



## MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

**TO: MAYOR AND TOWN COUNCIL**  
**FROM: ADDISON CANINO, ASSISTANT PUBLIC WORKS DIRECTOR**  
**RE: VISITOR INFORMATION CENTER CMGC PRECONSTRUCTION SERVICES**  
**DATE: FEBRUARY 14, 2023**

### **Summary and Background:**

At the January 11, 2022, Council meeting, the Frisco Town Council gave staff direction to design and budget for a remodel at the Frisco/Copper Visitor Information Center (VIC), that was to include an ADA ramp on the Main Street side of the building, an update to the interior that includes more energy efficient infrastructure/fixtures, and an expansion to the restrooms to include a gender-neutral restroom. Shortly thereafter, Stais Architecture and Interiors (SAI) was awarded the contract to work on the design. Later in 2022, during the August 9<sup>th</sup> Council meeting, staff was directed to make Old Town Hall Park a priority project for 2023 as it directly correlates to the Neighborhood Parks Master Plan. Since this park directly interacts with the Visitor Information Center remodel and upgrade project, SAI was asked to include this into their overall design, working in conjunction with Norris Design.

During the October 25, 2022, Council meeting, Town and SAI staff presented the preliminary design for the expansion/upgrade and Old Town Hall Park. This presentation also included preliminary estimates for the project in its entirety, which totaled \$2.44 million. The estimated construction costs for the Information Center totaled \$2.13 million, while Old Town Hall Park totaled \$250,000 for a preliminary design. However, the construction costs for the Visitor Information Center expansion/remodel came in over the proposed budget of \$1.6 million, and Council directed staff to pursue a design that could align with the \$1.6 million dollar budget.

### **Analysis:**

After the feedback that was received from the Council on the October 25<sup>th</sup> meeting, staff re-evaluated the project process and sought the assistance of an owner's representative firm, Wember, to assist SAI and Town staff to better understand how to more efficiently utilize the budget to create the best solution for the project. Wember suggested utilizing the newly familiar route of CMGC services, and staff agreed that this would be the best avenue of approach for the project. Upon looking at the scope of the project, Wember believed that it might be possible to proceed with the expansion and remodel option presented at the October 2022 Council meeting, and subsequently, did a deep dive into the project to see if it was even feasible. They then assisted staff with the next step, which was to create and release an RFP for CMGC preconstruction services.

Wember solicited the RFP with the assistance of Town staff, and this resulted in two proposals. The proposals received were from AD Miller, who is the CMGC for Slopeside Hall, and MW Golden, who is the CMGC for Granite Park. It was great that two contractors familiar with Town projects opted to put proposals together for this unique project. After evaluating both proposals with Wember, staff opted to utilize the services of MW Golden, as they have a proven track record in Frisco and a method for value engineering (VE) that is successful. This was made evident during the Public Works expansion where there were several VE items that were proposed that did not impact the quality of the project but assisted in lowering the cost.

Since this project is already estimated to be above the proposed budget, VE is going to be a huge aspect of the design. Where the services of MW Golden will differ on this project, as opposed to Slopeside Hall or Granite Park, which both sought CMGC services after drawings were complete or complete, is that the VIC plans are at a more preliminary stage. This is a benefit because with MW Golden being part of the design process, they can weigh in on VE items long before construction even starts, and budget will play a significant role in the design process. Also, MW Golden's perspective, subcontractor connections, and relevant real life construction experience will bring beneficial and fresh mindset to this project to create a well-rounded project team.

#### **Financial Impact:**

MW Golden's preconstruction services would be contracted for \$3,500, and the preconstruction process would consequently determine which option for improvements at the Visitor Information Center would in fact be possible within the budget. Staff would then subsequently return to Council during a work session with more information, including a guaranteed maximum price for the possible option, and an opportunity to provide more direction.

#### **Alignment with Strategic Plan:**

Frisco's Visitor Information Center remodel/upgrade project supports culture, arts, recreation, environment, thriving economy, and inclusive community. All pieces of the Town's Strategic Plan are major components of the design concept and done so in a manner that will meet the needs of the community.

#### **Environmental Sustainability:**

The remodel will follow the Town's Summit Sustainable Building Code requirements and adhere to the standards that the Council has set when it comes to upgrades to Town facilities. As in other Town projects, this will be another opportunity for the Town to show the community that it is committed to building sustainably.

#### **Staff Recommendation:**

Staff recommends that the Town move forward with the preconstruction services of MW Golden.

#### **Reviews and Approvals:**

Diane McBride, Assistant Town Manager  
Leslie Edwards, Finance Director  
Jeff Goble, Public Works Director  
Vanessa Agee, Communications Director

**Attachments:**

Attachment 1 – RFP Visitor Information Center

Attachment 2 – MW Golden Constructors Proposal