

FMRP Oversight Team Meeting – Summary Notes
11:00 P.M., August 26, 2015 at Currents Headwater's Conference Rm.

Oversight Team (OT) Members Present: John Wilson, Dale Bickell, Barbara Berens, Donna Gaukler, Vickie Zeier

Oversight Team Members Absent: Pat O'Herren, Andrew Czorny, Chris Lounsbury

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

Action Items:

| <u>ACTION ITEM</u> | <u>RESPONSIBLE PARTY</u> | <u>DATE / DEADLINE</u> |
|--|--|-------------------------------|
| The Land Group (TLG) Project Specific Professional Liability Insurance | Barbara Berens will update TLG contract to reflect project specific professional liability insurance change. | ASAP |
| Collect comments from mass grading and utility bid package and provide comments to TLG | Neil M. | ASAP |
| Confirm Availability of BCC, Mayor, City Council, Park Boards, Friends of FMRP for ground breaking ceremony on 10/10/15 | Lisa M. and Donna G. | ASAP |
| Coordinate Press and E-invite communications for ground breaking ceremony | Lisa M. leading | ASAP |

Summary of Agenda Discussion Items

• **The Land Group (TLG) Project Specific Professional Liability Insurance:**

Neil provided an update on the cost per year for one million (\$1,000,000) of general liability insurance, \$4,000 per year. Industry standard for general liability insurance is two million (\$2,000,000) per year.

The original TLG contract required: General Liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million (\$2,000,000) in aggregate. No less than five million (\$5,000,000) for project specific professional liability (PL) insurance, which was reduced down to two million for PL insurance. After project specific PL insurance was reduced, it came back that the two million (\$2,000,000) was not project specific, rather it was the typical industry standard of the two million (\$2,000,000) per year for general liability.

Hal stated the importance of requiring higher professional liability insurance due to high defense liability fees eroding professional liability insurance. Hal stated he would like to have TLG state in writing that they have not had a claim in 20 (twenty) years. He recommends further research into the insurance history of TLG.

Neil stated to the Oversight Team that the contract with TLG included \$15,000 for the five million (\$5,000,000) project specific professional liability insurance. For the contract to sustain a five million (\$5,000,000) project specific professional liability insurance policy, the project would need to pay approximately \$75,000.

Motion:

2 million (\$2,000,000) of project specific liability insurance be required for TLG for the remainder of the contract.

Motion Passed. Barbara Berens will update current contract to reflect changes.

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

The mass grading and site utility bid package is 90% complete. Jackson Construction Group (JCG) reviewed and provided productive comments to TLG on August 26, 2015. Comments will be collected by Neil M. from the program and design team by end of day on August 26, 2015 and compiled into a package back to TLG. The next step is to have a 100% mass grading and site utility bid package complete by September 8th, 2015. We anticipate a notice to proceed with onsite work within three to four weeks (mid-October) after going out to bid.

- **FMRP Ground Breaking Ceremony:**

Ceremony date was rescheduled from September 26, 2015 to October 10, 2015 as not to conflict with the University of Montana Homecoming Parade. Time and location have not changed, Time: 10 AM / Location: Kiosk at the FMRP Historic Museum. City and County staff are coordinating for Press and E-invite communications. The event will be hosted by the Friends of Fort Missoula Regional Park and will include the following- Stakeholders, Board of County Commissioners, City Council, Mayor, Friends, City and County Park Boards, John Tester and others (availability to be confirmed by City and County staff). Jackson Construction Group, Oz

Architecture and TLG confirmed availability pending no unforeseen conflicts arise between now and the event.

Black and white master plans and exterior sections and elevations will be provided at the event for a big picture update including the Tiger Aerial map. The goal is to emphasize structures and areas such as the large pavilion, plaza/artificial field/restrooms, trail, etc.

- **Field Treatments:**

- **Sod vs. Seed**

Neil provided a brief summary that a sod vendor in Whitehall, MT has sod available that meets FMRP standards for turf and drainage. An updated budget will inform the decision to pursue sod or seed.

- **Artificial Turf**

Donna provided a brief history on the decision process, and the pros and cons of using artificial turf within FMRP. While it does extend the use of the field into the shoulder seasons, it is not maintenance free; it heats up in warm weather, and has larger upfront expenses. It also needs to be replaced every 7-10 years. During the FMRP planning, staff learned that artificial turf received mixed reviews from athletes. Some enjoy the material, while others noted the surface is too hard, and can get too hot. Final design at FMRP shows artificial turf on the championship soccer field. Staff noted that an enterprise fund could be established to save for future replacement costs.

- **Budget Update:**

Jackson Construction Group (JCG) is expected to have a current budget for phase I on August 28, 2015 with a phase II budget 1-2 weeks later. JCG's goal is to have an updated estimate for the project as a whole. Design adjustments will need to be addressed with budget updates. John W. inquired about an updated cost from Dj&A for South Ave work. No updated cost has been provided to date. John W. also inquired about additional unknown costs. Gregg W. provided an update that both the Projects Team and the Design Team have scheduled work sessions to help define and answer the gaps of design and cost. Gregg W. reported that a contracted fixed price will not be solidified until all project bid packages are complete.

- **Project Update:**

Shirley Kinsey contacted Destination Missoula to confirm that Missoula will not be ready to host the State High School Soccer tournament until 2016.

- **Other Items:**

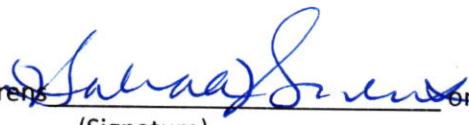
Northern Rockies Heritage Center (NRHC) Water Rights Update – Neil reported if the existing well (water point source) can be utilized minimal cost will be acquired with paperwork to transfer water rights. A meeting is scheduled on August 28, 2015 with NRHC, City Parks and water rights experts to discuss well/point source and transfer documents.

Contingent Fees - Barbara requested future consensus from Oversight Team Members on Design Contingency expenses. Neil provided an update on current expenses:

- 1) \$9,867 toward 5--Plex Kitchen Concession Stand
- 2) \$1,771 toward Maintenance Building
- 3) \$6,072 Part 1 South Avenue Curb feasibility
- 4) Staff are going to revisit needed equipment list as per park programming and maintenance needs at FMRP

Broadband Update – Gregg W. confirmed that Century Link has broadband to the Forest Service Building on Post Siding Rd. The proposed line location was proposed on the property line adjacent Larchmont Golf course. This area proposed the best location as not to disturb historic grounds or artifacts related to Fort Missoula.

Approved by Barbara Berens


(Signature)

on this day: 8/14/2015
(Date)