



Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members:
Tom Priest
Lynn Feiger
Gusty Kanakis
Brian Rodine
Kate Schifani

Main St / US HWY 24 Phase II Sidewalk Construction

MEMO

To Mayor and Council Members

From: Interim Town Manager Katie Sickles

Town of Minturn Strategic Plan 2025-2027 (Attached)

- Vision: To ensure Minturn's future as a neighborly mountain community.
- Mission: Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable.
- Values: Integrity, Transparency, Collaboration & Resourcefulness
- Infrastructure & Services: Phase II Main Street Sidewalk

After the March 19 meeting and review of all documents the project cost total is approximately \$280,591 over budgeted funds.

The estimated project cost was \$1,752,500 = \$1,402,000 RMS, \$220,000 DOLA & \$130,500 Town. I spent most of Friday morning in discussion with CDOT staff discussing Town options.

I provided three options for Town Council to consider. A=Increase budget, B=Cancel the project, C=Wait for possible additional RMS Funding while the current funds are encumbered and D=Other. I am recommending "C".

I updated Jay Brunvand before I left the office and he may have additional information.

- A. Increase the Town encumbered funds from \$130,500 to \$411,091.
 1. Pro: Quickest option with construction to begin early summer 2025.
 2. Con: Appropriation of approximately \$280,591 additional reserves.
- B. Cancel the project and release the remaining RMS funds and all DOLA funds.
 1. Pro: Approximately \$76,300 available for other Capital Projects.
 2. Con: All CDOT staff that I talked with informed me that Revitalizing Main Street (RMS) funding is likely to be cut regarding challenges in the upcoming State budget. There are still unknowns about 2026 or future RMS funding for a couple years. The release would be approximately \$1,389,200 state grant funds (RMS & DOLA). Releasing the funds is permanent.
 3. Alternate: The Town can search for other grant funding, wait for RMS or similar program to open application cycles.

C. Delay a decision and wait for potential additional funds from Revitalizing Main Street.

1. Pro: CDOT staff recommended this option. I was encouraged to get a letter to Medora ASAP and consider a competitive amount. I started at \$100,000 and they thought maybe \$150,000 or \$200,000 that would be easier to adjust based on the Town picking up more than 20% (See Attached letter to Medora). Unfortunately, I sent Tuesday March 25 about 1pm, hours before I got an estimate from Rock Sol via Town Engineer Spanel (Rock Sol Draft Attached). The chart below is updated to reflect the estimate.

CDOT M890-002 25362			Grant	Town
Ref	Description	Amount	80%	20%
A	Stolfus Design/Engineer	\$291,379	\$233,103	\$58,276
B	360 Civil Inc.	\$1,619,753	\$1,295,802	\$323,951
C	Rock Sol Estimated CM 3/25	\$161,975	\$129,580	\$32,395
D	Materials Testing Estimated 3/25	\$19,984	\$15,987	\$3,997
E	Total Project	\$2,093,091	\$1,674,473	\$418,618
F	Encumbered Funds	(\$1,752,500)	(\$1,402,000)	(\$350,500)
G	Project Shortage	\$340,591	\$272,473	\$68,118
H	Possible Savings	(\$60,000)	(\$48,000)	(\$12,000)
I	Total Project Shortage after Savings	\$280,591	\$224,473	\$56,118
Item	Contract Modification	Amount	Grant	Town
J	Additional Request	\$280,591	\$200,000	\$80,591

Note: Savings include about \$20,000 from the Stolfus contract and \$40,000 reducing contractor minor contract revisions. (Bid Tabulation Attached)

The reason CDOT staff leaned this direction is that the funds are encumbered. There could be another local government that releases funds or additional funds are currently available within the program. Town Council may need to pre-authorize an IGA within certain conditions to expedite construction in 2025 or postpone to 2026.

Rock Sol has an estimated 60 working days or 12 weeks. Delayed start in 2025, may require a winter shut-down, however the weather may be more predictable than future costs.

Con: Project costs are likely to increase in the event the project is delayed to a future year.

- D. Other: CDOT staff asked if Eagle County or other entities would contribute to the project. I felt that Town Council should direct next steps prior to contacting other entities.



Vision

To ensure Minturn's future as a neighborly mountain community.



Mission

Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable



Values

Integrity | Transparency | Collaboration | Resourcefulness

Priorities

Infrastructure & Services

- ☐ Repair tank #2 & PRV housing construction
- ☐ Analyze & prepare for well 4 replacement
- ☐ Analyze grant funding & bond options for WTP
- ☐ Bellm Bridge analysis and recommendation
- ☐ Taylor St paving 2025
- ☐ RR Ave Safety Improvements 2024/25
- ☐ Emergency Preparedness
- ☐ Capital Improvements Plan Creation
- ☐ Phase II Main Street Sidewalk

Manage Growth

- ☐ By end of July 2025, approve updates to MMC Chapter 16, allow organic, eclectic infill with a variety of heights, density and eliminate single family only
- ☐ Union Pacific Lease Lot Certainty
- ☐ Determine Land uses for newly acquired town-owned parcels
- ☐ Refine HPC process for increased flexibility

Affordability

- ☐ By Summer 2025 update housing standards and guidelines, MMC Ch. 16, Article 26 creating local solutions to occupancy and incentivize long-term residency for locals
- ☐ Update STR regulations to require 2-year owner/local occupancy from time of C-O, not purchase date

Economic Development

- ☐ DDA in 100-block
- ☐ Town revenue diversification
- ☐ Dowd Junction development considerations
- ☐ Community Activities and Events Plan

Environmental Responsibility

- ☐ Create a Trails and Mobility Plan
- ☐ Solar field on CTP exploration
- ☐ Explore NetZero
- ☐ Quiet Title EPA Remediation area of Eagle River
- ☐ Water Conservation
- ☐ Wildlife preservation



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March 25, 2025

Medora Bornhoft
Colorado Department of Transportation
Via Email: medora.bornhoft@state.co.us

Dear Medora,

Regarding Revitalizing Main Street-#M890-002 25362

The Town of Minturn is in receipt of the bids for the US 24/Main Street in Minturn, Colorado. Milepost 146.13 to milepost 146.47.

The table in this letter documents the current contract and estimated cost of the Main Street Pedestrian Improvements. Estimated project cost will exceed the encumbered funds by \$301,101. The Town is requesting an additional \$200,000 grant funds with the understanding that the Town will encumber over 50% of the additional expense.

CDOT M890-002 25362			Grant	Town
Ref	Description	Amount	80%	20%
A	Stolfus Design/Engineer	\$291,379	\$233,103	\$58,276
B	360 Civil Inc.	\$1,619,753	\$1,295,802	\$323,951
C	Rock Sol Estimated CM 10%	\$161,975	\$129,580	\$32,395
D	Materials Testing Estimated 2.5%	\$40,494	\$32,395	\$8,099
E	Total Project	\$2,113,601	\$1,690,881	\$422,720
F	Encumbered Funds	(\$1,752,500)	(\$1,402,000)	(\$350,500)
G	Project Shortage	\$361,101	\$288,881	\$72,220
H	Possible Savings	(\$60,000)	(\$48,000)	(\$12,000)
I	Total Project Shortage after Savings	\$301,101	\$240,881	\$60,220
Item	Contract Modification	Amount	Grant	Town
J	Additional Request	\$301,101	\$200,000	\$101,101

The Town of Minturn appreciates your consideration to increase the funding for this project by \$200,000.

Sincerely,

Katie Sickles
Interim Town Manager
interim@minturn.org
Mobile: 970-343-9122

CC: Intermountain Transportation Planning Region/NWCCOG Dana Wood dwood@nwccog.org

RockSol Consulting Group, Inc.
Fee Estimate for CM/I/T
Town of Minturn
Main Street Pedestrian Improvements - #25362

<i>Labor</i>	<i>Hours</i>	<i>Rate/Hour</i>	<i>Total Estimated Fee</i>
Bob Yost - Senior Transportation Engineer	40	\$243.97	\$9,758.80
Marty Golembiewski - HDR Project Engineer	640	\$155.00	\$99,200.00
Alex Millet - EIT Inspector/Tester	500	\$109.85	\$54,925.00
Dalton Hamer (Head Tester Materials Doc. Review)	20	\$145.91	\$2,918.20
Project Control/Admin	10	\$110.89	\$1,108.90
Total Labor			\$167,910.90

<i>Other Direct Costs</i>	<i>Units</i>	<i>Rate</i>	<i>Estimated Fee</i>
Mileage @ 1470 Miles/week Project staff	5000	\$0.700	\$3,500.00
Lodging @ 3 nights/week	36	\$201.000	\$7,236.00
Per diem @ 3 days/week	36	\$92.00	\$3,312.00
Total Other Direct Cost			\$14,048.00
Total for Construction Management and Testing			\$181,958.90

DRAFT

Signature RockSol Consulting Group Project Manager

3/25/25
Date

Date

TOWN OF MINTURN
 BID TABULATION ~ Revision #1
 PROJECT TITLE: 25362 Minturn Phase II - Pedestrian and Drainage
 Town of Minturn

Under
 Over

ITEM		Unit Price		Cost		AD Unit Price OPC	Percentage	
DESCRIPTION								
BID SCHEDULE								
201-00000	CLEARING AND GRUBBING	LS	1	10,000.00	\$	10,000.00	\$15,000.00	-33.3%
202-00000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	5,000.00	\$	5,000.00	\$15,000.00	-66.7%
202-00010	REMOVAL OF TREE	EACH	3	1,500.00	\$	4,500.00	\$600.00	150.0%
202-00200	REMOVAL OF SIDEWALK	SY	39	50.00	\$	1,950.00	\$30.00	66.7%
202-00203	REMOVAL OF CURB AND GUTTER	LF	62	40.00	\$	2,480.00	\$20.00	100.0%
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	20	50.00	\$	1,000.00	\$40.00	25.0%
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	25	50.00	\$	1,250.00	\$40.00	25.0%
202-00220	REMOVAL OF ASPHALT MAT	SY	788	27.00	\$	21,276.00	\$20.00	35.0%
203-00000	UNCLASSIFIED EXCAVATION (COMPLETE IN PLACE)	CY	746	90.00	\$	67,140.00	\$30.00	200.0%
203-00400	ROCK EXCAVATION	CY	231	90.00	\$	20,790.00	\$330.00	-72.7%
203-01594	COMBINATION LOADER	HOURL	8	250.00	\$	2,000.00	\$210.00	19.0%
203-01597	POTHOLING	HOURL	100	500.00	\$	50,000.00	\$175.00	185.7%
206-00065	STRUCTURE BACKFILL (FLOW-FILL)	CY	293	350.00	\$	102,550.00	\$280.00	25.0%
207-00702	TOPSOIL (OFFSITE)	CY	135	100.00	\$	13,500.00	\$120.00	-16.7%
208-00002	EROSION LOG TYPE 1 (12 INCH)	LF	400	5.00	\$	2,000.00	\$8.00	-37.5%
208-00035	AGGREGATE BAG	LF	7	20.00	\$	140.00	\$15.00	33.3%
208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE (TYPE 1)	EACH	1	2,000.00	\$	2,000.00	\$4,500.00	-55.6%
208-00054	STORM DRAIN INLET PROTECTION (TYPE II)	EACH	4	200.00	\$	800.00	\$500.00	-60.0%
208-00103	REMOVAL AND DISPOSAL OF SEDIMENT (LABOR)	HOURL	8	100.00	\$	800.00	\$75.00	33.3%
208-00106	SWEEPING (SEDIMENT REMOVAL)	HOURL	8	200.00	\$	1,600.00	\$225.00	-11.1%
208-00107	REMOVAL OF TRASH	HOURL	8	100.00	\$	800.00	\$150.00	-33.3%
210-00810	RESET GROUND SIGN	EACH	1	1,000.00	\$	1,000.00	\$470.00	112.8%
212-00700	ORGANIC FERTILIZER	LB	48	4.00	\$	192.00	\$5.00	-20.0%
212-00702	BIOTIC SOIL AMENDMENTS (HYDRAULICALLY APPLIED)	LB	560	5.00	\$	2,800.00	\$3.00	66.7%
212-00703	HUMATE	LB	12	35.00	\$	420.00	\$5.00	600.0%
212-00704	MYCORRHIZAE	LB	3	70.00	\$	210.00	\$20.00	250.0%
212-00707	SEEDING (NATIVE) HYDRAULIC	ACRE	0.16	5,500.00	\$	880.00	\$3,800.00	44.7%
213-00012	SPRAY-ON MULCH BLANKET	ACRE	0.16	8,000.00	\$	1,280.00	\$8,000.00	0.0%
240-00000	WILDLIFE BIOLOGIST	HOURL	20	250.00	\$	5,000.00	\$150.00	66.7%
240-00010	REMOVAL OF NESTS	HOURL	20	250.00	\$	5,000.00	\$150.00	66.7%
304-01000	AGGREGATE BASE COURSE (CLASS 1)	TON	415	100.00	\$	41,500.00	\$55.00	81.8%
304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	535	100.00	\$	53,500.00	\$75.00	33.3%
403-00721	HOT MIX ASPHALT (PATCHING) (ASPHALT)	SY	13	450.00	\$	5,850.00	\$130.00	246.2%
403-34701	HOT MIX ASPHALT (GRADING SX) (75)	TON	304	300.00	\$	91,200.00	\$110.00	172.7%
411-03355	ASPHALT CEMENT PERFORMANCE GRADE (PG 58-34)	TON	18	1,250.00	\$	22,500.00	\$850.00	47.1%
411-10255	EMULSIFIED ASPHALT (SLOW-SETTING)	GAL	69	45.00	\$	3,105.00	\$5.00	800.0%
412-00600	CONCRETE PAVEMENT (6 INCH)	SY	80	250.00	\$	20,000.00	\$145.00	72.4%
412-00605	CONCRETE PAVEMENT FAST TRACK	SY	239	200.00	\$	47,800.00	\$250.00	-20.0%
508-00520	INSULATION MATERIAL (2 INCH)	SF	512	15.00	\$	7,680.00	\$20.00	-25.0%
603-01185	18 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	LF	663	350.00	\$	232,050.00	\$225.00	55.6%
604-13006	INLET TYPE 13 (5 FOOT) (SPECIAL)	EACH	3	10,000.00	\$	30,000.00	\$10,000.00	0.0%
607-11525	FENCE (PLASTIC)	LF	150	15.00	\$	2,250.00	\$10.00	50.0%
608-00000	CONCRETE SIDEWALK	SY	398	185.00	\$	73,630.00	\$130.00	42.3%
608-00010	CONCRETE CURB RAMP	SY	20	825.00	\$	16,500.00	\$250.00	230.0%
609-20010	CURB TYPE 2 (SECTION B)	LF	129	80.00	\$	10,320.00	\$50.00	60.0%
609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	861	80.00	\$	68,880.00	\$50.00	60.0%
620-00020	SANITARY FACILITY	EACH	1	2,500.00	\$	2,500.00	\$4,500.00	-44.4%
623-01712	1" BACKFLOW PREVENTER	EACH	1	5,500.00	\$	5,500.00	\$2,000.00	175.0%
623-06900	VALVE BOX	EACH	1	1,500.00	\$	1,500.00	\$500.00	200.0%
625-00001	CONSTRUCTION SURVEYING (HOURLY)	HOURL	50	275.00	\$	13,750.00	\$250.00	10.0%
626-00000	MOBILIZATION	LS	1	150,000.00	\$	150,000.00	\$150,000.00	0.0%
626-01103	PUBLIC INFORMATION SERVICES (TIER III)	LS	1	6,500.00	\$	6,500.00	\$25,000.00	-74.0%
627-00008	MODIFIED EPOXY PAVEMENT MARKING	GAL	5	550.00	\$	2,750.00	\$200.00	175.0%
627-30411	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE) (SPECIAL)	SF	18	35.00	\$	630.00	\$16.00	118.8%
630-00000	FLAGGING	HOURL	1,200	75.00	\$	90,000.00	\$40.00	87.5%
630-00007	TRAFFIC CONTROL INSPECTION	DAY	28	750.00	\$	21,000.00	\$450.00	66.7%
630-00012	TRAFFIC CONTROL MANAGEMENT	DAY	60	2,500.00	\$	150,000.00	\$1,700.00	47.1%
630-80335	BARRICADE (TYPE 3 M-A) (TEMPORARY)	EACH	6	200.00	\$	1,200.00	\$200.00	0.0%
630-80341	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)	EACH	61	50.00	\$	3,050.00	\$62.00	-19.4%
630-80357	ADVANCE WARNING FLASHING OR SEQUENCING ARROW PANEL (B TYPE)	EACH	2	3,500.00	\$	7,000.00	\$1,450.00	141.4%
630-80355	PORTABLE MESSAGE SIGN PANEL	EACH	2	8,500.00	\$	17,000.00	\$10,000.00	-15.0%
630-80360	DRUM CHANNELIZING DEVICE	EACH	75	65.00	\$	4,875.00	\$45.00	44.4%
630-80363	DRUM CHANNELIZING DEVICE (WITH LIGHT) (FLASHING)	EACH	25	75.00	\$	1,875.00	\$65.00	15.4%
630-80380	TRAFFIC CONE	EACH	150	10.00	\$	1,500.00	\$12.00	-16.7%
				TOTAL BASE BID AMOUNT	\$	1,535,753.00		
700-70010	F/A MINOR CONTRACT REVISIONS	F A	1	70,000.00	\$	70,000.00	\$70,000.00	0.0%
700-70016	F/A FUEL COST ADJUSTMENT	F A	1	5,000.00	\$	5,000.00	\$5,000.00	0.0%
700-70019	F/A ASPHALT CEMENT COST ADJUSTMENT	F A	1	4,000.00	\$	4,000.00	\$4,000.00	0.0%
700-70111	F/A PROJECT FIRST PROGRAM	F A	1	5,000.00	\$	5,000.00	\$5,000.00	0.0%
				TOTAL BASE BID AMOUNT WITH FORCE ACCOUNT ITEMS	\$	1,619,753.00		
				Engineer's Estimate	\$	1,294,060.00		
				DIFFERENCE	\$	325,693.00		