



CITY COUNCIL WORK SESSION
Tuesday, July 5, 2022 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, and 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) PLANNING COMMISSION ALTERNATE APPLICANT INTERVIEW

- Terry Ferris **2-3**

2) DISCUSSION ITEMS

- A) Fuel Contract Amendment (10 minutes)
Public Works Manager Jim Scheid **4**
- B) City Hall Renovation CMGC Contract Award Recommendation (15 minutes)
Public Works Manager Jim Scheid **5-6**

3) GENERAL CITY COUNCIL DISCUSSION

4) STAFF COMMENTS

- A) City Council Chambers Redesign and Technology Update **7**

UPCOMING TOPICS

- Planning Commission Alternate Appointment - July 5
- Sales, Use, and Excise Tax Report for May 2022 - July 19
- Brew Pub Liquor License Transfer for Silver Basin Brewing - August 2

**Please note that the times listed are estimates only. Actual times may vary depending upon discussion and public comment received.*

December 28, 2021

Montrose City Council
% City Clerk
P.O.Box 790
Montrose, Co. 81402-0790

I am a retired mechanical design engineer with architectural and structural design experience.

My wife and I moved here from Littleton, Co. about 4 plus years ago.

I enjoy the outdoors and recreational opportunities. I see Montrose as a growing city with parks, recreation and cultural activities.

As a a developing city I think the planning commission can supply vision and guidance as well as oversight for the City of Montrose and I would like to be a part of the city's future growth.

Enclosed is my application for a volunteer board planning committee position.

Sincerely yours.



Terrence (Terry) Ferris
2700 Red Cliff Circle
Montrose, co. 81401
303 519-4304



Application for a Volunteer Board or Advisory Committee

Board you are interested in PLANNING COMMISSION
(Submit separate application for each board – Review attached information on board or committee)

Full Name TERRENCE M FERRIS

Home Residence Address 2700 RED CLIFF CIRCLE, MONTROSE, CO 81401

Mailing Address (if different) _____

Business Name and Address _____

Job Title RETIRED MECHANICAL DESIGN ENGINEER

Telephone Numbers: Home/Cell 303-519-4304 Work _____

E-Mail Address PUMARUN@COMCAST.NET

If the board applied for requires expertise, please tell us about your qualifications in that area (education, experience, etc.).

Why are you interested in serving on this board?

WOULD LIKE TO HELP IN THE DESIGN & APPROVAL
OF THE EXPANSION AND LIABILITY OF THE
MONTROSE COMMUNITY.

Will you have any conflicts with the services required of the board being applied for? Yes ☐ No ☒

If yes, please specify _____

What other volunteer boards have you served on?

Board	Dates	Position or Role
<u>NORTHEON DOUGLAS COUNTY WATER & SANITATION</u>	<u>2008-2014</u>	<u>BOARD OF DIRECTORS</u>
<u>WILDCAT RIDGE ARCH CONTROL</u>	<u>2009-2011</u>	<u>ARCH CONTROL BOARD</u>
<u>HERITAGE PL. DESIGN REVIEW</u>	<u>2006-2008</u>	<u>DESIGN & CONTROL MEMBER</u>

What else can you tell us about yourself?

STRONG INTEREST IN X/C SKIING, BICYCLING, ART, FLY FISHING

Include a letter of interest with this application addressed to the Montrose City Council, c/o City Clerk, P. O. Box 790, Montrose, CO 81402-0790. If you submit more than one application, please indicate which board you are most interested in.

CONTRACT AMENDMENT RECOMMENDATION



TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Manager
DATE: July 5, 2022
RE: Fuel Contract Amendment Recommendation
CC: William Bell, Ann Morgenthaler, Shani Wittenberg, Shane Brandt

Action

Consider the amendment of an existing contract with Parish Oil.

Background

The City awarded the current fuel contract to Parish Oil in March of 2020 (bid 19-054). This contract is set to expire in March of 2023. Since the time of award the freight charges and fees associated with Parish Oil receiving and delivering fuel have increased significantly and Parish is requesting that the City consider amending the fees associated with the fuel charges for the remaining contract term. The changes are detailed below:

Fuel	Gasoline	Diesel
Freight Proposed	\$0.27591	\$0.29785
Freight Bid	\$0.16483	\$0.18651
Increase	\$0.11108	\$0.11134

Fuel	Gasoline	Diesel
Fees Proposed	\$0.0186	\$0.0188
Fees Bid	\$0.01543	\$0.01654
Increase	\$0.00317	\$0.00226

With these increases applied, Parish Oil prices are still below the prices proposed by the other bids received in March of 2020.

Staff is recommending authorizing these price increases until the contract completion in March of 2023, then reissuing the fuel contract for bid as planned.

Financial Details

Fuel is charged out to each division within the City as it is used through the Fleet Interfund lease. These increases are not expected to cause any of the budgets associated with Fleet Interfund lease to exceed the budgeted amount.

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Manager
DATE: July 5, 2022
RE: City Hall Renovation CM/GC Contract Award Recommendation
CC: William Bell, Ann Morgenthaler, Shani Wittenberg

Action

Consider the authorization of awarding \$1,500,000.00 for the renovation of City Hall at 400 E. Main St (formerly Wells Fargo). Including the award of a contract with FCI Constructors, Inc. as the Construction Manager/General Contractor (CM/GC).

Background

The City of Montrose issued an RFQ/P for the CM/GC services for the Renovation of City Hall in May of 2022 (bid 22-012). The City received 2 qualification proposals – FCI Constructors, Inc from Grand Junction, CO and Stryker and Co from Montrose, CO. The 2 firms were invited to participate in an interview with the City of Montrose selection committee which included Blythe Group as the Architect and Dynamic Program Management as the Owner's Representative on the project. The teams presenting were asked to prepare a mock-OAC meeting to discuss project teams, project approach and to provide general condition costs and fees. After the proposals, GC costs, estimates and interviews were evaluated a leader emerged from the two well-qualified applicants. FCI Constructors, Inc. was chosen by the selection committee.

If this award recommendation is authorized, the City's construction management team will continue forward with the design process while including FCI's pre-con team to establish a baseline of costs associated with the project and to help keep the project design on budget. This will enable the team to establish a Guaranteed Maximum Price (GMP). The proposal that was submitted already includes the General Conditions costs and a percentage for the contractor's mark up (fee) which will be applied at the time of awarding a GMP Construction Contract Amendment. A notice to proceed would be issued with the execution of the GMP contract amendment which would likely be in October of this year.

In preparation for this project, the City has already awarded the asbestos abatement contractor (awarded via City Council Approval in early June of 2022) and has begun the process of procuring a new roof installation contractor on a portion of the building. This small head start to get the project started has allowed for a potential completion date for the project to be set at February 1, 2023.

Contract Administration and Project Financials

Within the total of \$1.5 Million to be authorized are the estimated costs for the contractor's scope and the owner provided items. The estimated total for the Contractor's scope (GMP) at this time without any design work completed is about \$750,000. The estimated costs for the Owner provided scope is also about \$750,000. Owner provided scope includes: Design team (Architect/Engineer), asbestos abatement, lower roof replacement, furniture, IT equipment, Office/Kitchen equipment, moving contractor, and Owner's Representative.

The immediate contract with FCI would be for pre-con only at this time in the amount of \$5,062.00 but would be amended at the time of GMP with the overall project budget to remain at \$1.5M.

