



CITY COUNCIL WORK SESSION

Monday, March 4, 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) Montrose Veteran's Memorial Plaza Property Evaluation (20 minutes)
Staff: Public Works Director Jim Scheid
- B) Public Works Facility and Rio Grande Extension Design Award Recommendation (20 minutes)
Staff: Public Works Director Jim Scheid
- C) 2024 Black Canyon Golf Course Renovation Award Recommendation (20 minutes)
Staff: Public Works Director Jim Scheid

2) GENERAL CITY COUNCIL DISCUSSION

3) STAFF COMMENTS

MEMORANDUM

TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Director
DATE: March 4th, 2024
RE: **Veteran's Memorial Plaza Property Evaluation**
CC: William Bell, Ann Morgenthaler



Dear Council Members,

At the work session on March 4th, 2024, we will be discussing City properties that have been evaluated by staff that could be utilized for a Veteran's Memorial Plaza in the future.

There were 5 City owned properties evaluated. Several categories were considered in the evaluation like, acreage, parking available, electrical/water source, accessibility, fit with surrounding uses, and visibility.

We would like to review and discuss the evaluation matrix of the properties with City Council to determine if the City Council would like for staff to continue forward with this project and create a Memorandum of Agreement (MOA) with the Veteran's Coalition and other interested supporters of the project.

Thank you and I look forward to our discussion.

Respectfully,

A handwritten signature in black ink that reads "Jim Scheid". The signature is written in a cursive, flowing style.

Jim Scheid
Public Works Director

AUTHORIZATION RECOMMENDATION

TO: Honorable Mayor, and Montrose City Council
FROM: Jim Scheid, Public Works Director
Scott Murphy, City Engineer
Cc: William Bell, City Manager
Ann Morgenthaler, Deputy City Manager
DATE: March 4th, 2024
Subject: Public Works Facility and Rio Grande Extension Design Authorization Recommendation



Recommendation

Consider the authorization of \$800,000 for the design and initial site cleaning for the Public Works Facility and Rio Grande Ave Extension. This will include a contract with Blythe Group for an initial amount not to exceed \$700,000.

Background

In November of 2023, the City entered into an agreement to purchase property near the intersection of Rio Grande Ave and Oak Grove Rd for the purpose of construction of a Public Works Facility and to secure the last piece of right of way needed for the eventual extension of Rio Grande Ave. The closing on this property is scheduled to be completed in the spring of 2024. A map showing the project overview is included in the packet as Exhibit A.

Public Works Facility: City Staff have been working on the long-range planning and design of a replacement public works facility since 2016. The existing facility located at 1221 6450 Road was built in the 1960's and has essentially reached the end of its useful life. The overall site layout and features do not meet modern operational needs of the department. Primary deficiencies of the building and site include, but are not limited to, insufficient floor space for the shop and administration staff, low ADA accessibility, less than adequate restroom size and quantity, structural deficiencies of the building, possible environmental hazards within the building (asbestos, lead, etc.) insufficient heated storage for cold-sensitive vehicles (such as vactors, sweepers, water trucks), insufficient wash bay, poor site circulation, poor separation of the public from operational activities, and lack of stormwater controls for water quality and quantity (incl. wash bays).

Planning efforts for a new facility indicated that the existing site would not be large enough for the long-term growth needs of the public works department. The site shown in Exhibit A has been recently purchased for this purpose. The site is ideal for the new public works facility given its central location, large size, and fit with the surrounding area (surrounded by similar operational campuses for the BLM, USFS, BOR, WAPA, and Tri-State).

The City wishes to create a public works facility that accommodates both existing and anticipated operational needs into the foreseeable future. The site layout and building spaces will be situated and constructed such that future expansions (additional storage, shop space, office space, etc.) can be readily accommodated when the need arises 30+ years into the future.

Public Works operations are critical to the overall function of the community, especially in the event of an emergency or natural disaster. To that end, the facility will be designed and constructed with an eye towards durability, resiliency, emergency preparedness, and with an elevated importance factor for building loads and floodplain protection.

In order to promote safety for both the public and for employee operations, the City would like the public works facility to maintain separation between the two without overlap (i.e., public traffic is separate from employee work areas and traffic circulation). For public that visit the site, the intent is for them to have a safe, easy-to-navigate, and welcoming experience. The project is also being designed to ensure all public facing elements are aesthetically pleasing and integrate well with the surrounding area.

Rio Grande Ave Extension: In order to stay ahead of long-term traffic growth, the City's comprehensive plan calls for the eventual extension of Rio Grande Avenue as a minor arterial to connect between East Oak Grove Road and the River Landing commercial area as shown in Exhibit A. To that end, the City has been working to secure the necessary rights of way for completion of this extension across four tracts of land to be crossed. Over the last six years and in partnership with the landowners, the City has been able to secure the rights of way needed on three of the four tracts. The last tract needed is at the northern end of the alignment and is included in the parcel that would be utilized as the Public Works Facility Site.

Normally, architectural facility/site design is separate from civil road design. In the case of this project the Public Works Facility design and the Rio Grande Ave Extension design have been combined into one design project. This is because of how interdependent the two projects are on each other, meaning that the design of one will impact the design of the other. To keep the design and eventual construction schedules without conflict it is most beneficial to keep the design of both as one project. The scale of the project is quite large and would be overseen by both Public Works Department and Engineering Department.

Design Team Procurement

The City issued a Request for Qualifications and Proposals (RFQP) in December of 2023 and received five proposals. Of the five proposals, two firms were shortlisted for interviews and interviews occurred on February 15th, 2024. The interviews were very insightful and it was apparent that this project is highly sought after and the competition was healthy. In addition to the design team's qualifications, project approach, and design strategy the shortlisted firms were asked to submit cost proposals for the entire design project which is anticipated to begin in 2024 and extend through 2025. After reviewing the qualifications, Blythe Group was a clear front runner in the selection process. After reviewing cost proposals, the City's review team selected Blythe Group for the project. The overall cost estimate for design including both the Public Works Facility and Rio Grande Ave Extension was proposed at \$2,681,638. The majority of this expense would occur in 2025, it is anticipated that the budgeted amount of \$700,000.00 in 2024 will be sufficient.

Site Clearing

The City's Public Works Crews will perform the site cleanup after any necessary abatement is performed. The Public Works crews will also perform the initial site clearing and preparation for the site to be constructed on in the coming years. It is anticipated that the costs of abatement, demolition, and clearing can be performed under \$100,000.

Net Financial Impact

The design and site clearing for this project has been included in the 2024 budget. The 2024 Capital Fund Budget includes \$550,000.00 in 465-6050-962-000 and \$250,000.00 in 460-6515-962-000 for a total of \$800,000.00 for this combined project. The not to exceed amount for design in 2024 of \$700,000.00 plus the amount of \$100,000.00 for site cleaning and preparation comes to the budgeted amount of \$800,000.00 in 2024. The remaining design and site preparation will be proposed in the 2025 City budget.



REFERENCE DRAWINGS			REVISIONS										 CITY OF MONTROSE ENGINEERING DEPARTMENT 1221 14th St. N MONTROSE, CO 81401 PH: 248-1480 FAX: 232-4780 WWW.CITYOFMONTROSE.ORG	DATE: 10/3/2023	RIO-GRANDE EXTENSION & PUBLIC WORKS SHOP MONTROSE, COLORADO PROJECT OVERVIEW AND PURCHASE AREA	Sheet: 1 Of: 1
CITY AERIAL	2022	◇					◇				JOB NO: 21.8.1					
							◇				DRAWN: SAM					
							◇				DESIGN: SAM					
							◇				CHECKED: JS					
							◇				SCALE: NTS					

AUTHORIZATION RECOMMENDATION



TO: Honorable Mayor, and Montrose City Council
FROM: Jim Scheid, Public Works Director
Cc: William Bell, City Manager
Ann Morgenthaler, Deputy City Manager
Mark Armstrong, Facilities Manager
DATE: March 4th, 2024
Subject: 2024 BCGC Mechanical Renovation Authorization Recommendation

Recommendation

Consider the authorization of \$257,345.45 for a renovation and upgrade at the Black Canyon Golf Course (BCGC) including a contract award to Stryker and Company Inc. in the amount of \$214,772.72.

Background

The purpose of this project is to replace the aging roof and HVAC mechanical system at the Black Canyon Golf Course pro-shop and restaurant facility. The roof condition has caused some deterioration of the wooden structure beneath which is requiring repairs and the HVAC system will also require additional structural members to be added in the roof framing. The roof shingles and any worn decking will be replaced with similar materials. The HVAC mechanical system has been completely redesigned to heat and cool the building as well as provide improved make-up air needed for the kitchen exhaust hood more adequately. This project also includes an electrical service upgrade to accommodate the growing electrical needs of the restaurant.

The City of Montrose issued an RFP for this project in December of 2023 and received one proposal from Stryker and Company. The bid price is within the range that was expected for the project and the City has a positive work history with Stryker and Company.

Stryker and Company Construction Contract	\$ 214,772.72
DMEA Service Upgrade	\$ 15,000.00
Owners Contingency (12%)	\$ 27,572.73
Total	\$ 257,345.45

Net Financial Impact

This project was initially planned to start in 2023 and conclude in 2024. The design timeline was extended to accommodate the electrical systems upgrade which pushed the start of the project into 2024. The project was initially budgeted in 2023 in the amount of \$220,000 and the remaining project budget was budgeted in the current 2024 budget in the amount of \$200,000. Since the 2023 budget was not utilized for this project the 2024 budget may need to be supplemented in the amount up to \$57,345.45.