

FMRP Oversight Team Meeting – Summary Notes
11:00 P.M., September 23, 2015 at Currents Headwater's Conference Rm.

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

Oversight Team Members Absent: Andrew Czorny, Barbara Berens

Others Present: Neil Miner, Gregg Wood, Lisa Moisey, Garrick Swanson

Action Items: None

<u>AGENDA ITEMS</u>	<u>RESPONSIBLE PARTY</u>	<u>DATE / DEADLINE</u>
Ground Breaking Ceremony	Lisa M.	October 10, 2015
Mass Grading and Site Utility Bid Package Update	Neil M.	
Phase I - 65% Construction Document Update	Neil M.	
Water Right Update	Neil M.	
Field Treatment (Sod vs. Seed)	Neil M.	
Broadband Update	Gregg W.	
Project Schedule Update		
Budget Update		

Summary of Agenda Discussion Items

• **Ground Breaking Ceremony**

Lisa M. provided a brief update on the Fort Missoula Regional Park (FMRP) ground breaking ceremony scheduled for October 10, 2015 at 10:00 AM. City and County staff are coordinating a press release and e-invite save the date. Friends of Fort Missoula Regional Park will host the event with limited refreshments. City Mayor (John Egen), Board of County Commissioner member (Jean Curtiss) and U.S. Senator for Montana (Jon Tester) will provided short speeches focusing on the economic, historic aspect and community health benefit from (FMRP) development.

• **Mass Grading and Site Utility Bid Package Update:**

Neil M. updated the Oversight Team on the status of the mass grading and site utility bid package. Jackson Contractor Group (JCG) and The Land Group (TLG) updated the mass grading plan to balance cut and fill for increased construction savings. This rescheduled the anticipated deadline to the 3rd week of October to send the bid out. Neil M. was added as project manager and Andrew Czorny as project owner.

- **Phase I 65% Construction Document Update:**

Value engineering design has been applied to phase I with an updated cost estimate that is within the estimated budget for phase I. Design review with value engineering comments for phase II are complete. The Land Group will provide Jackson Contractor Group with an updated drawing as soon as the edits are complete based on design review comments. The goal is to produce a current cost estimate for phases I and II. Design development on phase II will be priority after the mass grading and site utility bid package are complete.

The design team was scheduled to meet with Paul Druyvestein from DJ&A Engineering on September 23, 2015 to get an update on the design for the south side of South Avenue. DJ&A requested to meet with the FMRP Design Team prior to meeting Kevin Slovarp with the City Engineering Department. Initial site analysis on the south side of South Avenue showed a flatter road than anticipated.

- **Northern Rockies Heritage Center (NRHC) Water Rights Update:**

Neil reported if the existing well (same point of diversion) is utilized; this will be the most efficient approach to acquire water rights. The well of interest is on the north side of the NRHC garages which is closest to the park. City will absorb all fees during the acquisition process. Hydro-geologist, engineering and irrigation consultants have provided reassurance that there is adequate water in the existing well to meet both FMRP water needs and NRHC water needs. The current well will need to be resized from its current 6" diameter.

- **Sod vs. Seed field treatment:**

Neil M. reported that sod is the preferred option for field treatment with an estimated cost of \$500k. Seed is being used as the base bid. Jackson Contractor Group has tentatively reserved the sod from the supplier contingent that additional sod requests do not interrupt supply. In

the case of limited supply, the sod farm supplier will need a payment to guarantee needed quantities if sod is selected as the field treatment.

- **Broadband Update:**

Gregg W. confirmed that Century Link has broadband to the Forest Service Building south of Post Siding Rd. HDR Engineering is researching the City owned parcel south of Post Siding Rd. as a potential staging site for the Reserve Street Pedestrian Bridge project. This may provide an opportunity to bring Broadband to FMRP. Gregg W. will continue to track.

Next Steps:

City and County discussions on how to get Broadband into FMRP and to the west side of the park.

- **Schedule Update:**

Neil M. provided a brief summary. Mass Grading and Site Utility package is 1-2 weeks behind schedule with the rest of the project on time.

- **Budget Update:**

Jackson Contractor Group is comfortable with phase I. Phase II is high. Jackson Contractor Group is waiting to receive an updated phase II drawing with comments and value engineering edits to produce a current phase II cost estimate. John Wilson inquired about the unknowns of: Mass Grading, 5 Plex design and operations (phase II).

Mass grading cut and fill was balanced for phase I. Phase II is short on fill. Donna stated that the design team is currently working on the 5 Plex design and programming. Donna emphasized the importance of revenue vs. cost of construction at the 5 Plex. As the 5 Plex design and programming develops, the design team continues to work through cost, programming and revenue questions.

- **October 14, 2015 – Next Oversight Team Meeting**

Approved by Barbara Berens



(Signature)

on this day:

10/19/15

(Date)