



CITY COUNCIL WORK SESSION
Tuesday, February 21, 2023 - 10:00 AM
Community Room, Montrose Public Safety Complex – 434 S. First Street

Public participation for this meeting will be in person in the Community Room of the Montrose Public Safety Complex. The meeting can be viewed via livestream at <https://www.cityofmontrose.org/759/Live-Meetings-Viewer>.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

1) INTRODUCTION OF NEW CITY EMPLOYEES

- Christy Sheedy – Police Records Technician
- Larry Graves – Police & School Resource Officer
- Hannah McRae – Operations Assistant, City Manager’s Office
- Mason Blair – Parks & Special Projects Division Worker

2) DISCUSSION ITEMS

- A) Montrose City Hall Phase 3 Authorization Recommendation (20 minutes)
Staff: Public Works Manager Jim Scheid 2-4
- B) 2023 Crack Seal Material Purchase Recommendation (10 minutes)
Staff: Streets Superintendent Nik Pridy 5-7

3) GENERAL CITY COUNCIL DISCUSSION

4) STAFF COMMENTS

CONTRACT AUTHORIZATION RECOMMENDATION

TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Manager
DATE: February 21, 2023
RE: Authorization of Montrose City Hall Phase 3
CC: William Bell, Ann Morgenthaler, Shani Wittenberg



Action

Consider the authorization of \$4,547,212.83 to be used for the design and construction of the 3rd phase of Montrose City Hall, including an amendment of a contract with FCI Constructors, Inc as the Construction Manager/General Contractor (CM/GC).

Background

This recommendation is for the 3rd phase of an ongoing project to relocate the City of Montrose City Hall. The 1st and 2nd phases of this project included the abatement, restoration, and remodel of the interior spaces on the 1st and 2nd floors of the structure located at 400 E. Main St (formerly Wells Fargo). The 3rd phase is to include the removal and replacement of the exterior façade with the intention of revitalizing the building located on the Main St of Montrose.

The project team (which includes Blythe Group, FCI Constructors, Inc. and Dynamic Program Management) has worked with city staff to generate conceptual level renderings of the new City Hall and provide budgetary cost estimating.

With authorization of the proposed budget the project team would begin by developing the design package including a schematic design, design development and construction documents. Throughout the design process and particularly at each stage of design FCI's pre-con team would be providing cost estimates and constructability feedback. At the time that the design is complete enough to provide adequate information for construction, the existing CM/GC contract with FCI Constructors, Inc. would be amended to include the scope of work for phase 3. This would be performed as a Guaranteed Maximum Price (GMP) amendment similar to phase 1 and phase 2 of this project.

It is anticipated that design would begin immediately after authorization of this recommendation and construction work could begin in the late summer of 2023 with an anticipated completion in the late spring of 2024.

The construction process will take place while City Hall is fully operational with city staff and members of the public utilizing the facility. This will require sequencing of some aspects of the work to prevent disruption of the operations within the facility. It is expected that construction activities will be occurring around the entire facility and there may be pedestrian detours and protected walkways through the construction site.

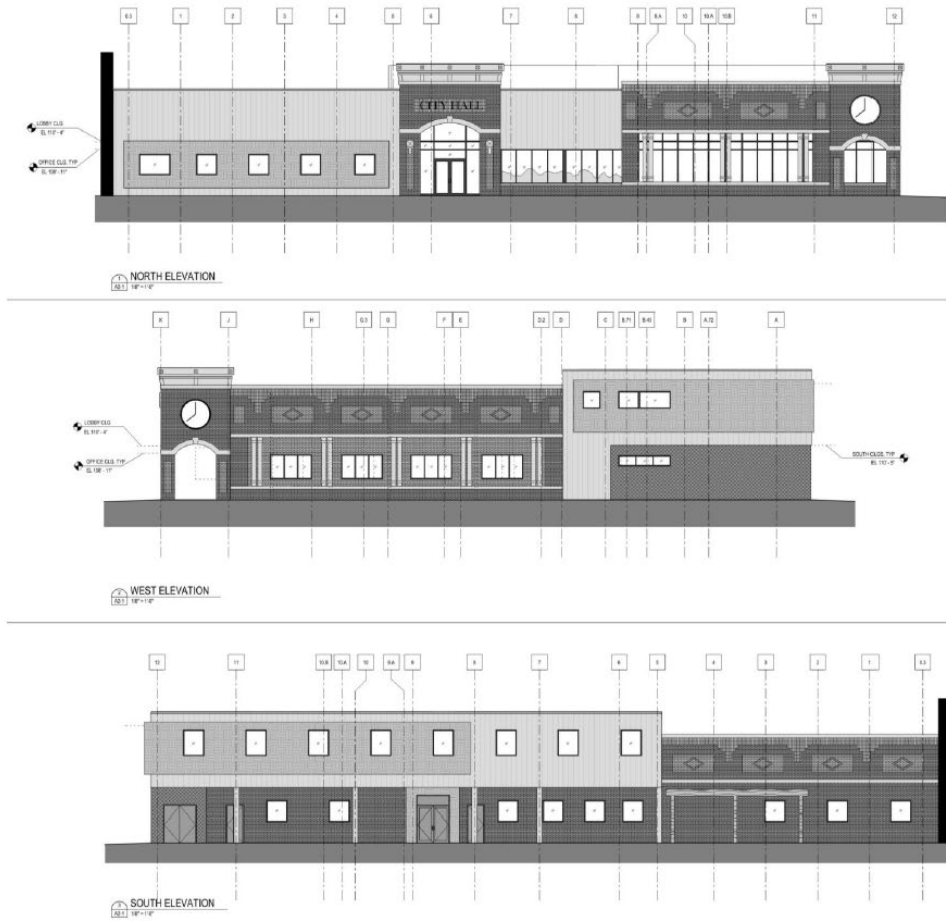
Contract Administration and Project Financials

This project is managed by City of Montrose Public Works along with Dynamic Program Management. The utilization of the CM/GC design and construction process has allowed the schedule of this project to be compressed and allows for the project team to work within the approved budget to bring this project to completion ahead of schedule and within budget. For these reasons we are recommending continuing the CM/GC process for phase 3.

The total of \$4,547,212.83 is comprised of several budgetary estimates that are summarized below.

CMGC		
FCI Constructors, Inc	\$ 3,391,621.00	
Owner contracts		
Design Team, Geo Tech/CMT	\$ 275,300.00	
Owner purchases		
owner provided items	\$ 30,000.00	
Sub total	\$ 3,696,921.00	
Contingencies		
Design	\$ 184,846.05	5%
Escalation	\$ 221,815.26	6%
Owners	\$ 443,630.52	12%
TOTAL	\$ 4,547,212.83	

It is anticipated that about 70% of the cost associated with the project would be spent in 2023 and the remaining portion in 2024. This project was not included in the 2023 budget and would be funded from General Fund Reserves.



SHADES OF GRAYS ARE PLACEHOLDERS;
 WE CAN SELECT SOME COLORS SOON!

OVERALL CONCEPT

PURCHASE RECOMMENDATION

TO: Honorable Mayor, and Montrose City Council
Cc: William Bell City Manager, Shani Wittenberg Finance Director
Jim Scheid, Public Works Manager
FROM: Nik J. Pridy, Streets Division Superintendent
DATE: Feb 13th, 2023
Subject: Crack Seal Material Purchase and Sole Source Recommendation



Action

Consider approval of a purchase for crack seal material from Dissco (Denver Industrial) in the amount of \$93,741.00 to be used by the City's Streets crew.

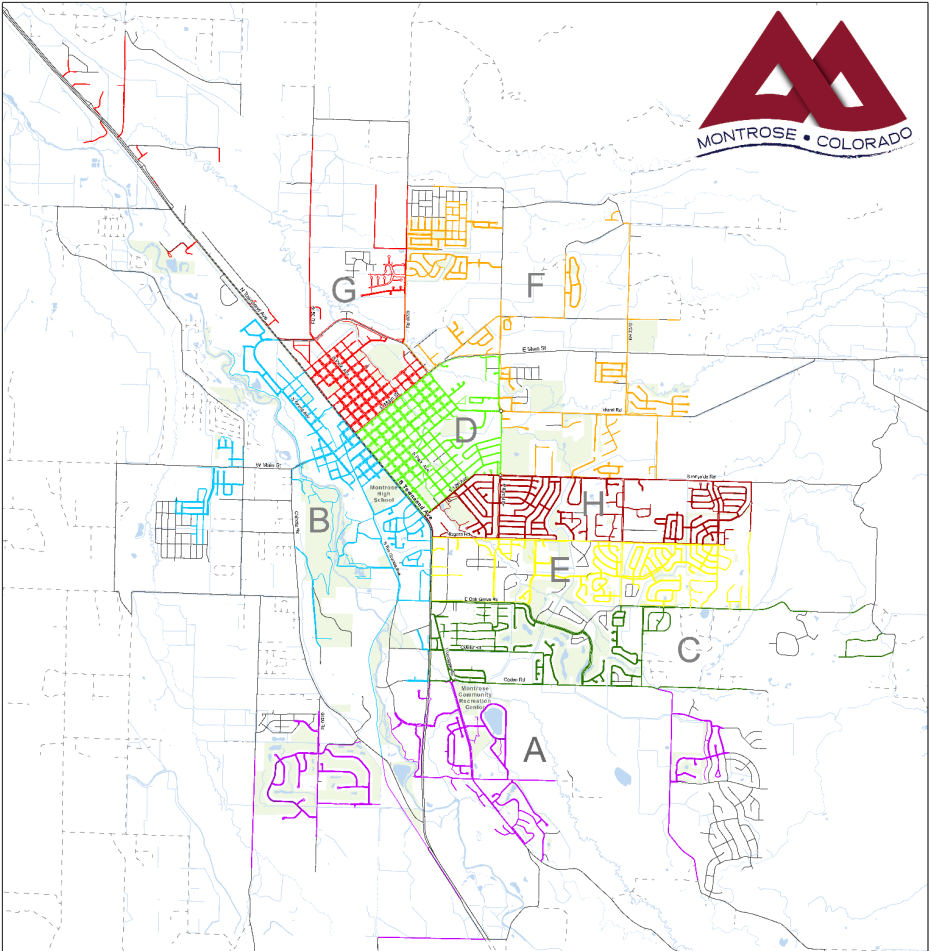
Background

The City of Montrose Streets Division is preparing for the upcoming crack seal project that will be self-performed. This includes 36.1 lane miles of streets that will be crack sealed for zone D of our Street Maintenance Plan (attached for reference). The material used is specific for our area and local climate. The City has utilized Low Tack Type 1 from Denver Industrial Sales & Service Company for the last several years with great results. For compatibility and warranty with existing equipment, we are requesting the authorization of a Sole Source waiver and the purchasing of this material. The pricing provided is comparable to that of other crack seal material and to what has been purchased in years past by the City of Montrose Streets and Engineering Divisions.

Net Financial Impact

In the 2023 Budget, \$90,000.00 was budgeted for crack seal material out of the \$370,000.00 under GL 100.5115.223.000 (Asphalt). The additional \$3,741.00 will be covered by the remaining \$280,000 for asphalt.





Street Maintenance Plan Overview 2022-2030

- Zone A (41.4 Lane Miles)**
 - 2027 Patching
 - 2028 Crack-Seal
 - 2029 Major Street Improvements
 - 2030 Sidewalk Improvements
- Zone B (38.1 Lane Miles)**
 - 2028 Patching
 - 2029 Crack-Seal
 - 2022 Major Street Improvements
 - 2023 Sidewalk Improvements
- Zone C (35.8 Lane Miles)**
 - 2021 Patching
 - 2022 Crack-Seal
 - 2023 Major Street Improvements
 - 2024 Sidewalk Improvements
- Zone D (36.1 Lane Miles)**
 - 2022 Patching
 - 2023 Crack-Seal
 - 2024 Major Street Improvements
 - 2025 Sidewalk Improvements
- Zone E (33.7 Lane Miles)**
 - 2023 Patching
 - 2024 Crack-Seal
 - 2025 Major Street Improvements
 - 2026 Sidewalk Improvements
- Zone F (40.4 Lane Miles)**
 - 2024 Patching
 - 2025 Crack-Seal
 - 2026 Major Street Improvements
 - 2027 Sidewalk Improvements
- Zone G (31.3 Lane Miles)**
 - 2025 Patching
 - 2026 Crack-Seal
 - 2027 Major Street Improvements
 - 2028 Sidewalk Improvements
- Zone H (36.4 Lane Miles)**
 - 2026 Patching
 - 2027 Crack-Seal
 - 2028 Major Street Improvements
 - 2029 Sidewalk Improvements

City Road
 County Road
 Stream/River
 Pond/Lake
 Park

0 0.5 1 1.5 2 Miles





CITY OF MONTROSE

SOLE SOURCE WAIVER REQUEST

REQUESTING DEPARTMENT: Public Works, Street Division **DATE:** 1/17/2023

REQUESTED BY: Nik Pridy, Street Division Superintendent **BID NO.** N/A

VENDOR NAME: Denver Industrial Sales & Service **COST:** \$93,741.00

JUSTIFICATION

(INITIAL ALL ENTRIES THAT APPLY TO REQUEST)

PRODUCT OR SERVICE DESCRIPTION: Crack Seal Material (546 Low Tack Type 1, PlexiMelt)

1. _____ Vendor is the original equipment manufacturer and there are no regional distributors.
2. X _____ The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service from another manufacturer or vendor.
3. _____ The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds.
4. _____ No other equipment is available that shall meet the specialized needs of the department or perform the intended function.
5. _____ Detailed justification is available which establishes beyond doubt that the vendor is the only source available to provide the item or service required.
6. _____ Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

I recommend that competitive procurement procedures be waived and the product or service described herein be purchased as a sole source.

DEPARTMENT HEAD AUTHORIZATION: _____

Authorized Signature	Title	Date
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FINAL AUTHORIZATION: City Council Approval Required (\$50,000 +)	YES	NO
City Manager Approval Required (up to \$50,000)	YES	NO

MANAGER/COUNCIL AUTHORIZATION: _____

Authorized Signature	Title	Date
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Attach detailed justification documentation