

FMRP Oversight Team Meeting – Summary Notes
11:00 A.M., November 25, 2015 at Currents Headwater's Conference Rm.

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

Design Team Members Present: JCG – Mark K., Stephen T., TLG – David via conference call

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

Absent: Donna Gaukler

AGENDA

- Jackson/TLG Project Update (Phase I and Phase II)
 - Budget
 - Schedule
- Jackson Contractor Group's request for increase in Preconstruction Service Fee
- Meeting schedule update for FMRP Projects/Design/Construction Teams
- Updates
 - Historic Zoning Preservation Permit
 - Zoning Compliance Review
 - Water Rights
 - Easements (36th, MCPS and UM)
 - Fiber Optic to the Fort

Summary of Agenda Discussion Items

• **JCG/TLG Project Update Phase I**

Mark Kobos with Jackson Contractor Group (JCG) provided a budget update for both phase 1 and phase 2. Current budget estimate for phase 1 dated 10/28/2015 is \$17,495,833.00. Mass hauling and grading is on schedule with a mid-February completion date (weather dependent). Riverside construction has requested permission to work extended hours in the AM and PM. JCG field tested construction noise levels with results below the acceptable noise level standard. JCG is waiting to confirm the additional hours Riverside construction would like to work. Work conducted before and after traditional working hours would be the screening of on-site material, no hauling or grading. JCG is planning on a second noise level test during early morning hours when there is less noise from South Avenue traffic and other daily activities.

The application was submitted to NorthWestern Energy (NWE) for relocation of the natural gas line. An estimated cost for gas line relocation from NWE is expected by the end of the week. The project is assuming that NWE will pay for the natural gas line relocation, additional information will be provided as the project develops. Project engineer DJ&A provided a current site plan with relocation of the gas line within the right of way of Green Guidon Avenue.

Jackson Contractor Group continues to work with TetraTech on developing a seismic monitoring system for historic Fort Missoula buildings adjacent the project. The goal is to preserve the buildings by monitoring seismic activity from construction and maintaining a minimal level of seismic activity to preserve historic structures in their current condition.

- **Early Procurement Items**

- Seed – suppliers predict a seed shortage due to the 2015 summer drought.
- Eco-Compost – local competing projects for material. Would like to pay for material in advance to secure project quantities. JCG would prefer to acquire eco-compost as close to the time of need to prevent decomposition.
- Sod from Whitehall Supplier – secure with down payment of \$100,000 (\$10,000 non-refundable with \$100,000 in escrow).

It was suggested to wait until the next Oversight Team meeting to approve early procurement items.

This option would not allow enough time to gain Board of County Commissioner (BCC) approval.

Oversight Team moved to approve all 3 items and for Larry Farnes, JCG and Andrew C. to prepare for BCC approval. Motion passed.

- **JCG/TLG Project Update Phase II**

The current budget for phase II dated 11/9/2015 is \$21,000,773.00. An update of the 65% construction document for phase II is required before the budget can be re-estimated. To allow for

completion of the 65% construction document, phase I 95% construction document completion will be pushed back by ~ 2 weeks.

- **Tennis Courts Phase II update**

JCG coordinated a site visit with a consultant from Bozeman to advise on the current condition of the tennis courts and next steps to bring them into an acceptable condition for use. Tetra Tech has concluded a boring test on the tennis courts. JCG are waiting on results.

- **JCG Request for a cap increase in their Preconstruction Service Fee**

Mark Kobos with Jackson Construction Group outlined his request for a fee increase in preconstruction services from a cap of \$39,800.00 to \$79,600.00. JCG predicts project cost estimating services increasing from 3 reviews to 6 reviews. Current project management services from JCG continue to provide additional project and construction savings.

The Oversight Team moved to approve the increase in preconstruction services from \$39,800.00 to \$79,600.00. Motion passed.

- **Meeting schedule update for Projects/Design/Construction Teams**

Neil Miner reported that the FMRP teams have been restructured to create subcommittees to best focus efforts, skills and maximize meeting time. Since implementation of a new meeting schedule November 4, 2015, the subcommittee structure has shown project benefits. Restructuring FMRP teams and meetings reinforces bond language, pro forma, MIS and revenue program expectations.

The Oversight Team requested that the new FMRP teams remain cognizant of the role of the Oversight Team in project decision making.

- **Updates**

- **Historic Preservation Permit**

Approved conditions with 6 items that are being worked through

- **Zoning Compliance Review**

Neil and Donna are working with Drew and Don Verrue to review the items that do not meet standards. A public forum will be held at which time the items that do not meet standards will be reviewed as to why and what is being proposed.

- **Water Rights**

Campwell Drilling is inspecting the existing well and related underground infrastructure. Northern Rockies Heritage Center and the City are reviewing the water rights contract prior to signing.

- **Easements (36th, MCPS, UM)**

City has received easements back from MCPS. UM is close to completing their easement documents. Grading is currently underway on 36th street.

- **Fiber to the Fort on west property boundary adjacent 36th Street**

A fiber optic line was discovered on the west property boundary adjacent 36th Street. This was not identified and located with the original request for utility location. The line is being potholed for depth to see it if needs to be relocated to allow for grading on 36th Street.

Approved by Barbara Berens *Barbara Berens* on this day: 12/15/15
(Signature) (Date)