City Council Item

July 28, 2025

Item	Accept Bids and Award Contract for the 2025 Sealcoat Project	
File No.	Project No. 2025-10	**Item No:** D.10
Agenda Section	**CONSENT AGENDA**	
Prepared By	Mackenze Grunig, Project Engineer	
Reviewed By	Charlie Howley	

SUGGESTED ACTION

"The Chanhassen City Council approves awarding a contract for the 2025 Sealcoat Project to Allied Blacktop Company for roadway sealcoating and crack sealing in the amount of $191,335.00."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

BACKGROUND

Annually, the city performs a sealcoat project to extend the life of its street pavement. The Pavement Management Program identified the streets in the project for maintenance this year. Staff visited each street to review the pavement condition and confirm that sealcoating was appropriate visually.

DISCUSSION

A sealcoat program is a cost-effective tool to protect the capital asset of a street and extend the life of the street system. Sealcoating is the application of asphalt emulsion (oil) followed immediately with an aggregate cover (rock). Sealcoating of streets is beneficial because it:

- Can delay or eliminate further aging of pavement due to water and sun

- Seals the surface to provide a moisture barrier
- Fills in raveled pavement areas
- Seals smaller cracks temporarily or permanently
- Performs minor leveling
- Restores surface friction to improve wheel grip
- Economically prolongs the life of existing pavements

It is estimated that a sealcoat application extends the life of pavement from five to seven years at a fraction of the cost of street rehabilitations or reconstructions. As such, it is more cost-effective to sealcoat roadways when fewer pavement distresses are present versus letting the pavement deteriorate until major, costly rehabilitation or reconstruction projects are required.

This project also included a bid alternate to seal coat selected trails. Seal coating trails has gained popularity over the past few years in many communities and have found success in protecting the pavement from weather, sun exposure, and wear from use. The alternate also includes crack sealing, similar to crack sealing on the roadways to help keep the pavement watertight.

BUDGET

City staff solicited bids by advertising in the local newspaper and QuestCDN two weeks prior to the bid opening. On July 8, 2025, one bid was received for the 2025 Sealcoat Project No. 25-10. Bid Amounts for the project are shown below:

BIDDER	BASE BID (1)	ALTERNATE (2)	TOTAL BID
Allied Blacktop Company	$129,835.00	$61,500.00	$191,335.00
Engineer's Estimate	$102,715.00	$48,800.00	$151,515.00

Allied Blacktop Company has completed previous projects in the City of Chanhassen. Their past work has been acceptable. Sealcoating activities will occur this summer and city staff will send out notifications to all affected property owners prior to work commencing.

(1) For the 2025 budget year is funding sealcoating as an operational expense out of the Street Maintenance portion of the General Fund. The overall project budget was $156,000.

(2) For the 2025 budget year trail sealcoating is funded under the TIM Fund. The overall budget is $230,000.

Assessments are not utilized for sealcoating work.

RECOMMENDATION

Staff recommends awarding of the 2025 Sealcoating project to Allied Blacktop Co.

ATTACHMENTS

Agreement - Construction Contract
Advertisement for Bids
25-10 Tabulate and Compare Bids For Contract
Seal Coat 2025 - Lake Susan
Trail CIP 2025 - Map