



CITY COUNCIL WORK SESSION
Tuesday, February 20, 2024 - 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

Public participation for this meeting will be in person in the City Council Chambers. The meeting can be viewed via livestream at <https://www.cityofmontrose.org/759/Live-Meetings-Viewer> and recordings of the meetings can be viewed at <https://www.youtube.com/user/MontroseCityGov>.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. To allow time to book this resource, please email planningmail@cityofmontrose.org at least three (3) days before the meeting.

1) DISCUSSION ITEMS

- A) Moving Montrose Forward Surface Treatment Contract Change Order (15 minutes)
Staff: City Engineer Scott Murphy
- B) Ogden Road Sidewalk Extension Contract Award (10 minutes)
Staff: City Engineer Scott Murphy

2) GENERAL CITY COUNCIL DISCUSSION

3) STAFF COMMENTS

MEMORANDUM



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: February 8, 2024
RE: Moving Montrose Forward 2024 Surface Treatment (Slurry and Cape Seal) Contract Change Order No. 2
CC: William Bell, Shani Wittenberg

Action

Consider the approval of Change Order No. 2 in the amount of \$1,289,120.09 to A-1 Chipseal's Moving Montrose Forward Surface Treatment Contract for completion of the 2024 surface treatment scope of work.

Background

Starting in 2018, the City of Montrose developed the *Moving Montrose Forward* (MoveMo) initiative which placed a renewed focus on street maintenance, reducing traffic congestion, and improving pedestrian and vehicular mobility throughout the community. As part of this effort, each year the City hires contractors to perform some of the larger-scale and specialized street maintenance construction. This contracted street maintenance work is in addition to typical routine maintenance activities performed by the City's street division of public works.

The City's street maintenance and capital plan is available on the City's MoveMo webpage at www.MoveMo.co. The street maintenance plan identifies how available funds should generally be allocated between the various types of maintenance activities (e.g., surface treatments, mill and overlays, rebuild of failed roadways, etc). Allocation of these funds is geared towards the creation of a comprehensive street-maintenance program focused on striking a balance between maintenance of the better-condition roadways (keeping the "good roads good" and at a lower cost) and eventually restoring those which have experienced failure and are more costly to repair. It should be noted that asset management software and modeling are used to help prioritize appropriate maintenance treatments for the City's roadways and to best utilize limited resources.

The City budgeted a record \$5M for this year's MoveMo contracted street maintenance efforts. Approximately 26% of this year's street maintenance work is focused on surface treatments consisting of slurry, cape, and chip seals. Additional information for each of these treatment techniques is included below:

- **Slurry Seal.** Slurry seals are a combination of a fine aggregate and an asphaltic binder which work to smooth out surface irregularities and to protect the roadway from water intrusion and UV degradation. Slurry seals are used in lieu of chip seals within residential neighborhoods given the public's general dislike of chip seals and a chip seal's lower effectiveness in areas without consistent traffic volumes to help press in the chips.
- **Cape Seal.** Cape seals are used on higher volume roadways or those with heavier degradation and include a chip seal first followed by a slurry seal several weeks later.
- **Chip Seal.** Standard chip seals are used on more rural roadways with routine traffic but less overall traffic loading.

Areas to receive surface treatments are shown in the attached figure. Also shown on this figure are roads that have received rebuilds or surface treatments since launching the MoveMo streets maintenance initiative in 2018. Streets to receive rebuilds or overlays are currently being finalized in project design and will be out for bid soon.

Additional detail on the City's street maintenance program can be found in the street capital and maintenance plan noted above as well as on the Street Maintenance tab of the Moving Montrose Forward webpage at www.MoveMo.co

Project Procurement and Cost

As part of the 2022 MoveMo surface treatment contract, the City publicly bid that year's scope of work in March of 2022 and received two bids. The low bidder, A-1 chipseal, was approximately 18% lower than the second bidder for \$1.4M of surface treatment work. Since all surface treatment work is performed and paid for by the unit price (cost per square yard), the City included with the 2022 bid documents the option to extend the contract annually for up to three years. This extension is at the discretion of the City and requires satisfactory performance of the current year's work. It should be noted that this option was exercised in 2023 with the approval of Change Order No. 1 for A-1 Chipseal.

City staff continue to have positive experiences with regard to A-1 Chipseal's quality, responsiveness, customer service, and public outreach. As a result, it is recommended that the contract be amended again to include 2024's surface treatment scope of work through Change Order No. 2.

Due to a general rise in asphalt prices, the City and A-1 Chipseal negotiated a 4.5% increase in unit rates over 2023's costs. This is on par with the annual rise in the regional consumer price index (CPI) and less than inflationary increases being experienced on other City construction contracts. Using these updated rates for 2024's anticipated scope of work, a contract change order of \$1,289,120.09 is recommended.

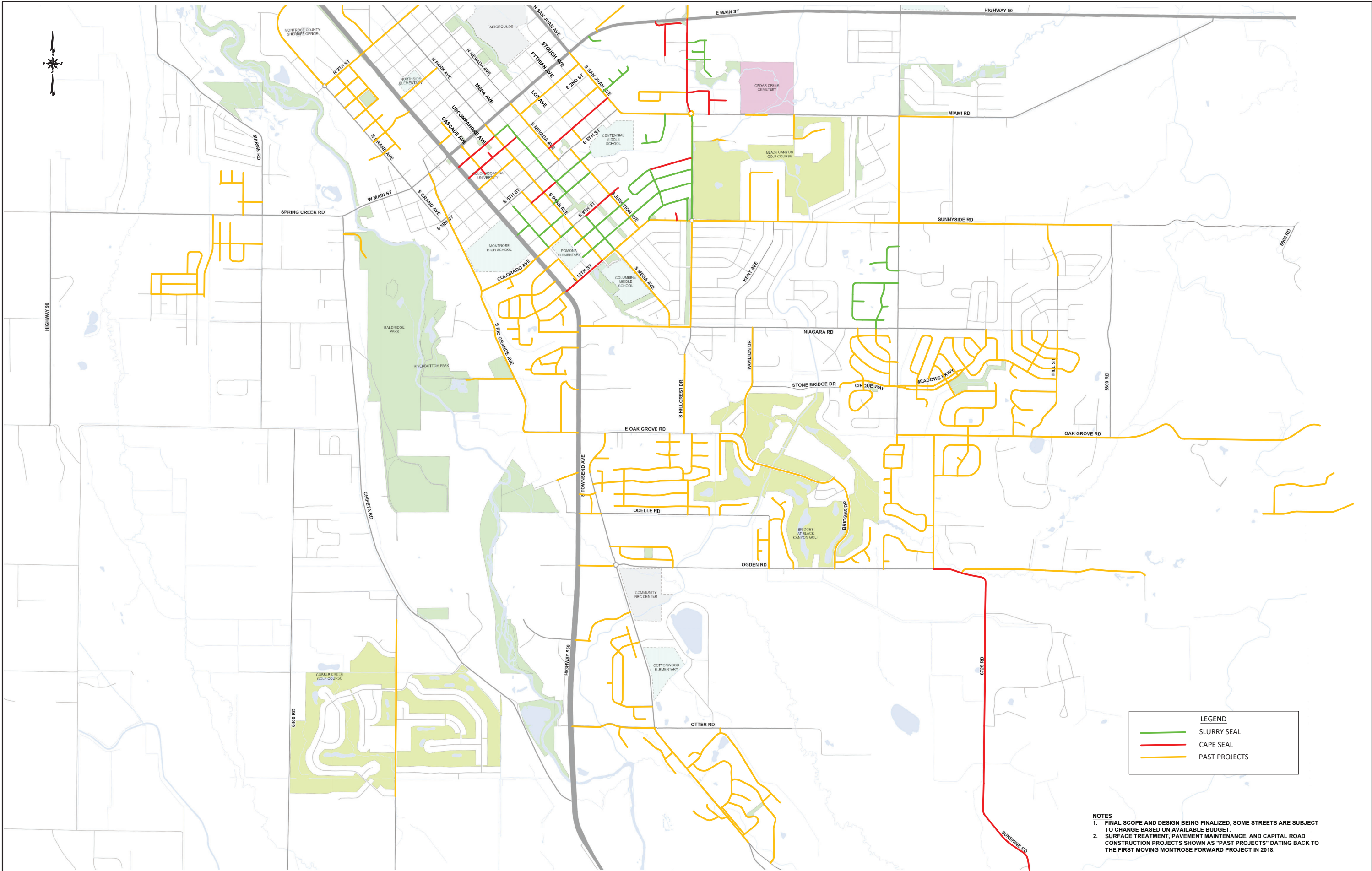
Project Schedule and Traffic Control

Work under this contract is scheduled to begin in June and will be completed by the end of September. Work will generally require the closure of roadways while the treatment is being applied and for approximately 6 hours following application while the material cures. Residents and businesses along roadways will be notified at least 48 hours ahead of time with door hangers and no parking signage before work on their roadway begins. Typically residents are able to plan their trips or park on nearby streets if needing to leave during the slurry seal process. Access for adjacent businesses and emergency vehicles will also be maintained at all times during the project.

Contract Administration and Project Financials

Contract administration, project management, and construction inspection will be performed by the City of Montrose engineering department.

The total budget for contracted street maintenance in 2023 is approximately \$5M. It should be noted that this is in addition to street maintenance budgets for in-house work being performed by public work's crews. This surface treatment contract will be funded from this \$5M with the balance of this budget going towards the upcoming street overlay and rebuild contract as well as standalone sidewalk improvement projects.



LEGEND

SLURRY SEAL

CAPE SEAL

PAST PROJECTS

NOTES

1. FINAL SCOPE AND DESIGN BEING FINALIZED, SOME STREETS ARE SUBJECT TO CHANGE BASED ON AVAILABLE BUDGET.

2. SURFACE TREATMENT, PAVEMENT MAINTENANCE, AND CAPITAL ROAD CONSTRUCTION PROJECTS SHOWN AS "PAST PROJECTS" DATING BACK TO THE FIRST MOVING MONTROSE FORWARD PROJECT IN 2018.

CONTRACT AWARD CONSIDERATION



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: February 8, 2024
RE: Ogden Road Sidewalk Extension Construction Contract Award
CC: William Bell, Shani Wittenberg

Action

Consider the approval of \$245,413.00 in expenditures for construction of the Ogden Road Sidewalk Extension Project. This includes the award of a construction contract to Haynes Excavation in the amount of \$231,913.00 and a survey support contract to Del-Mont Consultants in the amount of \$13,500.

Background

In support of the Residences at Dry Cedar Creek affordable housing project currently being constructed immediately northeast of the Community Recreation Center, the City has partnered to construct a connecting pedestrian sidewalk along the southern side of Ogden Road between the Ogden/Woodgate Roundabout and the apartment complex. The project will include the relocation of some conflicting utilities, clearing of the area, construction of an embankment to support the sidewalk, and construction of the sidewalk itself. An overview drawing of the project is included as an attachment to this memo.

It should be noted that this project was originally envisioned to also include widening of the roadway along the southern side of Ogden Road; however, once under detailed design it was determined that widening would not be possible without reconstruction of the entire roadway in order to make the grading and drainage work. Cost estimates for such reconstruction were in excess of \$1.4M. As a result, the scope was reduced to include the sidewalk only. The new sidewalk's vertical and horizontal location will be situated to account for the eventual widening so when the reach is reconstructed to minor arterial standards, the sidewalk will match and will not need to be reconstructed.

Project Bidding and Associated Expenditures

Construction of the Ogden Road Sidewalk Extension Project was put out for bid on January 17th and bids were publicly received on February 8, 2024 from eight contractors as summarized in Table 1 below. Bid totals presented include a 10 percent contingency.

TABLE 1 Summary of Bid Results		
Contractor	Location	Bid Total
Haynes Excavation	Montrose, CO	\$231,913.00
Agave Construction	Montrose, CO	\$245,327.50
Mountain Valley Contracting	Grand Junction, CO	\$265,278.15
Thomas Avila Concrete	Montrose, CO	\$275,459.56
Skip Huston Construction	Montrose, CO	\$289,011.47
Ridgway Valley Enterprises	Montrose, CO	\$291,139.75
K&K Concrete	Montrose, CO	\$334,621.65
K&D Construction	Grand Junction, CO	\$647,675.60

The City has recent positive experience working with the low bidder, Haynes Excavation, on numerous capital projects and considers them qualified to perform the work. It should be noted that the City's local preference policy would not change the outcome of bidding in this case.

In addition to the award of a construction contract, we are also recommending award of a survey stakeout contract to the project surveyor/designer, Del-Mont Consultants. This scope of work is budgeted at \$13,500 on an as-needed, time-and-materials basis based on a proposal from the consultant.

Project Schedule and Traffic Control

The proposed contract documents require completion of the project by mid-July 2024. However, it is our understanding that the contractor intends to finish the project earlier and ahead of the planned opening for the Residences at Dry Cedar Creek apartments. Nearly all work will take place along the Ogden Road shoulder although intermittent lane closures with flaggers are possible for select elements of the work closer to the roadway.

Contract Administration and Project Financials

Contract administration, project management, and inspection will be performed by the City of Montrose engineering department with support from the design engineer as needed.

The City budgeted a total of \$400k for this project out of the City's capital improvement fund. This larger budget was established based on the original concept design which included widening of the roadway as discussed above. For the sidewalk only, this places the proposed expenditures \$155k under budget.

