



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: MAYOR AND TOWN COUNCIL
FROM: ADDISON CANINO, ASSISTANT PUBLIC WORKS DIRECTOR
RE: RES 22-34, FRISCO BAY MARINA LANDSCAPING
DATE: DECEMBER 13, 2022

Summary and Background:

In 2019, the Frisco Bay Marina area underwent a major renovation during the Bid Dig project. At that time, more than 80,000 cubic yards of earth was moved around the site to create an overall better experience to the varying groups of users. Since the completion of the Big Dig, there is now a new Marina building (Frisco Landing), fuel system, improved site utilities and sewer lift station. Now that all the underground and vertical site work have been completed, there is nearly 50,000 square feet of vacant space between the water's edge, the beach, the Lund House, and Frisco Landing that needs to be activated.

In February of 2022, during a work session of the Frisco Town Council, Stais Architecture and Interiors (SAI), along with Norris Design were tasked with completing a schematic design for the area's landscaping in accordance with the Marina Master Plan that was adopted in June of 2018. This schematic design creates a newly landscaped area that will create a new space that is as flexible as possible and will allow the Town to host large events in the future, or just allow a user to enjoy an open area to congregate with friends or family. This newly constructed space will create a much better welcoming area to users of the area's Marina and park amenities, in addition to creating a much better flow and circulation of people throughout the waterfront area.

Analysis:

In May of 2022, Town staff put this project out to bid with only one resulting proposal. After some discussion it was decided that the best course of action was to halt the contractual process and rebid again later. Town staff worked closely with SAI and Norris Design to take a deep dive in to the plans and specifications to ensure that the design team was putting out the best possible bid package to supply to potential bidders. Moving forward to the fall of 2022 and the end of the busy construction season in the High Country, the project was put out to bid once again. This was met with better success than the initial bid process.

Proposals were due on November 15, 2022, and one was received. The proposal received was from Columbine Hills Construction working in conjunction with 2V'S Landscaping and Irrigation. This is a great local pairing as both have a passion for the community as a whole and will have Columbine returning to the Frisco Bay Marina area after their work on Phase 1 of the Big Dig. The initial proposal that was received was outside of the budgeted amount for the work, so Town

staff adjusted the scope to better accommodate the current adopted budget of \$750,000. While the contract amount is higher than the budgeted amount, Town staff will make every effort to look at further cost saving measures during construction.

In previous Council meetings, the Marina area has been the topic of discussion and that something needs to be done to get it looking more aesthetically pleasing to the community and users. Even though Town staff has adjusted the scope of the project to better fit the budget constraint, the plan has been completed and Town staff phase in other parts of the plan later, if needed. The scope that will be implemented during construction will give the area a more finished look.

Financial Impact:

\$750,000 has been budgeted for project, but the contracted amount is for \$771,195.60. Columbine Hills original proposal was in the amount of \$1.44 million. Town staff decided that it would be best to trim down the project scope to stay as close to the budgeted amount as possible. The plan set does not consider a few items that still need to be priced and implemented (water tap, electrical serving/routing). Exhibit B2 shows what has been eliminated from this initial phase of the project. Before the contractor mobilizes-in to begin the project, Town staff will work with them closely to try to create more cost saving measures where appropriate. Fortunately, there will be some savings in the Park Improvements line item of the 2022 Town of Frisco Capital Improvement Fund Budget. A budget appropriation will be submitted in early 2023 to account for the proposed contract overages that have yet to be determined.

Alignment with Strategic Plan:

The completion of the Frisco Bay Marina Park Landscaping project would fulfill Council's strategic goal of completing Phase Two of the Marina Master Plan. The recreational opportunities provided by the Frisco Bay Marina area are great for both citizens and visitors and provide a great economic driver for the summer recreation season in Frisco.

Environmental Sustainability:

Creating this new park on this dirt area also provides great soil stabilization for the area and eliminates the need for continued stormwater permit applications and soil tackifiers to be placed at the end of every building season. The irrigation system will utilize more effective and efficient fixtures to ensure that it is operating in the most water efficient manner possible.

Staff Recommendation:

It is the recommendation of staff that the Frisco Town Council approve the proposed contract for the Frisco Bay Marina Area Landscaping project. It has been noted by staff in comments received by visitors, citizens, and Town Council that the Marina area has not looked finished for some time now, and this project will allow for a completed and vibrant look all the way from Main Street to the shores of Lake Dillon.

Reviews and Approvals:

Tom Fisher, Town Manager
Leslie Edwards, Finance Director
Jeff Goble, Public Works Director

Attachments:

Exhibit A1 – Bid Package Plans

Exhibit A2 – Bid Package Specifications

Exhibit B1 – Columbine Hills Proposal

Exhibit B2 – Contract Version of Columbine Proposal

Exhibit C – Contract (to be amended into packet at later date)

Exhibit D – Resolution 22-34