

CITY OF GRAND JUNCTION
SOLE SOURCE JUSTIFICATION FORM

Date: 12/19/2025 Requested By: Jim Stavast
 Department: General Services Division: Facilities
 Vendor Name: Taylor Fence Company Net Cost Delivered: \$ 177,550

Provide G/L Account where funds are budgeted: 406-309-975-8003
 Project code, if applicable _____

SOLE SOURCE JUSTIFICATION

(INITIAL ALL ENTRIES THAT APPLY)

Material/Service Description: Four Vertical lift Ideal Brand Auto Gates for Public Safety site.

1. _____ - Uniqueness: Is unique and unavailable from any other source due to proprietary rights, patents, copyrights, secret processes, or monopoly control;
2. X - Compatibility: There is a need for compatibility with existing equipment, technologies, or processes, and only a specific product or service can satisfy that need;
3. _____ - Urgency: Delay would lead to serious injury, death, or significant financial loss;
4. _____ - Expertise: The vendor has unique experience, expertise, or capabilities unavailable elsewhere;
5. X - Standardization: There is a need to standardize specific equipment or supplies to reduce training, inventory, or maintenance costs, and only one vendor can meet this need;
6. X - Written demonstration and justification is available which reasonably and practicably establishes that the selection of a sole source vendor is in the best interest of the City.

Attach Justification Memo and Pricing Documentation, then proceed with signatures below.
After Dept Head approval, forward to Purchasing.

Department Director Approval:

I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source

Signed: Jerod Timothy 2/6/2026
DocuSigned by: B8ECF98EF3D24BB
 Department Head Signature Date

Purchasing Approval:

Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available.

Signed: Jay Valentine 2/9/2026
Signed by: 09BA36D53ED04B7
 Purchasing Manager Signature Date

Final Authorization

City Manager Approval Required (\$25K to \$50K)

yes / no

Signed: [Signature] 2/11/2026
Signed by: 7245B25CAB8F43...
 City Manager Signature Date

City Council Approval Required (over \$50K)

yes / no

Approved 2/4/26



GENERAL SERVICES DEPARTMENT

Facilities Division

Memorandum

TO: Jerod Timothy – General Services
FROM: Jim Stavast
DATE: 12/17/2025
SUBJECT: Taylor Fence Sole Source Justification

The Facilities Division is requesting a 'Sole Source' award for Taylor Fence Company to replace four vertical lift gates at the Public Safety site for the following reasons.

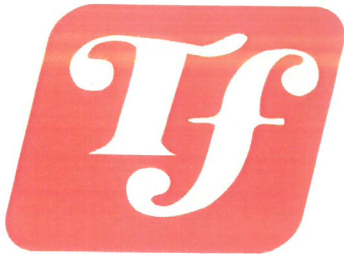
Three years ago, Taylor Fence replaced the failing Patrol vertical lift gates and the two failing parking lot west entrance horizontal gates with commercial duty Ideal Brand auto gates. These gates failed due to them being residential grade gates that were not designed for the heavy usage that the Public Safety gates receive. The four gates scheduled to be replaced in 2026 are the same residential grade gates that are worn out and failing and are regularly in need of repairs to keep them operating. Without properly operating gates, vehicles in the Public Safety parking lot are subject to vandalism.

- Taylor Fence, a local company, is the only authorized Ideal Brand gate distributor between Denver and Salt Lake City. They have already demonstrated quick response times when we have any gate problems that we cannot resolve with our staff.
- It is preferable to stay with the Ideal Brand gates so that all the gates are compatible, making the operators, equipment, and parts alike so that service and parts acquisition is much simpler.
- Having installed four of these Ideal Brand gates for the City already, Taylor Fence is experienced in working at the public Safety site with its special security requirements.
- The Ideal Brand gates are a heavy-duty commercial grade gate.
- Taylor Fence is willing to order and keep any critical components on hand expediting any future maintenance and repairs.

Thank you for your consideration of this request.

Jim Stavast
Facilities Supervisor

TAYLOR FENCE COMPANY OF GRAND JUNCTION



832 21 1/2 ROAD P.O. BOX 3125
 GRAND JUNCTION, CO 81502
 970-241-1473
 FAX 970-241-1475

SYMBOL OF QUALITY AND WORKMANSHIP

BOTH NORTH AND SOUTH MIDDLE PROPERTY GATES WITH BOND ADDED

SUBMITTED TO

NAME: City of Grand Junction Attn: Jim DATE: January 9, 2026

ADDRESS 333 West Ave BLDG B jimst@gjcity.org

CITY: Grand Junction CO 81501 PHONE: 1-970-244-1569

WE PROPOSE TO FURNISH MATERIALS AND/OR PERFORM WORK DESCRIBED AND PRICED AS FOLLOWS ON TERMS AND CONDITIONS APPEARING ON THIS FORM.

FENCE HEIGHT: WIRE GAUGE: TERMINAL POST SIZE: Line posts

TOP RAIL SIZE: GATES: See below TYPE:

PROJECT: GJ Police and GJ Fire Middle Entrance and Exit Gates

Thank you for giving Taylor Fence the opportunity to bid on the above project. The materials are as follows:

This Price is for both gates

17' x 6' Black Iron Classic Style with bottom extensions

- 2 17' x 6' HYJG GATE SYSTEM Tilt-A-Way Hyd Vertical Gate
wired 208/ 240 vac with cold weather package Ice scrapers for cable sheaves
Paint Operator Gloss Black with bottom extension
- 2 Surface mount Stahion
- 2 Concrete pad remodel 5' long x 4' wide x 3' deep with rebar
All concrete excavating will be done by a vac truck
- 2 Photo beam Across opening with transformer
Reuse ex Liftmaster radio receiver
Tie both gates to work as one tie-in readers and controls
Lifting equipment to remove old gates and install new gates

TOTAL FURNISHED AND INSTALLED \$91,900.00

City to supply

All Power , conduits needed and help with control system

NOTES:

1. Certificate of insurance is available upon request.
2. If you have any questions please call.
3. the 1 1/2 bond is added to the total

YOUR ACCEPTANCE WILL CONSTITUTE AN ORDER, WHICH, WITH OUR OFFICE APPROVAL, WILL BECOME AN AGREEMENT BETWEEN US.

PLEASE SIGN ORIGINAL

RESPECTFULLY SUBMITTED,

TAYLOR FENCE CO OF GRAND JUNCTION:

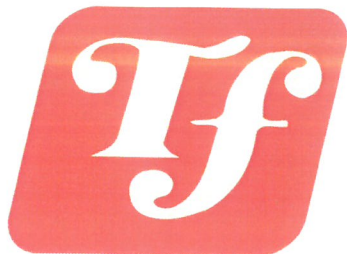
BY Jerry Orman
 Jerry Orman

METHOD OF PAYMENT

DATE ACCEPTED

BUYER:

BY _____

TAYLOR FENCE COMPANY OF GRAND JUNCTION

832 21 1/2 ROAD P.O. BOX 3125
 GRAND JUNCTION, CO 81502
 970-241-1473
 FAX 970-241-1475

SYMBOL OF QUALITY AND WORKMANSHIP**NEW REVISED GATE PRICING with bond added**

SUBMITTED TO

NAME: City of Grand Junction Attn: Jim DATE: January 9, 2026

ADDRESS 333 West Ave BLDG B jimst@gjcity.org

CITY: Grand Junction CO 81501 PHONE: 1-970-244-1569

WE PROPOSE TO FURNISH MATERIALS AND/OR PERFORM WORK DESCRIBED AND PRICED AS FOLLOWS ON TERMS AND CONDITIONS APPEARING ON THIS FORM.

FENCE HEIGHT: WIRE GAUGE: TERMINAL POST SIZE: Line posts

TOP RAIL SIZE: GATES: See below TYPE:

PROJECT: GJ Police and GJ Fire 7th Street Entrance and Exit Gates

Thank you for giving Taylor Fence the opportunity to bid on the above project. The materials are as follows:

MASTER / SLAVE both open together

- 1 19' x 6' HYJG GATE SYSTEM Tilt-A-Way Hyd Vertical Gate with bottom 17' Extension
- 1 15' x 6' HYJG GATE SYSTEM Tilt-A-Way Hyd Vertical Gate with bottom 13' Extension
- Extensions to cover the cuts in the concrete curve
- wired 208/ 240 vac with cold weather package Ice scrapers for cable sheaves
- Paint Operator Gloss Black with bottom extension
- 1 Middle Gate Catch
- 2 Concrete pad remodel 5' long x 4' wide x 3' deep with rebar
- All concrete excavating will be done by a vac truck
- 1 Photo beam Across opening with transformer
- Reuse ex Liftmaster radio receiver
- Tie both gates to work as one tie-in readers and controls
- Lifting equipment to remove old gates and install new gates
- 4 Optex 2.0 Sensors with mounting posts Safety and Free Exit

TOTAL FURNISHED AND INSTALLED**\$85,650.00****City to supply****All Power , conduits needed and help with control system****NOTES:**

1. Certificate of insurance is available upon request.
2. If you have any questions please call.
3. 1 1/2 % bond was added to the total

YOUR ACCEPTANCE WILL CONSTITUTE AN ORDER, WHICH, WITH OUR OFFICE APPROVAL, WILL BECOME AN AGREEMENT BETWEEN US.

PLEASE SIGN ORIGINAL

RESPECTFULLY SUBMITTED,

TAYLOR FENCE CO OF GRAND JUNCTION:

BY

Jerry Orman
 Jerry Orman

METHOD OF PAYMENT

DATE ACCEPTED

BUYER:

BY



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: February 4, 2026
Presented By: Jerod Timothy, Project Engineer
Department: General Services
Submitted By: Kyle Coltrinari

Information

SUBJECT:

Approval of the Sole Source Award to Taylor Fence to Replace the Lift Gates at the Public Safety Campus

RECOMMENDATION:

Approval of the Sole Source Contract to Taylor Fence to replace the lift gates at the public safety campus in the amount of \$177,550.00.

EXECUTIVE SUMMARY:

The Facilities Division requests approval of a sole source contract to Taylor Fence Company for the replacement of four failing vertical lift gates at the Public Safety facility. The existing residential-grade gates are worn, unreliable, and require frequent repairs, creating operational challenges and security risks.

Taylor Fence is the only authorized Ideal Brand gate distributor in the region, and replacement with matching commercial-grade Ideal gates will ensure system compatibility, improved reliability, and simplified maintenance. Approval of this request will enhance site security, operational efficiency, and long-term cost control.

BACKGROUND OR DETAILED INFORMATION:

The Facilities Division is requesting approval of a sole source contract to Taylor Fence Company for the replacement of four vertical lift vehicle access gates at the Public Safety facility in the amount of \$177,550.00.

Three years ago, Taylor Fence replaced the failing Patrol vertical lift gates and two west parking lot entrance horizontal gates with commercial-duty Ideal Brand automatic gates.

These replacements were necessary due to the failure of the original residential-grade gates, which were not designed to withstand the heavy, continuous use associated with Public Safety operations. Since their installation, the Ideal Brand gates have performed reliably and have significantly reduced maintenance issues.

The four gates scheduled for replacement in 2026 are the remaining original residential-grade gates, which are now worn, unreliable, and increasingly prone to failure, requiring frequent repairs to maintain functionality. Continued operation of these failing gates presents operational and security risks, including increased vulnerability to vandalism and unauthorized vehicle access within the Public Safety parking areas.

Approval of a sole source procurement is requested for the following reasons:

- **Authorized Distributor:** Taylor Fence Company is the only authorized Ideal Brand gate distributor between Denver and Salt Lake City, making them the sole regional provider capable of supplying and servicing these systems.
- **Standardization and Compatibility:** Maintaining a consistent Ideal Brand gate system across the site ensures compatibility of operators, equipment, and replacement parts, simplifying maintenance, minimizing downtime, and reducing long-term operational costs.
- **Proven Performance and Responsiveness:** Taylor Fence has demonstrated reliable workmanship and rapid response times when emergency repairs or technical support are required.
- **Site Familiarity and Security Compliance:** Having previously completed work at the Public Safety facility, Taylor Fence is familiar with the site's operational requirements and heightened security protocols, allowing for efficient and compliant project execution.
- **Improved Reliability:** Ideal Brand gates are heavy-duty, commercial-grade systems designed for high-frequency use, making them well-suited for the demands of Public Safety operations.
- **Enhanced Maintenance Support:** Taylor Fence has committed to maintaining critical replacement components locally, reducing future repair timelines and minimizing gate downtime.

Approval of this sole source award will ensure the continued security, reliability, and operational efficiency of the Public Safety facility's controlled access systems.

FISCAL IMPACT:

The cost to purchase and install the four vertical lift gates is \$177,550. Funds for this project have been budgeted for in the 2026 Facilities capital plan.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to execute a sole source Contract with Tayolor Fence for the purchase of 4 vertical lift gates in the amount of \$177,550.00.

Attachments

1. Taylor Fence Sole Source Memo
2. Taylor Fence



Memorandum

TO: Jerod Timothy – General Services
FROM: Jim Stavast
DATE: 12/17/2025
SUBJECT: Taylor Fence Sole Source Justification

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Three years ago, Taylor Fence replaced the failing Patrol vertical lift gates and the two failing parking lot west entrance horizontal gates with commercial duty Ideal Brand auto gates. These gates failed due to them being residential grade gates that were not designed for the heavy usage that the Public Safety gates receive. The four gates scheduled to be replaced in 2026 are the same residential grade gates that are worn out and failing and are regularly in need of repairs to keep them operating. Without properly operating gates, vehicles in the Public Safety parking lot are subject to vandalism.

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Jim Stavast
Facilities Supervisor

CITY OF GRAND JUNCTION
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 Department: General Services Division: Facilities
 Vendor Name: Taylor Fence Company Net Cost Delivered: \$ 174,540

Provide G/L Account where funds are budgeted: 406-309-975-8003
 Project code, if applicable _____

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(INITIAL ALL ENTRIES THAT APPLY)


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Department Director Approval:

I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source.

Signed: , 12/23/2025
 Department Head Signature Date

Purchasing Approval:

Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available.

Signed: _____, _____
 Purchasing Manager Signature Date

Final Authorization

City Manager Approval Required (\$25K to \$50K) yes / no

Signed: _____, _____
 City Manager Signature Date

City Council Approval Required (over \$50K) yes / no