employee only restroom accessible from the inside of the Visitor Information Center
- Reconfiguration of the Visitor Information Center interior space to accommodate a more modern feel and efficient flow for guests, including a back exterior doorway to the restroom area and relocation of the water station to the back wall, more energy and work efficient office space, and a remodeled kitchen space including the removal of a stove
- The separation of the IT space and utility closet to provide a more climate controlled and secure space for IT infrastructure
- Energy efficiency upgrades to include the removal of an unused door and the replacement of a 30+ year old window, all new utility entrances, replacement of existing heating system with new high-efficiency natural gas fired heating system, new high-performance LED lighting, and low water flow plumbing fixtures (*included in preliminary base bid pricing*)
- Alternate pricing is also provided for additional energy efficiency options for Council to consider including: electric heat pump heating system to align with Town sustainability goals, along with three phase electrical service, and retrofitting of four existing historic windows to save energy.

Old Town Hall Park

Stais Architecture & Interiors, Norris Design, and Town staff from Community Development, Public Works, the Visitor Information Center, and Communications continue to refine Old Town Hall Park Designs and have incorporated the following into the design:

- A more welcoming space with the removal of the gazebo and addition of several seating areas
- Lighting to connect the space to Main Street and provide a more secure feeling space
- A small, raised, covered platform which can be used for seating or for small performances
- A mural wall on the men's restroom addition facing the park
- Preservation of as many of the trees and existing boulder features as possible

- Addition of a decorative screen between the park, part of the alley, and adjacent business to provide a more parklike feel, while still keeping the space open, accessible, and safe

Financial Impact:

The 2023 approved budget includes \$1.6 million for the Information Center remodel and expansion and \$750,000 for community park improvements.

Preliminary construction base bids from Stais Architecture and Interiors:

- \$ 1,858,058 base bid for the Visitor Information Center remodel and expansion prepared by MW Golden, which includes a 6% contingency, and subsequently, Stais Architecture suggests a budget of \$2,136,267 to include an additional 10% contingency and 5% escalation cost in addition to \$57,500 in interior furniture and finishes
- \$250,000 for park improvements, which includes design fee, 10% contingency, and a 5% escalation cost- likely to increase due to final design details

Alternate pricing not included in base bid above

- Electric heat pump heating system, along with three phase electrical service- \$37,000
- Retrofitting four existing historic windows- \$12,600
- Owner's rep services- \$50,000-\$75,000
- Rental of a public bathroom trailer- \$7,200 per month so at least \$28,800

Alignment with Strategic Plan:

Frisco's Visitor Information Center supports culture, arts, and recreation and environment with support and advice for guests about town assets and best practices. This also supports a thriving economy by guiding guests to local Frisco businesses and core services by providing the only public restrooms in the Main Street area. The addition of an ADA ramp to the front of the building and of a non-gendered bathroom supports Town Council strategic plan goals related to creating a more inclusive community.

Recreation is one of Town's strategic priorities; this includes prioritizing and implementing park improvements in conjunction with the approved Neighborhood Parks Master Plan. The Town recognizes the importance of its recreational opportunities as essential to the Town's vibrancy, providing unique opportunities for visitors and locals to explore, play, experience, and share with the broader community. Such vibrant recreation is central to the community's economic vitality, and therefore, a high priority for the Town to maintain, sustain, and protect for future generations.

Environmental Sustainability:

Fixtures would be replaced with low flow faucets and toilets, and paper towel dispensers would be replaced with electric dryers. Alternate pricing includes retrofitting the four existing historic windows and an electric heat pump heating system. The remodel will also follow the Town's Summit Sustainable Building Code requirements.

The building's roofline is not suitable for solar panels.

In order to ensure that the improvements are compatible with and include Town goals related to environmental sustainability, Hilary Sueoka, the Town's Environmental Programs Coordinator, participates in the design discussions for park projects. Staff will continue to incorporate the

Town's sustainable land use codes in the design of the improvements to ensure that they meet or exceed all requirements.

Staff Recommendation:

Staff has made a significant effort to understand and budget for increased construction costs. In January 2022, provided construction estimates suggested a cost of \$950,000 for the Visitor Information Center expansion. With the expansion of the scope and better understanding of increased cost, staff budgeted \$1.6 million for the Visitor Information Center remodel and expansion. Yet, this is still proving to be insufficient based on the base construction estimates of \$2,136,267 received most recently, showing a shortfall of \$594,267.

The parks budget is coming in well under at around \$250,000, but staff remains cautious about this budget as the design is still being refined.

Questions for Council:

- 1- What is Council's feedback regarding both the Visitor Information Center and Old Town Hall Park designs?
- 2- Because staff has not seen consistent pricing across cost estimates for the Visitor Information Center portion of this project and other Town project bids, staff believes it would be in the Town's best interest to complete the contracted work for construction documents and then put the project out for a competitive construction bidding process. This will provide Town Council with more accurate, current, market pricing to consider. Staff would then bring any proposals back to Council for consideration. Would Council support staff completing the contracted design work with the architecture team, then putting the project out for competitive bid, and returning to Council with those bids?

Reviews and Approvals:

This report has been reviewed and approved by:

Tom Fisher, Town Manager
Diane McBride, Assistant Town Manager/Recreation and Culture Director
Susan Lee, Planning Manager/Principal Planner
Leslie Edwards, Finance Director

Attachments:

Attachment 1- Current conditions and designs for Visitor Information Center and Old Town Hall Park October 25, 2022 discussion