

**FMRP Oversight Team Meeting – Summary Notes**  
12:00 Noon, October 26, 2016 at Currents Headwater's Conference Rm.

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

Oversight Members (OT) Absent:

Design Team Members Present: Larry F., Garrick S., Lisa M., Neil M., Vickie Z.

TLG – The Land Group

OT – Oversight Team

JCG – Jackson Contracting Group

**AGENDA**

- Phase 1 Construction Update
- Phase 2 Bid Packages Update
- Approval of Phase 2 Early Project Start Bid Packages

**Summary of Agenda Discussion Items**

**Phase 1 Construction Update**

The CCC era statue was unveiled on October 18, 2016 with a core group of Fort Missoula Historians speaking on the importance and impact the CCC era had on the Fort and surrounding region.

Due to weather, phase I construction is about a month behind schedule. The original completion date with JCG was identified as September 2016. Barbara Berens asked if a 'no cost adjustment to the contract' with JCG is needed. Larry F. recommended a workable contract and timeline be negotiated to meet the needs all of parties. Neil M. reminded OT that the phase II contract with JCG will include phase I which, will reflect a project completion date and Guaranteed Maximum Price.

Limited trails are scheduled to open in phase I on November 11<sup>th</sup> pending completion. Trails to open are along South Avenue, 36<sup>th</sup> Street and Green Guidon Avenue. Bella Vista Field (lighted synthetic turf field) is anticipated to open on November 11<sup>th</sup> with limited availability by reservation only.

Phase I Contingency - \$58,000 from the Knife River Credit will be used to finish the plaza area with topsoil. The phase 2 budget will not be impacted.

**Phase II Bid Packages Update**

Neil M. gave an update on the Phase II bidding process and an overall summary for the Parks & Trails General Obligation Bond. Phase II bids were opened and came in higher than expected. JCG is reviewing all bids and coordinating value engineering and opportunities for other cost savings and will provide updated park construction estimates.

Neil highlighted that he removed finance costs and added the Knife River Credit of \$317,000.00 for a total available construction budget of \$33,716,396.66 for both phase I and II.

Neil reviewed the phase II owner provided budget highlighting line items for Eco-Compost, purchasing shrubs from the City Green house, Dog Park Vault CXT and the on-site construction manager budget. The items on the owner provided budget provide project cost savings when they are owner purchased vs. contracted.

The design team is working with DJ&A Engineering for potential options to lower the cost for water utility work. To meet pressure requirements, the system needs to be a looped system, thus increasing cost.

Andrew C. inquired about the original DHM estimate for phase II which was \$16 million with design costs.

Donna G. mentioned that the DHM's estimate for phase I was high and that DHM's estimate for phase II may be low.

As the Design Team works to meet project budget, the goal is to balance:

- Maintenance Impact Statement
- Park Revenue
- Park Programming / Customer Service

Chris L. inquired if the tennis / pickle ball courts were included in the bond and original park plan or is it a community expectation. Donna G. explained that funding tennis / pickle ball court construction is an additional layer to the overall park budget. The Pickle Ball community is currently fund raising for the construction of 2 pickle ball courts.

The original plan included four new pickle ball courts and resurfacing the existing tennis courts. Resurfacing the existing tennis courts would last ~ 5-8 years before they needed replacement.

Pat O. requested that the projects team compile a list of public expectations vs. what is planned for the park. For example, new tennis courts were not in the plan, however; the public is expecting new tennis courts. Donna G. is going to work on the list for Oversight Team.

### **Approval of Phase II Early Project Start Bid Packages**

Neil M. reviewed the following Phase II Early Project Start Items:

| ITEMS OUT TO BID        |                                   | Total \$      | JCG Recommended Contractor     |
|-------------------------|-----------------------------------|---------------|--------------------------------|
| Bid Item                | Activity                          |               |                                |
|                         | <b>Bid Package #4 - Site Work</b> |               |                                |
| 2.0                     | Selective Site Demolition         | \$ 232,526.00 | JCG - No Bond Required         |
| 32.2                    | Irrigation Wells                  | \$ 206,442.00 | JCG - No Bond Required         |
| 33.0                    | Site Utilities - Sewer            | \$ 49,800.00  | Knife River - No Bond Required |
| Subtotal of Base Bids = |                                   | \$ 488,768.00 |                                |

The goal is to keep phase II moving forward until winter shut down by approving the above early project start bid packages.

Dale B. inquired about the impact of waiting 2 weeks before approving the above packages.

Donna explained that much of the park in phase II is unusable. Neil reminded OT that JCG could start on the SWPP (Storm Water Pollution Prevention Plan) and selective site demo to help keep the project on track and avoid an early winter shut down.

JCG is going to focus on the 5-Plex area, as this is the most complex part of the project. The site is not going to be stripped all at once with Community Medical Center adjacent to the project, for concerns of dust. Not stripping the site all at once with dust abatement efforts will minimize unwanted impacts.

The preference is to approve Bid Package 2.0.

Donna Gaukler made a motion to approve Phase II Bid Item 2.0, Selective Site Demolition with fees, Chris Lounsbury seconded. None opposed. Motion passed.

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Approved by Barbara Berens (Chair)  on this day: 12/5/16  
(Signature) (Date)