

FMRP Oversight Team Meeting – Summary Notes
1:00 p.m., July 10, 2015 at Currents Headwater's Conference Rm.

Oversight Team (OT) Members Present: Dale Bickell, Donna Gaukler, Vickie Zeier, Barbara Berens, Pat O'Herren

Oversight Team Members Absent: John Wilson, Chris Lounsbury, Andrew Czorny

Others Present: Neil Miner, Dori Brownlow, Gregg Wood, Larry Farnes, Matt Lautzenheiser, Shirley Kinsey, Lisa Moisey

Action Items:

ACTION ITEM	RESPONSIBLE PARTY	DATE / DEADLINE
Talk with Carl and Jason (IT Services for Ci/Co about coordinating enhanced communications installation	Dale Vickie provides "heads up" to Jason	ASAP
Add communications discussion to the Projects Team agenda	Neil	For July 15 meeting?
Jackson contract completion	Dori – provides final draft to Barbara. Barbara route to OT (copies Projects Team) Barbara collect final comments/edits from OT Barbara prepares RCA and submits to the BCC.	
Prepare TLG contract amendment to change insurance requirements from \$5 to \$2 million. Contract fees should be adjusted accordingly.	Dori	

Summary of Discussion on Agenda Items:

- **CMAR Contract**

Dori reported on status of the CMAR contract. OT discussed process to complete the contract:

Dori will pass the contract to Barbara who will route it to the OT for final review. Barbara will collect comments and prepare the RCA for the BCC approval.

Contract Details:

Jackson requested securing Builders Risk Insurance which will cover Ci/Co and contractor. This insurance specifically covers the transition period when completed project elements are turned over from contractor to owner. Cost is approximately \$10K. Dori reported that the latest contract revision includes language noting Jackson will secure the insurance. Dori highlighted two outstanding issues with the contract, as raised by Jackson, including reimbursement costs for preconstruction services and contractor “chain of command.” Neil provided further explanation and resolution on these items.

OT discussed request for on-site job facilities, including Jackson’s request and the Projects Team recommendations for work trailers. The expectation is Jackson will have a trailer on-site and that the City and County will work together to identify other existing facilities, close to the work site, that may serve as meeting locations.

OT discussed the expected process for amendments for guaranteed maximum price for each phase of the project. OT agreed that Jackson will generate the request, The Land Group will review and forward to the Projects Team for recommendation, which will be sent to the Chair of the OT (Barbara).

- **Declaration of Protective Covenants Status Report**

Pat reported that the County is ready to go with the declaration of protective covenants for the County-owned portion of the FMRP. Staff expects BCC to take action on July 15th. A copy has been forwarded to the City. Donna reported she has completed a draft for the City parcel, as well as for the playground projects. Bond Counsel is reviewing.

- **TLG Insurance**

The original TLG contract was approved with \$5 million insurance requirement. Since approval, County Risk Manager assessed the insurance requirements and determined that \$2 million is appropriate for the TLG contract. TLG is requesting a letter from the County noting the change

so they can work with their insurance company to reduce the ongoing annual payments. OT determined a contract amendment is needed to adjust insurance requirements and the associated contract fees. Dori will work with Hal to spearhead the amendment and prepare a RCA for BCC signature.

- **FMRP Project Schedule and Budget Update**

Donna provided and reviewed the project budget (included at the bottom of these notes), including updated project cost estimates.

Neil updated the OT on the updated design development from Jackson updated and the July staff meetings with The Land Group. Dale asked about communications installation and recommended coordination with other entities that are interested in and will benefit from enhanced services. Specifically, UM, Community Hospital, MCPS, City and County – including Historical Museum – were identified. Dale will ask Carl to talk with Jason and Ray to begin Ci/Co communication coordination and to reach out to others noted. Vickie will give Jason a “head up” about the conversation. Neil will include this item on the Projects Team agenda.

Neil reported that adjustments have been made to the project schedule, based on new approach to turf delivery. Design Team recommends the park grow its own turf in place, rather than truck it in from elsewhere. This approach will result in project cost savings.

- **Meeting Notes and Approval and Agenda Item Solicitation**

OT members present noted they were satisfied with the process and commented that if Barbara doesn't hear back from members on matters they have no concerns.

- **Other items**

Pat asked about progress on water rights. Donna reported that the feasibility study revealed that using treated water from the Wastewater Treatment facility was feasible but too costly to

pursue. Staff continues to work on other options, including transfer of water rights. More information should be available this fall.

Dale inquired about the TA funding request to MDT for non-motorized improvements on the north side of South Avenue between Reserve Street and 33rd. This project continues to be a priority for both City and County.

Parks and Trails - Summary Budget

Revenue - P& T GO Bond \$ 42,000,000

Expenditures

By Project

Finance costs	\$	1,050,000
County trails	\$	3,000,000
Playgrounds	\$	1,000,000

Available for Fort Missoula \$ 36,950,000

Total \$ 42,000,000

Breakdown of Fort Costs

TLG	\$	3,237,429
Jackson	\$	1,476,307
Insurance	\$	10,000
South Avenue set aside	\$	100,000
Pre opening Park Maintenance/Recreation	\$	566,293
Owners Budget - 1% for items below	\$	369,500
Communications/Software/Security/Misc/Art		
Subtotal Fort Only	\$	<u>5,759,529</u>
Available for Construction	\$	31,190,471