

# City Council Item

April 27, 2026



<b>Item</b>	Accept Bids and Award Contract for the 2026 Sealcoat Project	
<b>File No.</b>	Project No. 26-05	<b>Item No:</b> D.9
<b>Agenda Section</b>	<b><u>CONSENT AGENDA</u></b>	
<b>Prepared By</b>	Mackenze Grunig, Project Engineer	
<b>Reviewed By</b>	Charlie Howley	

<b><u>SUGGESTED ACTION</u></b>	
"The Chanhassen City Council approves awarding a contract for the 2026 Sealcoat Project to Allied Blacktop Company for roadway sealcoating and crack sealing in the amount of \$189,800.00."	
<b>Motion Type</b>	Simple Majority Vote of members present
<b>Strategic Priority</b>	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 add an additional street to the seal coat and due to the positive bids received, we are recommending going forward with it.

**BUDGET**

City staff solicited bids by advertising in the local newspaper and QuestCDN two weeks prior to the bid opening. On April 17, 2026, two bids were received for the 2026 Sealcoat Project No. 26-05. Bid Amounts for the project are shown below:

<b>BIDDER</b>	<b>BASE BID</b>	<b>ALTERNATE</b>	<b>TOTAL BID (1)</b>
Allied Blacktop Company	\$121,257.00	\$68,543.00	\$189,800.00
Pearson Bros. Inc.	\$161,796.00	\$95,989.00	\$257,785.00
<i>Engineer's Estimate</i>	\$163,735.00	\$92,475.00	\$256,210.00

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 2026 budget year is funding sealcoating as an operational expense out of the Street Maintenance portion of the General Fund. The overall project budget was **\$202,000**.

Assessments are not utilized for sealcoating work.

**RECOMMENDATION**

Staff recommends awarding of the 2026 Sealcoating project to Allied Blacktop Co.

**ATTACHMENTS**

- [26-05 Tabulate and Compare Bids](#)
- [Advertisement for Bids](#)

Seal Coat City wide 2026 Map  
Sealcoat Project No. 26-05 Agreement