



**City of Missoula, Montana**  
**Item to be Referred to City Council Committee**

**Committee:** Public Works

**Item:** Construction Services Agreement with Zootown Investments for the Remington Flats Phase 1 Water Main & Sewer Main Upsize Project

**Date:** June 10, 2021

**Sponsor(s):** Ross Mollenhauer

**Prepared by:** Katie Emery

**Ward(s) Affected:**

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input type="checkbox"/> N/A

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**Action Required:**

Approve a Construction Services Agreement with Zootown Investments LLC for the Remington Flats Phase 1 Water Main and Sewer Main Upsize Project.

**Recommended Motion(s):**

I move the City Council: Approve and authorize the Mayor to sign a Construction Services Agreement with Zootown Investments LLC for the Remington Flats Phase 1 Water Main and Sewer Main Upsize Project for a cost not to exceed \$238,008.00.

**Timeline:**

Referral to committee:	June 14, 2021
Committee discussion:	June 16, 2021
Council action (or sets hearing):	June 21, 2021
Public Hearing:	N/A
Deadline:	N/A

**Background and Alternatives Explored:**

The City of Missoula's PWM Department has identified the need for larger diameter transmission water and wastewater mains to serve the growing residential areas within and around the Mullan BUILD project. These mains are larger than would typically be required for just Remington Flats development alone, hence the need for an upsizing agreement. An 18-inch sewer main laid through Remington Flats represents the most cost-effective way to provide sewer service to the overall Mullan BUILD area. Similarly, a 16-inch transmission water main was identified in our modelling and planning efforts as necessary to convey water through this area from a future well site to be located near the airport property. A typical water or sewer main for Remington Flats alone would only be 8-inch in size. Therefore, this upsizing agreement between the City and the Remington Flats developer (Zootown Investments) will pay for the difference between installing 8-inch and these larger (16-inch water or 18-inch sewer) mains. The City's rules regarding upsizing agreements can be found in Section 2.2.4 of the Public Works Manual.

The actual cost differences were calculated based on bids received from the developer's General Contractor, Denali Development working together with Gold Peak Excavating on the utility portion. City Engineering staff then compared these prices with recent, similar projects in the

area, such as Mullan BUILD, Heron's Landing and McNett Flats. Overall the prices for the Remington Flats project are higher than in the past but generally consistent with recent, similar projects in the area. This increase in pricing is believed to be due to material scarcity and a lack of available contractors and is consistent with the challenging bidding environment being observed through Missoula this year.

**Financial Implications:**

\$115,268 from the Water Development Fund

\$112,740 from the Sewer Development Fund

**Links to external websites:**

N/A