



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	February 23, 2022
SUBJECT:	Aesthetic Improvements to Highway 60 & I-25 Overpass Project (CP5)
ACTION PROPOSED:	Consider Approval of CP5 Bridge Aesthetic Cost Improvements
ATTACHMENTS:	1. Illustration of Aesthetic Improvements 2. CP5-CO60 Bridge Aesthetic Cost Options
PRESENTED BY:	Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

The Town has been working collaboratively with BHA Design and the Colorado Department of Transportation on CP5 which is the Highway 60 & I-25 bridge aesthetic improvements for the last several years. The project has changed from its original design, to a more scaled back version, and then back to its original design based on a final decision and direction by Town Council. The improvements which are significant, will act as the primary gateway into the Town of Johnstown. Funds were budgeted in FY2022 in the amount of \$6.6 million for this project. Currently, no funds have been expended to date.

As part of the completed design, the Town and CDOT worked with RLW/SEMA, who is CDOT's CMGC, on the I-25 corridor project to establish a construction cost. As part of the cost construction negotiations, an Independent Cost Estimate (ICE) hired by CDOT establishes an estimated cost. Concurrently, RLW/SEMA provides their cost estimates for the work to be performed based on quotes received. The process includes a review of each individual line item, cost comparisons, and an evaluation of labor costs. The goal is to determine whether the final cost proposed by RLW/SEMA, is no more than 5% of the ICE. If the cost is not within 5% of the ICE, CDOT is permitted to formally bid out the project. While the final cost estimate has not been fully completed, it is expected to be finished in the next few days.

This item is being presented to you due to the fact that it takes approximately 6 weeks to get contract agreements in place and issue a notice to proceed. Compounding the construction timeline which is slated to begin on April 1, is the fact that contractors, their subcontractors, and material providers are not holding their prices for more than 30 days. If we delay the project timeline, new bids may need to be requested and additional cost escalation may occur, changing the price of the project estimate. Already throughout this process, we have seen supply chain and material costs beyond our greatest expectations.

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In an effort to provide options for Council to consider, enclosed for your review are a set of cost options for Council to choose from. Based on these options, a recommendation is provided. Staff is requesting a formal decision by Council at this time.

The value engineering options include the following for Council to consider are shown in the table below. In general, they include various options for the landscaping and how to finish the faces of the columns with brick veneer or a formliner approach. A picture of an application using a formliner is also shown below which was constructed approximately 16 years ago.

CP 5 - CO 60 Bridge Aesthetic Costs		
Construction Costs		
Options	Landscaping Items (with concrete mow strip)	No Landscaping (with metal edging)
Formliner	\$ 6,226,576	\$ 5,817,048
Veneer	\$ 6,749,040	\$ 6,339,513
All-In Costs		
Options	Landscaping Items (with concrete mow strip)	No Landscaping (with metal edging)
Formliner	\$ 7,054,234	\$ 6,603,753
Veneer	\$ 7,628,944	\$ 7,178,464

Formliner Picture built by SEMA.



It is the opinion of Staff and our review of the alternatives in consultation with BHA Design that using the brick veneer and complete the landscaping in its entirety now is the best alternative (Option C). The

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decision is based on the fact that the finishes, the life cycle of the project, and the Council's vision to have the brick design elements mimic those of the Downtown would be compromised going with the formliner design. Also, while it may be a compromise to eliminate the landscaping, the real question is; if we delay the landscaping now, at what time in the future will we commit to doing it, if ever? Furthermore, the cost for installing the landscaping in the future will never be cheaper than it is today.

CDOT has worked collaboratively with the Town and will not be assessing a 26% administration fee on this (CP5) project. This 26% overhead fee has been assessed on all other Construction Packages for work on the I-25 corridor. Instead, the Town will pay the subcontractor handling construction administration and management directly as a pass through.

It is also worth noting that the design element listed as Mueller Design and ICE may not be assessed at this time and may result in further reductions of the costs. As a compromise, CDOT may request that we consider installing the park-and-ride at High Plains Blvd. which is anticipated to be the same or less when compared to the design and ICE elements.

The recommendation is for Council to authorize Option C and create a gateway into Johnstown that sets a standard along the I-25 corridor that others communities should aspire to. This will also benefit the community for years to come and we anticipate significant private investment to compliment the public investment already being made at the interchange. As previously mentioned, the project's current budget is \$6.6 million and the estimated cost for Option C is \$7,628,944, a difference of \$1,028,944. Currently, the estimated ending fund balance of the Capital Projects fund is \$6,713,578. If Council authorizes Option C and appropriates the necessary funds to complete the project, the Capital Projects Fund will have an FY 2022 ending fund balance of roughly \$5,684,634.

Staff Members Kim Meyer, who assisted with the design concept and Troy White, who assisted with the construction estimate costs, should be recognized for their efforts on this important community project.

It is recommended that Council supports an award of Option C, at a cost of \$7,628,944.

LEGAL ADVICE:

Not Applicable.

FINANCIAL ADVICE:

A budget amendment to appropriate these funds will be necessary if the project is to move forward as recommended.

RECOMMENDED ACTION: Approve Option C at a cost of \$7,628,944.

SUGGESTED MOTIONS:

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For Approval:

I move we approve Option C, completed with brick veneer and the full landscaping improvements, at a dollar amount of \$7,628,944.

For Approval - ALTERNATE:

I move that we select Option (A, B, or D) at a cost of \$_____.

For Denial:

I move we deny the bridge aesthetic recommendations.

Reviewed and Approved for Presentation,



Town Manager

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