



MINUTES
CITY OF GLENWOOD SPRINGS
SPECIAL CITY COUNCIL MEETING WITH
DOWNTOWN DEVELOPMENT AUTHORITY
JANUARY 24, 2018
101 W. 8TH STREET
6:00 P.M.

Mayor Gamba called the meeting to order at 6:01 p.m. Present at roll call: Shelley Kaup, Rick Voorhees (via telephone), Todd Leahy, Jonathan Godes, and Kathryn Trauger. Absent: Steve Davis.

Also present were Debra Figueroa, City Manager; Karl Hanlon, City Attorney; Jennifer Ooton, Assistant City Manager; Catherine Mythen Fletcher, City Clerk; Terry Wilson, Police Chief; Robin Millyard, Public Works Director; and Terri Partch, City Engineer.

Mayor Gamba led in the Pledge of Allegiance.

1 DDA: Re 7th Street

Karl Hanlon, City Attorney, requested direction from the Council on whether the City and Downtown Development Authority (DDA) should take on work which was originally included in the contract for the Grand Avenue Bridge and negotiate for credits from CDOT; and, if that was Council's preference, if the Council was comfortable with the estimates the City had prepared to move forward with bids for the work.

He explained that a bid had been received via the Joint Venture from CDOT that came in a change order to complete the work and there were also two engineers' estimates for Council's information. One of the estimates had been prepared by the City's engineering department and the other by Boundaries Unlimited, on behalf of the DDA. If the Council wanted the City to proceed with doing the work, he would negotiate with CDOT to obtain the maximum potential credits possible.

Terri Partch, City Engineer, stated the City had gone through a bid process with the Joint Venture contractors (RL Wadsworth and Granite Construction), who were contracted with CDOT on the Grand Avenue Bridge. The work would cover the area from the building faces on the south side of 7th Street north including the elevator area, the 7th Street area, and the south side of 7th Street. The wing streets were not included. The bid that came back from CDOT was higher than anticipated.

Ms. Partch stated the construction schedule for the Grand Avenue Bridge was included in the original contract. When the schedule changed on a project, CDOT moves on to the next portion of the contract and the work slips out of the project. If the work was not completed and still needed to be done, it must then be addressed via a change order. The City received the bid on the change order last week with the amount listed at \$2.5 million. The \$2.5 million did not include any credits the City might receive from CDOT, which could be approximately \$600,000. There had been discussion about separating out portions of the remaining work, i.e. surface work from the underground work which would include the storm drainage system and utility work.

Ms. Partch noted the \$2.5 figure did not include the storm drainage work.

Ms. Partch said the drainage work would have to occur prior to the surface work. She outlined options that had been discussed as follows:

- Bid the work separately without CDOT's involvement due to the higher bid figure. The City would finalize the plans and likely would want to include the under bridge work as an alternate.
- Request that CDOT negotiate with the Joint Venture to see if the prices could be brought down, which is part of their typical process.
- Direct CDOT to build what was originally planned.

In conversations with CDOT, it had been indicated that the two options involving CDOT would result in change orders. They would need to renegotiate with the contractor and add overhead.

The Council members discussed the remaining components of work, cost estimates, and timing of work with Ms. Partch; Ms. Shannon Murphy, Shannon Murphy, Inc.; and Mr. Deric Walters, Boundaries Unlimited, Inc. Discussion points included:

- Time frame for work and impacts on businesses during the summer season.
- Underground utility work and storm drainage work to be completed first with surface work to follow.
- The proposed temporary surface improvements if some work was deferred to the Fall, i.e. asphalt overlay until full completion if work were to be phased.

Councilor Kaup moved, seconded by Councilor Trauger, to direct City staff to assume the finishing of the surface treatment of all under bridge work north of the line of the north building face of the Riviera and Grind buildings and that the City Attorney be directed to negotiate with CDOT to obtain the maximum potential credits available for doing this work.

The Motion passed unanimously by those present. (Davis absent; Voorhees abstained)

2 Resolution 2018-5, A Resolution of the City Council of the City of Glenwood Springs, Colorado, Authorizing the Sole Source Procurement of Bollards and Paving Materials for the area of 7th Street Under the Grand Avenue Bridge

The item was not considered.

3 Executive Session to Conduct a Conference with the City Manager and City Attorney for the Purpose of Discussing the City's Purchase, Acquisition, Lease, Transfer or Sale of Real Property; Determining Positions Relative to Matters That May be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators; and to Conduct a Conference with the City Attorney to Receive Legal Advice in Accordance with C.R.S. 24-6-402(4)(a), (b) and (e), related to W. Glenwood Mall, Former Library Building

Councilor Trauger moved, seconded by Councilor Godes, to adjourn into executive session at 7:04 p.m.

The Motion passed unanimously by those present. (Davis absent; Voorhees abstained)

4 Adjournment

The meeting was adjourned at 7:50 p.m.