

FMRP Oversight Team Meeting – Summary Notes

11:00 P.M., September 29, 2015 at Currents Headwater's Conference Rm.

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

Design Team Members Present: TLG - David K. (called in), Stan G., Jyl G., Christopher H., Russ H., JCG – Mark K., Stephen T.

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

Absent: Lisa Moisey

Action Items: Motion to approve bid package I – Mass Grading and Site Utility

AGENDA

- Update from Jackson Construction Group (JCG)
- Update from The Land Group (TLG)
- Approval of bid package #1 – Mass Grading and Site Utility Package
- Other Items

Summary of Agenda Discussion Items

- **Update from Jackson Contractor Group (JCG)**

Jackson Contractor Group's primary role is to provide brief review into design to guide pricing models/estimates to complete project within established \$32.6 million project budget.

Phase I (West Parcel)

Current estimate of Phase I (West Parcel) @ 65% construction documents is +/- \$17,368,547 which includes all of phase I, south avenue round-a-bout, curb work on south side of south avenue and intersection at 36th street. Jackson Contractor Group is timing the release of bid packages to achieve best value.

Phase I - Bid Package #1 came in under budget. Subcontractors are ready to begin work as soon as all agreements are approved. Pre-construction staging is underway to maximize remaining construction season before winter shut-down.

Anticipated next bid packages:

- Large Pavilion – (help secure needed logs for construction)
- Landscape vegetation/ materials
- Security system
- January bid package will be for all other work in phase I (west parcel)

Weekly trend cost estimate updates will be provided by Jackson Contractor Group to track expenditures. This will allow additional project items to be added into the project as final bid prices are secured.

Maintenance building is in phase 2A with anticipated construction in the spring/summer 2016. The dog park was moved into phase I (west parcel) and has since been moved back to phase II (east parcel) to best manage cut and fill calculations.

Phase II (east parcel)

Phase II (east parcel) 30% construction document is currently be reviewed. A revised budget will be produced after the 30% review is complete. An updated budget for phase II will guide decisions regarding material selection in Phase I (west parcel) and Phase II (east parcel).

Other Items to Note:

Procurement Activities: Activities happening to reduce costs or impacts to project moving forward.

- Sod has been located and can be procured for project from a source near Whitehall MT. May require some initial funding to have a deposit to insure that the materials will be held for FMRP Project.
 - Seed quantities are being priced out due to warnings about seed shortages next year. The prices have the potential to go higher next year due to shortages and we are concerned that we may not be able to get the quantities needed from a single source. This may require blending of seed and other additional expenses. We are recommending that we procure the seed ahead of time and there have been some preliminary discussions about storage with the County.
 - Trees and Shrubs are currently are in final approval but we would like to try to bid out and get the trees and shrubs ordered due to lower pricing this time of year. Per our proposal we had requested that this happen for pricing reasons and also so that we could avoid shortages and higher costs in the spring.
 - Soil Amendments Eco Compost quantities are known for Phase 1. JCG will request to procure this material early due to shortages that may require hauling materials from a long distance to meet the needs of the project. A deposit will be needed to hold the materials for delivery next year.
 - Sand will be used as a soil amendment on the project. We would like to source and get the sand delivered to the site so that the soil amendment process is not compromised early next spring. This will save money due to the time of year where we will be purchasing and will allow the hauling to be completed during the winter months.
- Pavilion Log Structure will be bid out in an early package for procurement reasons due to the lengths of the logs. The logs will need to be sourced, peeled and left for an adequate drying period. This early procurement will allow proper drying of the logs so that we avoid problems that are inherent with log construction if the logs are not adequately dried before fabrication.
- Camera System for park has been discussed to be delivered as a design build package with a performance specification used as the baseline for the design criteria. This package can also be an early release package.

- **Update from The Land Group (TLG)**

Early in the planning process of the project, a linear design-bid-build project delivery system was identified with delivery bench marks at 65%, 95% and 100% construction documents. As the project moved through the process of design review, scheduling, budget and constructability checks, the need to adapt project scheduling and phasing became clear. A revised and dynamic design, review and scheduling process developed; adding value to the projects ability to respond to factors both predictable and variable.

Scheduling is a moving target that adapts to the collaboration of consultants, current assessments and product procurement needs. Major project milestones have not changed. The project continues to find added value through a cyclical process of schedule, budget and constructability checks to deliver a quality project on time and in budget.

- **Approval of bid package #1 – Mass Grading and Site Utility Package**


Andrew Czorny made the motion to approve bid package #1 – Mass Grading and Site Utility Package. John Wilson seconded the motion. All members voted in favor and the motion passed.

- **Others Items**


John Wilson inquired about an update on the water rights. Donna G. provided a brief update. Northern Rockies Heritage Center (NRHC) has agreed in concept and a contract is under review. The Federal Government is verifying the original water rights that were transferred to NRHC.

Upon approval of the contract, an existing well at the water tower will be utilized as the source point. Parks and Recreation staff is exploring options for piping or feasibility of using existing water infrastructure.

Approved by Barbara Berens


(Signature)

on this day:


(Date)