

**FMRP Oversight Team Meeting – Summary Notes**  
11:00 A.M., March 09, 2016 at Currents Headwater's Conference Rm.

Oversight Team (OT) Members Present: Barbara Berens, John Wilson, Pat O' Herren, Donna Gaukler, Dale Bickell, Andrew Czorny, Chris Lounsbury

Design Team Members Present: Neil Miner, Larry Farnes, Garrick Swanson, Lisa Moisey, TLG via Go to Meeting, Mark K. & Stephen T. (JCG)

Absent: none

JCG – Jackson Contracting Group

TLG – The Land Group

OT – Oversight Team

**AGENDA**

- Phase I Bid Package #3 Review
  - Possible Value Engineering Items
  - Proposed Add Alternatives
- Budget Overview
- Update on Bond Finance Costs
- Approval of Bid Package #3, recommended contractors and alternatives
- GMAX Amendment
  - Includes Early Procurement Items (PCO#12-14) and Bid Package #3
  - Any Value Engineering will be deducted from GMAX
- Other Items

Summary of Agenda Discussion Items

**Phase I Bid Package #3 Review**

- **Possible Value Engineering Items**
- **Proposed Add Alternatives**

Neil M. started the OT meeting by reviewing material handouts: Project summary budget, FMRP Phase I overview of Bids and previous estimates, FMRP Phase II #4 estimate at 65%, Prime Contract Change Orders #12-14, Guaranteed Max Price summary, Bid Package #3 summary and Early Procurement summary.

Mark K. with JCG outlined the review process for submitted bid packages. The lowest bid was not always selected due to incomplete bid submittals. JCG verified that all bid documents were submitted. If bid packages were incomplete, they went to the next bid package.

Neil M. highlighted potential value engineering items for both phase I and phase II. JCG anticipates approximately 150-300k in possible savings from Phase I value engineering. Value engineering items include: Soil amendments, fencing, fill for synthetic field, landscape maintenance and assorted items. There is 300k in savings from Knife River Construction credits.

Neil M. outlined bid alternatives that are being requested and the ones that are still being explored as an option based on investment vs. return. Bid alts requested: Irrigation improvements to both active and passive turf areas, irrigation soil moisture sensors, electrical, sod, and concrete flat work to accommodate maintenance/service vehicle traffic.

Dale B. inquired about the 1% bond cost in the Phase I 100% cost estimate. JCG is requiring Knife River Construction to carry a payment and performance bond due to the critical importance of their work to overall project success.

Neil M. reminded OT of the guiding principles for selecting bid alts:

- Meets Bond language and intent
- Meets proforma, MIS and Revenue (program expectations)
- Long term maintenance (expected replacement and cyclical maintenance meets industry standards)
- Project budget and Timeline for Construction
- Other Factors – permits, easements variances, communication, etc

### **Overall Budget Summary**

Mark K. with JCG outlined a brief history of where phase I and phase II budgets were and where the budgets are now.

#### Phase I Overview

South Avenue Budget set aside – \$338,000

Phase 1 estimate #4 @ 95% construction documents \$16,955,580.00

Current Phase 1 costs @ 100% construction documents \$16,699,716.98

|  |                 |
|--|-----------------|
| Phase I Bid Packages #1 and #2   | \$2,571,312.12  |
| Phase I Bid Package #3   | \$12,885,548.89 |
| Phase I items not included in Bid Package #3 (are reflected in budget) | \$470,975.09    |
| Phase I Owner Funding or Supplies                                      | \$771,880.88    |

- Items procured by owner through Cooperative Purchasing provides cost savings through the City and County

Total \$16,699,716.98

Dale B. inquired about the 170K to haul City stockpile to site. The additional material reflects grading changes for bio swale construction. The hauling of material is more cost effective than purchasing and hauling material to construction site.

## Phase II Overview

|   |                 |
|---|-----------------|
| Phase II estimate #4 @ 65% construction documents | \$18,302,162.00 |
| Phase I and Phase II Total                        | \$35,001,878.98 |
| Overall Construction Budget                       | \$32,349,178.00 |
| Current Project Delta                             | \$-2,652,700.98 |

Neil M. updated the OT on possible value engineering items for phase II.

- Eliminate dog park Shelter
- Reduction in dog park pond
- Change flush toilet to CXT at Open Playground
- Reduce scope of work at 5-Plex
- Reduce scope of work at Maintenance Building
- Match value engineering items from phase I to phase II where appropriate
- Reduce scope of (dirt) work at softball fields over 7 fields
- Request impact fees to be reimbursed or waived

Chris L. inquired about work on South Avenue. Neil M. provided a brief update. \$338k is set aside for future improvements to South Avenue. As part of the park design process, preliminary design work was needed along South Avenue for the length of the project site. Phase I requires drainage improvements along South Avenue. Phase II includes the addition of an 8' wide center turn lane. The round-a-bout is part of the FMRP project. 36<sup>th</sup> street improvements are also included in bid package #3.

Chris L. inquired about kitchen equipment in phase II at the 5-plex. Donna G. reminded the OT that kitchen equipment costs are reflected in the phase II budget. Donna also mentioned a possible savings of ~\$75k by reducing kitchen equipment and menu.

Mark K. with JCG gave an overview of the Guaranteed Maximum Price worksheet. He reminded OT that they are being asked to authorize bid package #3 including add alternatives and early procurement items.

Mark K. updated OT on construction progress. Riverside Construction is done screening and site utility work will begin in ~2 weeks.

Dale B. asked about the benefits of sod. Donna outlined several benefits of sod.

- Meet expectations of user groups
- Establishes a faster playing surface (3-6 months) seed takes 1 year to establish a playing surface
- Sod prevents a loss of user groups because it will be ready for play within 3-6 months.
- Sod saves maintenance cost vs maintenance cost to establish a seed bed from seed
- Meets Bond
- Quality playing field in a shorter time

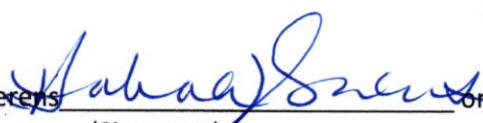
John Wilson asked for a seed maintenance cost vs. sod to establish a seed bed. Donna reminded OT that the projects team has discussed this at length throughout the cost estimating process. Staff and all members on the Project and Design team supports sod.

Chris L. expressed concern about cuts to Phase II. Donna G. informed OT that the reduction of a dog park shelter was an add by the Design team. One shelter by the teen area was removed to discourage unwanted use. In return, the northwest corner of Phase two, near the South Avenue parking lot will be designed as a teen area with fun features to replace the shelter.

Dale B. made the motion to approve Bid Package #3 including add alternatives and early procurement items, Pat O' Herren seconded and the motion. None opposed. Motion passed.

Larry F. and Neil M. will complete the G-Max review / edits and get to BCC within the week of March 14<sup>th</sup>.

Approved by Barbara Berens



on this day: 3/23/16

(Signature)

(Date)