

MISSOULA COUNTY AIRPORT AUTHORITY
Special Board Meeting
January 10, 2019
2:00 pm, Airport Board Conference Room

THOSE PRESENT: Chair Matt Doucette
Vice Chair Adriane Beck
Secretary/Treasurer Larry Anderson
Commissioner Shane Stack
Commissioner Dori Brownlow
Commissioner Jeff Roth
Alternate Commissioner Pat Boyle
Alternate Commissioner Winton Kemmis

STAFF
Director Cris Jensen
Deputy Director Brian Ellestad
Finance Manager Teri Norcross
Administrative Manager Lynn Fagan
Accounting Clerk Rita Harris-Powers
Manager of Projects Tim Damrow
Business Development Manager Dan Neuman

OTHERS:
Shaun Shea, Morrison-Maierle
Travis Frey, Martel Construction
Colton Mall, Martel Construction
Chris Martison, A&E Architects
Martin Kidston, Missoula Current
Kynan Spethman, Neptune/Northstar

Chair Matt Doucette called the meeting to order and advised everyone that the meeting was being recorded.

Motion: Vice Chair Adriane Beck moved to seat Alternate Commissioner Winton Kemmis.

Second: Commissioner Jeff Roth

Vote: Motion Passed Unanimously

PUBLIC COMMENT PERIOD:

None.

UNFINISHED BUSINESS:

Martel Amendment No. 14 – New Terminal Vertical Construction GMP

Director Cris Jensen explained that this agenda item was tabled at December's Regular Board Meeting because Martel Construction and Morrison-Maierle were still vetting the numbers and wanted extra time to do their due diligence on the vertical construction package bids that were

received. He stated MCAA staff were on board with that plan, so this agenda item and the next agenda item address the subsequent unfinished business from that plan.

Manager of Projects Tim Damrow stated that this will be the largest budget item in the terminal project, adding that staff went through the second page of what was passed around to the Board that has a more detailed summary than what was available prior to today. Tim then stated that jet bridges and baggage claim elements will be included in a subsequent bid package later in the year.

Secretary/Treasurer Larry Anderson asked if MCAA staff and contractors have been happy with the Guaranteed Maximum Price (GMP) process. Cris responded that in his thirty years of being involved in a variety of airport projects, the GMP process has been the best by far. He stated that there are a lot of pieces to the process but added that it has gone smoothly as a result of having a good team in place. Shaun Shea of Morrison-Maierle added that he would not hesitate to take part in another alternative bidding process like this one if a team of the same high quality could be formed.

Commissioner Dori Brownlow asked if there were any key components of the bidding process that staff or contractors were surprised by, and Tim responded that the value engineering process enabled staff and contractors to go through all the numbers and right-size them before bid day, adding that nothing was a real shock. Chris Martison of A&E Architects mentioned that most other projects have a much lower contingency than the conservative amount of 10% that MCAA has chosen to go with and that has made the whole team feel more comfortable with the numbers as budgeted.

Alternate Commissioner Winton Kemmis asked if there were any items that were removed from the scope of the project to stay within the desired budget range, and Tim responded that a lot of changes have occurred to the scope since back when the team was working on the 50% plan designs so that is where the biggest changes occurred to the cost. Cris added that there is no element of the new terminal building that was not considered throughout this process. He stated that the windows for the new terminal building were discussed at length, and although there is added cost, staff opted to go with dynamic glazing instead of the more traditional mechanical shades. He added that the dynamic glazing will automatically adjust the amount of shade provided inside the building based on how bright it is outside which will be better for building occupants than mechanical shades.

Secretary/Treasurer Larry Anderson asked what the effective life for the dynamic glazing is, and Shaun responded that the glass will break before the electronic portion goes out of warranty. Winton asked what the average warranties for new terminal building elements are, and Travis Frey of Martel Construction responded there will be a one-year warranty on construction as of the date the building opens. Cris added that various components like flooring, roofing, etc. will have varying warranties over and above the construction warranty.

Chair Matt Doucette asked if anyone had other questions; there were none.

Motion: Commissioner Jeff Roth moved to accept the Guaranteed Maximum Price from Martel Construction in the amount of \$36,039,184.00 for the construction of the Core, Shell and Interiors package for the New Passenger Terminal Building and accept Contract Amendment No. 14.

Second: Alternate Commissioner Winton Kemmis

Vote: Motion Passed Unanimously

Task Order No. 27 to the Master Agreement for Professional Engineering Services with Morrison-Maierle

Director Cris Jensen explained that this agenda item was tabled at December's Regular Board Meeting. Shaun Shea of Morrison-Maierle explained that this Task Order will allow Morrison-Maierle and A&E Architects to provide construction oversight, and Manager of Projects Tim Damrow added that both contractors will have representatives on-site to answer questions on plan sets, etc.

Alternate Commissioner Winton Kemmis asked Director Cris Jensen what percentage of change orders he has seen in his experience with airport projects, and Cris explained that more complex projects with a traditional bidding process leave more room for the possibility of needing change orders. He stated that by going with a GMP, MCAA is ensured the cost will not increase unless project plans are changed by MCAA staff. Chris Martison of A&E Architects added that the project team would be safe moving forward with a contingency of just 3%, so proceeding with a contingency of 10% provides real flexibility should MCAA staff decide to make changes going forward. Shaun stated that most of the previous unknown elements of the cost of this project are now known.

Secretary/Treasurer Larry Anderson thanked the team for providing drawings with completion of the South Paw of the new terminal building. He then asked if there will be a wall between the South Paw and East Paw and if so, will drawings be provided for that. Cris responded that a wall will be up between the two sections during construction, adding that the area will be open space once construction is complete. Chair Matt Doucette asked if anyone had other questions for the team; there were none.

Motion: Commissioner Dori Brownlow moved to approve Task Order No. 27 with Morrison-Maierle in the amount of \$1,785,250.00 contingent on the completion of an Independent Fee Estimate (IFE).

Second: Vice Chair Adriane Beck

Vote: Motion Passed Unanimously

NEW BUSINESS

None.

INFORMATION/DISCUSSION ITEMS

Administrative Manager Lynn Fagan apologized to Commissioner Jeff Roth and Vice Chair Adriane Beck for the Food and Beverage Request for Proposals interview time that was scheduled for Faber. She stated that it was a struggle to nail down a time that worked for everyone, adding that Chair Matt Doucette will be able to attend all the interviews. Matt asked if the same standard questions will be asked of all interviewees and Lynn responded that is correct, adding that scoresheets will also be used for standardized scoring.

Director Cris Jensen then invited all interested parties to take part in a group photograph inside the construction area to mark the day the two largest budget items for the new terminal construction project were voted on.

There being no further business the meeting was adjourned.