



**Special Work Session Meeting Agenda**  
**2 Park Drive South, Great Falls, MT**  
**Gibson Room, Civic Center**  
**April 16, 2024**  
**5:00 PM**

The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.

Public participation is welcome in the following ways:

- Attend in person.
- Provide public comments in writing by 12:00 PM the day of the meeting: Mail to City Clerk, PO Box 5021, Great Falls, MT 59403, or via email to: [commission@greatfallsmt.net](mailto:commission@greatfallsmt.net). Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the City Commission and appropriate City staff for consideration during the agenda item, and, will be so noted in the official record of the meeting.

## **CALL TO ORDER**

## **PUBLIC COMMENT**

*(Public comment on agenda items or any matter that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and either your address or whether you are a city resident for the record.)*

## **WORK SESSION ITEMS**

1. Quarterly Budget Review - 3rd Quarter FY2024 - Melissa Kinzler and Kirsten Wavra.  
Including Updates on:  
Scheels Aim High Big Sky  
Tax Increment Districts  
ARPA/CARES
2. Transit District Update - Nadine Hanning, District Manager.
3. Lift Station #1 Repairs and Supplemental Force main Project Update.

## **DISCUSSION POTENTIAL UPCOMING WORK SESSION TOPICS**

## **ADJOURNMENT**

*City Commission Work Sessions are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Work Session meetings are re-aired on cable channel 190 the following Thursday morning at 10 a.m. and the following Tuesday evening at 5:30 p.m.*

*Wi-Fi is available during the meetings for viewing of the online meeting documents.*

## **UPCOMING MEETING SCHEDULE**

City Commission Work Session, Tuesday May 7, 2024 5:30 p.m.

City Commission Meeting, Tuesday May 7, 2024 7:00 p.m.



# Quarterly Budget Review

- 3<sup>rd</sup> Quarter Fiscal Year 2024
- Scheels Aim High Big Sky Update
- TIF Update
- ARPA/CARES Update

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3<sup>rd</sup> Quarter Fiscal Year 2024

# General Fund

- Fund Balance Comparison
- Cash Flow
- Revenue
  - Tax Revenue
- Expenses

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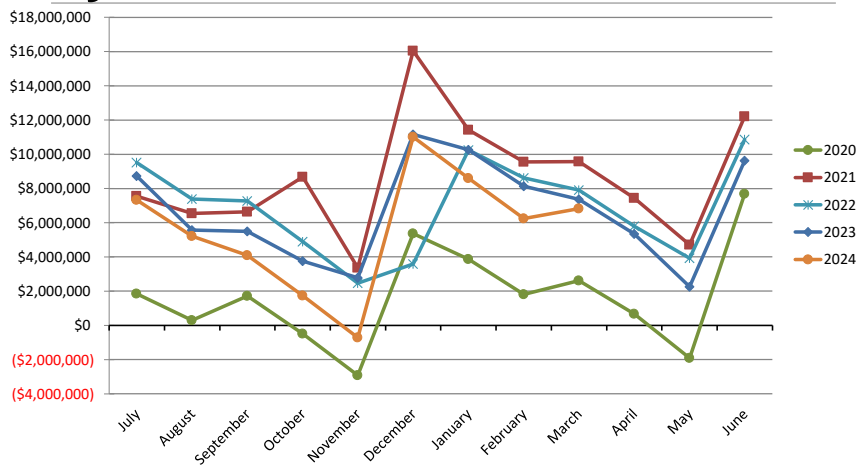


# General Fund Three Year Comparison

	As of 3/31/xxxx		
	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022
Revenue Totals	\$24,361,831	\$23,001,536	\$21,172,057
Expense Totals	\$28,539,180	\$27,563,068	\$26,313,698
Revenue Over (Under) Expenditures	(\$4,177,349)	(\$4,561,532)	(\$5,141,641)
Beginning Fund Balance, 7/1	\$10,679,388	\$11,741,081	\$13,041,527
Net Change	(\$4,177,349)	(\$4,561,532)	(\$5,141,641)
Ending Fund Balance, 3/31	\$6,502,039	\$7,179,549	\$7,899,886
Unreserved Fund Balance	\$4,120,273		
CARES Reserved Balance	\$2,381,766		
Total Fund Balance	\$6,502,039		
22% Target Fund Balance	\$8,573,730		



# General Fund Monthly Cash Flow by Fiscal Year





# General Fund Updated Revenue Drivers

- |                               |          |              |
|-------------------------------|----------|--------------|
| <b>Newly Taxable Property</b> | Budgeted | \$ 400,000   |
|                               | Levied   | \$ 1,510,213 |
|                               | Increase | \$ 1,110,213 |

- Protested Taxes**

City's Protested Taxes at 3/31/2024	1 <sup>st</sup> Half Taxes Due
General Levy	\$ 453,030.89
Permissive Medical Levy	\$ 89,351.82
Soccer Park Levy	\$ 3,715.54
Library Levy	\$ 50,531.62
West Bank TID	\$ 19,387.56
<b>Total Protested Taxes</b>	<b>\$ 616,017.43</b>

- Reimbursement from Sale of Centene Building**

General Fund	\$ 800,000
Water Fund	\$ 62,674
Sewer Fund	\$ 14,401
Storm Drain Fund	\$ 60,367
Street Fund	\$ 62,558
<b>Total Reimbursed to City</b>	<b>\$ 1,000,000</b>



# General Fund Updated Revenue Drivers

- Marijuana Tax Revenue**

Quarter 1 (Partial)	\$ 27,705
Quarter 2	\$ 55,564
Quarter 3	\$ 56,179
Quarter 4 (Rec'd Apr '24)	\$ 62,284
<b>Total Received to Date</b>	<b>\$ 201,732</b>

- National Opioid Settlement Revenue**

Total Received to Date	\$ 93,007
Must be used for opioid related expenses	



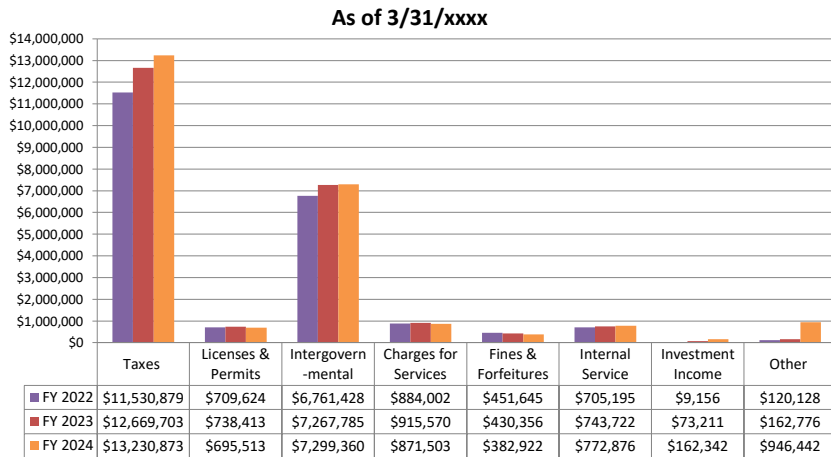


# General Fund Projected Unreserved Fund Balance

	FY2024 Adopted Budget		FY2024 Projected			
Beginning Fund Balance, 7/1	\$	10,225,303	\$	10,679,388		
Net Change	\$	(998,064)	\$	38,558		
Ending Fund Balance, 6/30	\$	9,227,239	\$	10,717,946		
Unreserved Fund Balance	\$	6,845,473	17.57%	\$	8,336,180	21.39%
CARES Reserved Balance	\$	2,381,766	6.11%	\$	2,381,766	6.11%
Total Fund Balance	\$	9,227,239	23.68%	\$	10,717,946	27.50%
22% Target Fund Balance	\$	8,573,730				



# General Fund Three Year Revenue Comparison



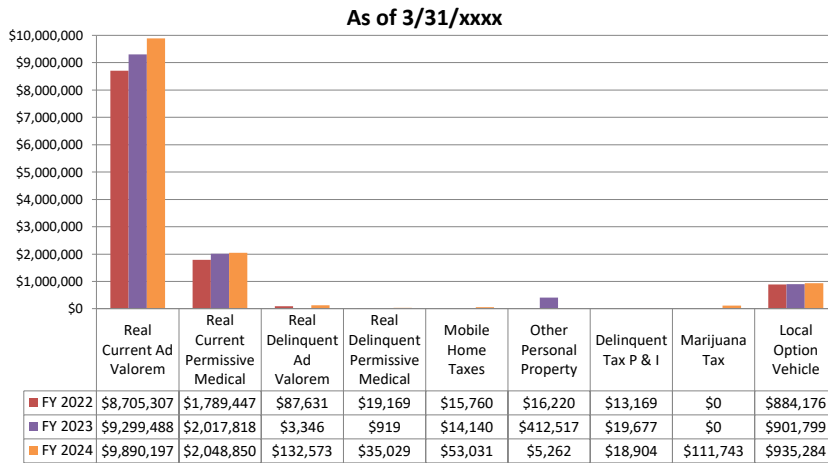


# General Fund Budget to Actual Comparison

Revenues	FY2024 Budget	As of 3/31/2024	% to Date
Taxes	\$24,182,096	\$13,230,873	54.7%
Licenses & Permits	\$916,500	\$695,513	75.9%
Intergovernmental	\$9,730,562	\$7,299,360	75.0%
Charges for Services	\$1,149,262	\$871,503	75.8%
Fines & Forfeitures	\$680,000	\$382,922	56.3%
Internal Service	\$1,102,343	\$772,876	70.1%
Investment Income	\$20,000	\$162,342	811.7%
Other	\$192,674	\$946,442	491.2%
<b>Total Revenue</b>	<b>\$37,973,437</b>	<b>\$24,361,831</b>	<b>64.2%</b>



# General Fund Three Year Tax Revenue





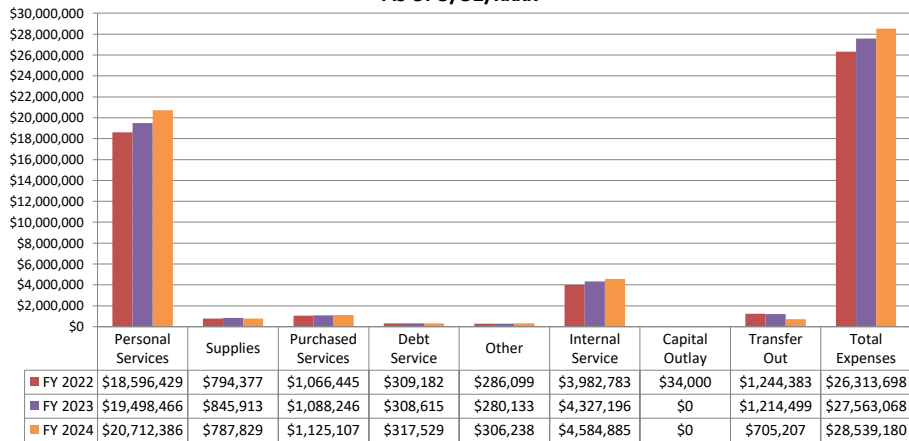
# General Fund Budget to Actual Comparison

Tax Revenue Detail	FY2024 Budget	As of 3/31/2024	% to Date
Real Current Ad Valorem	\$17,839,752	\$9,890,197	55.4%
Real Current Permissive Medical	\$3,962,344	\$2,048,850	51.7%
Real Delinquent Ad Valorem	\$665,000	\$132,573	19.9%
Real Delinquent Permissive Medical	\$85,000	\$35,029	41.2%
Mobile Home Taxes	\$45,000	\$53,031	117.8%
Other Personal Property	\$150,000	\$5,262	3.5%
Delinquent Tax Penalty & Interest	\$35,000	\$18,904	54.0%
Marijuana Tax	\$0	\$111,743	-
Local Option Vehicle	\$1,400,000	\$935,284	66.8%
<b>Total Tax Revenue</b>	<b>\$24,182,096</b>	<b>\$13,230,873</b>	<b>54.7%</b>



# General Fund Three Year Expense Comparison

As of 3/31/xxxx







# General Fund Budget to Actual Comparison

<b>Expenses</b>	<b>FY2024 Budget</b>	<b>As of 3/31/2024</b>	<b>% to Date</b>
Personal Services	\$28,706,029	\$20,712,386	72.2%
Supplies	\$1,106,298	\$787,829	71.2%
Purchased Services	\$1,898,367	\$1,125,107	59.3%
Debt Service	\$317,529	\$317,529	100.0%
Other	\$270,000	\$306,238	113.4%
Internal Service	\$5,733,002	\$4,584,885	80.0%
Transfer Out	\$940,276	\$705,207	75.0%
<b>Total Expenses</b>	<b>\$38,971,501</b>	<b>\$28,539,180</b>	<b>73.2%</b>

# General Fund Budget to Actual Comparison by Department



<b>Expenses</b>	<b>FY2024 Budget</b>	<b>As of 3/31/2024</b>	<b>% to Date</b>
City Commission	\$348,916	\$179,598	51.5%
City Manager	\$713,397	\$515,730	72.3%
Neighborhood Council	\$131,998	\$96,535	73.1%
City Clerk	\$260,422	\$191,308	73.5%
Animal Shelter	\$1,031,912	\$773,858	75.0%
Miscellaneous Admin	\$1,195,279	\$938,204	78.5%
City/County Health	\$250,000	\$250,000	100.0%
Municipal Court	\$1,155,948	\$759,073	65.7%
Legal	\$1,489,101	\$1,122,131	75.4%
Police	\$16,780,939	\$12,304,512	73.3%
Fire	\$11,344,605	\$8,502,288	74.9%
Park & Recreation	\$3,328,708	\$2,200,737	66.1%
Transfer Out	\$940,276	\$705,207	75.0%
<b>Total Expenses</b>	<b>\$38,971,501</b>	<b>\$28,539,180</b>	<b>73.2%</b>



3<sup>rd</sup> Quarter Fiscal Year 2024

# Funds Needing Attention

- Golf Courses
- Recreation
- Multi-Sports
- Civic Center Events
- Parking
- Planning & Community Development
- Health & Benefits
- Human Resources



# Golf Courses Fund Three Year Comparison

Course Co. Financials as of February 29, 2024	As of 2/29/xxxx		
	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022
Operating Revenues	\$838,181	\$742,603	\$740,625
Revenue Received from Course Co.	\$0	\$374,411	\$264,000
Revenue Totals	\$838,181	\$1,117,014	\$1,004,625
Expense Totals	\$1,051,956	\$952,537	\$822,364
Revenue Over (Under) Expenditures	(\$213,775)	\$164,477	\$182,261
Beginning Fund Balance, 7/1	(\$313,202)	(\$530,804)	(\$1,111,409)
Net Change	(\$213,775)	\$164,477	\$182,261
Ending Fund Balance, 2/29	(\$526,977)	(\$366,327)	(\$929,148)
Cash Balance as of 2/29/2024	(\$679,331)		





# Recreation Fund Three Year Comparison

	As of 3/31/xxxx		
	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022
Revenue - Operating	\$141,881	\$144,937	\$104,802
Revenue - Transfer In (General Fund)	\$29,405	\$29,405	\$29,405
Revenue - Transfer In (CARES)	\$0	\$105,000	\$226,153
Revenue Totals	\$171,286	\$279,341	\$360,359
Expenditure Totals	\$399,969	\$400,604	\$336,805
Revenue Over (Under) Expenditures	(\$228,683)	(\$121,263)	\$23,555
Beginning Fund Balance, 7/1	\$25,570	\$19,805	(\$118,836)
Net Change	(\$228,683)	(\$121,263)	\$23,555
Ending Fund Balance, 3/31	(\$203,113)	(\$101,458)	(\$95,281)
Cash Balance as of 3/31/2024	(\$151,373)		



# Multi-Sports Fund Three Year Comparison

	As of 3/31/xxxx		
	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022
Revenue - Operating	\$22,617	\$20,200	\$25,195
Revenue - Transfer In (CARES)	\$0	\$25,875	\$65,000
Revenue Totals	\$22,617	\$46,075	\$90,195
Expenditure Totals	\$74,078	\$53,379	\$59,016
Revenue Over (Under) Expenditures	(\$51,461)	(\$7,304)	\$31,179
Beginning Fund Balance, 7/1	\$28,547	\$31,086	(\$4,210)
Net Change	(\$51,461)	(\$7,304)	\$31,179
Ending Fund Balance, 3/31	(\$22,915)	\$23,782	\$26,969
Cash Balance as of 3/31/2024	(\$21,837)		





# Civic Center Events Fund Three Year Comparison

	As of 3/31/xxxx		
	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022
Revenue - Operating	\$257,878	\$158,429	\$129,353
Revenue - Transfer In (CARES)	\$0	\$0	\$520,106
Revenue - Transfer In (General Fund)	\$0	\$199,435	\$199,435
Revenue Totals	\$257,878	\$357,864	\$848,893
Expenditure Totals	\$447,575	\$409,865	\$412,299
Revenue Over (Under) Expenditures	(\$189,697)	(\$52,001)	\$436,594
Beginning Fund Balance, 7/1	\$300,587	\$371,007	(\$95,178)
Net Change	(\$189,697)	(\$52,001)	\$436,594
Ending Fund Balance, 3/31	\$110,889	\$319,005	\$341,416
Cash Balance as of 3/31/2024	\$266,357		



# Parking Fund Three Year Comparison

	As of 3/31/xxxx		
	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022
Revenue - Operating	\$477,844	\$507,970	\$466,518
Revenue - Transfer In (CARES)	\$0	\$0	\$265,361
Revenue - Transfer In (ARPA)	\$0	\$52,876	\$0
Revenue Totals	\$477,844	\$560,846	\$466,518
Expenditure Totals	\$476,966	\$455,254	\$388,956
Revenue Over (Under) Expenditures	\$878	\$105,592	\$77,562
Beginning Fund Balance, 7/1	\$171,450	\$102,914	(\$72,444)
Net Change	\$878	\$105,592	\$77,562
Ending Fund Balance, 3/31	\$172,327	\$208,506	\$5,118
Cash Balance as of 3/31/2024	\$172,086		

# Planning & Community Development Fund Three Year Comparison



	As of 3/31/xxxx		
	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022
Revenue - Operating	\$477,282	\$598,413	\$433,384
Revenue - Transfer In (General Fund)	\$282,699	\$282,699	\$203,949
Revenue - Transfer In (CARES)	\$0	\$223,125	\$0
<b>Revenue Totals</b>	<b>\$759,981</b>	<b>\$1,104,237</b>	<b>\$637,333</b>
Expenditure Totals	\$937,821	\$938,250	\$931,040
Revenue Over (Under) Expenditures	(\$177,840)	\$165,987	(\$293,707)
Beginning Fund Balance, 7/1	\$105,124	(\$212,464)	\$50,813
Net Change	(\$177,840)	\$165,987	(\$293,707)
Ending Fund Balance, 3/31	(\$72,715)	(\$46,477)	(\$242,894)
Cash Balance as of 3/31/2024		(\$17,088)	



# Health & Benefits Fund Three Year Comparison



	As of 3/31/xxxx		
	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022
Revenue Totals	\$7,967,944	\$7,586,879	\$7,345,757
Expense Totals	\$7,537,824	\$5,536,071	\$5,406,869
Revenue Over (Under) Expenditures	\$430,120	\$2,050,808	\$1,938,888
Beginning Fund Balance, 7/1	\$3,265,995	\$1,917,917	\$1,521,149
Net Change	\$430,120	\$2,050,808	\$1,938,888
Ending Fund Balance, 3/31	\$3,696,115	\$3,968,725	\$3,460,037
Cash Balance as of 3/31/2024		\$4,150,558	





# Human Resources Fund Three Year Comparison

	As of 3/31/xxxx		
	Fiscal Year 2024	Fiscal Year 2023	Fiscal Year 2022
Revenue Totals	\$825,799	\$750,474	\$739,876
Expense Totals	\$794,973	\$745,118	\$637,366
Revenue Over (Under) Expenditures	\$30,826	\$5,357	\$102,510
Beginning Fund Balance, 7/1	(\$21,967)	\$97,833	\$17,655
Net Change	\$30,826	\$5,357	\$102,510
Ending Fund Balance, 3/31	\$8,859	\$103,190	\$120,165
Cash Balance as of 3/31/2024	\$134,861		



# Scheels Aim High Big Sky Recreation Center

## Construction Budget

Total Project Cost (pending any additional change orders)	\$ 21,049,435
<b>Project Funding Sources:</b>	
Park Maintenance District from Bond Issuance	\$ 10,000,000
Federal Grant	\$ 10,000,000
Tourism Grant	\$ 87,434
Donations Received	\$ 577,843
Park Maintenance District Assessments	\$ 384,158
<b>Total Funding Sources</b>	<b>\$ 21,049,435</b>



# Scheels Aim High Big Sky Recreation Center

## One-Time Startup Purchases

Fitness Equipment	\$ 175,500
Furniture	\$ 50,250
Security Cameras	\$ 31,000
Sign	\$ 20,550
Scoreboard	\$ 3,760
Concession Equipment	\$ 20,000
Startup IT Equipment	\$ 50,000
Miscellaneous Equipment	\$ 23,940
<b>Total Startup Purchases</b>	<b>\$ 375,000</b>

### Funding Sources:

Tourism Grant	\$ 112,566
Park Special Revenue Fund Reserves	\$ 262,434



# Scheels Aim High Big Sky Recreation Center

## FY2024 3-Month Budget April 1, 2024 to June 30, 2024

### Revenues

Revenue - Transfer In (Swimming Pools Fund)	\$180,000
Charges for Services	\$186,510
Other	\$5,100
<b>Revenues Total</b>	<b>\$371,610</b>

### Expenses

Personal Services	\$230,404
Supplies	\$65,694
Purchased Services	\$75,512
<b>Expenses Total</b>	<b>\$371,610</b>

<b>Total Revenues Over (Under) Expenses</b>	<b>\$0</b>
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# Scheels Aim High Big Sky Recreation Center

**FY2025 12-Month Budget  
July 1, 2024 to June 30, 2025**

<b>Revenues</b>	
Revenue - Transfer In (General Fund)	\$178,000
Charges for Services	\$2,163,688
Other	\$5,250
<b>Revenues Total</b>	<b>\$2,346,938</b>
<b>Expenses</b>	
Personal Services	\$1,715,974
Supplies	\$124,200
Purchased Services	\$448,449
Internal Service Charges	\$258,315
<b>Expenses Total</b>	<b>\$2,546,938</b>
<b>Total Revenues Over (Under) Expenses</b>	<b>(\$200,000)</b>



# Update on Tax Increment Districts

District	Lifespan of District	Base Taxable Value	Current Taxable Value	Annual Increment	Debt Issued
Central MT Agri-Tech Park / International Malting Plant	2005 - 2040	\$347,618	\$1,270,871	\$600,000	\$1,500,000 bonds issued
West Bank Urban Renewal	2007 - 2040	\$292,536	\$1,818,850	\$975,000	\$4,055,000 bonds issued
Great Falls International Airport	2008 - 2038	\$107,149	\$403,776	\$190,000	\$645,000 bonds issued
East Industrial Park	2013 - 2028	\$232	\$615,631	\$420,000	No bonds issued
Great Falls Downtown Urban Renewal	2012 - 2040	\$3,643,698	\$5,850,723	\$2,000,000	\$5,995,000 bonds issued





# American Rescue Plan Project Updates

Original ARPA Balance	\$19,472,737			
Committed Funds	Project Cost (Budget Cap)	Project Cost (*Current)	Percent Complete	Project Source
<b>Completed Projects</b>	\$2,863,553.00	\$2,987,618.63	100%	Tier 1 Project
Community Grants	\$3,000,000.00	\$3,034,557.00	NA	Community Applications
Animal Shelter Cattery	\$35,600.00	\$35,600.00	85%	Tier 1 Project
Court Remodel	\$3,500,000.00	\$2,520,125.00	20%	Tier 1 Project
Fire Station Infrastructure	\$2,800,000.00	\$3,028,000.00	80%	Tier 1 Project
PD Evidence Building & Front Entry Area	\$4,500,000.00	\$4,033,597.50	20%	Tier 1 Project
Civic Center HVAC	\$1,346,667.00	\$1,412,638.22	25%	Tier 1 Project
Civic Center Transformer/Boiler	\$1,407,300.00	\$1,407,300.00	20%	Tier 1 Project
<b>Total</b>	<b>\$19,453,120.00</b>	<b>\$18,459,436.35</b>		
<b>ARPA Balance</b>		<b>\$1,013,300.65</b>		<b>*as of 4/9/24</b>

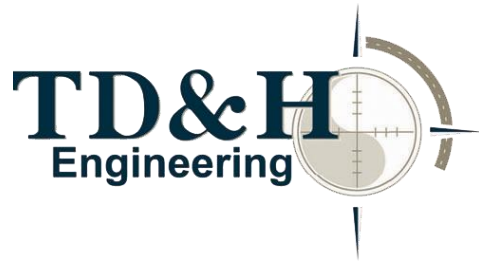


# CARES Act Update

Original CARES Balance	\$10,159,163
Committed Funds FY2023	Project Cost (*Current)
Replenish Funds Impacted by COVID	\$1,141,151
Balance General Fund Budget	\$1,205,000
Replenish Planning Fund	\$297,500
Replenish Recreation Fund	\$140,000
Replenish Multi-Sports Fund	\$34,500
GFDA Revolving Loan Fund Contribution	\$1,400,000
<b>Total</b>	<b>\$4,218,151</b>
Committed Funds FY2024	Project Cost (*Current)
Balance General Fund Budget	\$998,064
Growth Plan Policy Update	\$300,000
<b>Total</b>	<b>\$1,298,064</b>
<b>Remaining CARES Balance</b>	<b>\$4,642,948</b>

## City of Great Falls Fund Balance Sheet as of 3/31/2024

Fund Name	Beginning Balance as of 7/1/2023	Plus: Total YTD Revenues 7/1/2023 to 3/31/2024	Minus: Total YTD Expenses 7/1/2023 to 3/31/2024	Ending Fund Balance, 3/31/2024	Revenue over (under) Expenses YTD
General	\$10,679,388	\$24,361,831	\$28,539,180	\$6,502,039	(\$4,177,349)
COVID Recovery	\$2,957,036	\$476,880	\$3,072,758	\$361,158	(\$2,595,879)
Park & Recreation Special Revenue	\$554,056	\$640,152	\$109,750	\$1,084,458	\$530,402
Parkland Trust	\$171,030	\$4,873	\$0	\$175,903	\$4,873
Library	\$455,453	\$2,129,202	\$1,642,795	\$941,860	\$486,407
Library Foundation	\$375,410	\$307,088	\$216,770	\$465,728	\$90,317
Planning & Community Dev	\$105,124	\$759,981	\$937,821	(\$72,715)	(\$177,840)
Central MT Ag Tech TID	\$2,001,430	\$587,930	\$71,630	\$2,517,729	\$516,300
Airport TID	\$212,362	\$781,881	\$707,663	\$286,580	\$74,218
East Industrial Ag Tech Park TID	\$199,236	\$244,522	\$256,120	\$187,639	(\$11,598)
Economic Revolving	\$20,512	\$140	\$0	\$20,651	\$140
Permits	\$852,120	\$980,015	\$1,168,773	\$663,362	(\$188,758)
Natural Resources	\$333,201	\$499,610	\$600,207	\$232,604	(\$100,597)
Portage Meadows	\$133,464	\$43,271	\$15,037	\$161,697	\$28,234
Park Maintenance District	\$4,722,229	\$3,331,654	\$5,632,847	\$2,421,036	(\$2,301,193)
Street District	\$5,051,143	\$7,548,851	\$4,744,550	\$7,855,443	\$2,804,301
Support & Innovation	\$99,062	\$580,443	\$593,449	\$86,056	(\$13,006)
Gas Tax BaRSAA	\$1,657,437	\$47,219	\$46,900	\$1,657,757	\$319
911 Special Revenue	\$1,193,311	\$487,493	\$401,266	\$1,279,538	\$86,226
Police Special Revenue	\$353,396	\$220,468	\$169,689	\$404,175	\$50,779
HIDTA Special Revenue	\$47,151	\$185,669	\$139,983	\$92,837	\$45,686
Fire Special Revenue	\$31,705	\$254,285	\$15,470	\$270,520	\$238,815
Federal Block Grant	\$1,483,427	\$388,609	\$679,111	\$1,192,925	(\$290,502)
HOME Grant	\$57,894	\$7,148	\$9,521	\$55,522	(\$2,373)
Street Lighting District	\$1,339,775	\$831,206	\$1,043,045	\$1,127,937	(\$211,839)
Soccer Park GO Bond	\$38,316	\$88,852	\$6,637	\$120,531	\$82,215
West Bank TID Bonds	\$1,333,545	\$667,804	\$312,014	\$1,689,336	\$355,790
Downtown TID Bonds	\$5,010,258	\$1,138,404	\$1,134,014	\$5,014,648	\$4,390
Improvement District Revolving	\$44,590	\$954	\$1,042	\$44,502	(\$88)
Master Debt SILD	\$23,703	\$2,850	\$4,447	\$22,106	(\$1,597)
General Capital Projects	\$457,054	\$107,923	\$104,464	\$460,513	\$3,459
Improvement District Projects	\$5,916	\$169	\$0	\$6,085	\$169
Downtown TID Capital Projects	\$591,498	\$5,370	\$596,849	\$19	(\$591,479)
Hazard Removal	\$21,119	\$589	\$2,335	\$19,373	(\$1,746)
Golf Courses (Course Co Financials)	(\$313,202)	\$838,181	\$1,051,956	(\$526,977)	(\$213,775)
Water (Unreserved Balance)	\$8,729,024	\$12,094,764	\$13,942,404	\$6,881,385	(\$1,847,640)
Sewer (Unreserved Balance)	\$14,416,920	\$9,248,561	\$12,495,675	\$11,169,806	(\$3,247,114)
Storm Drain (Unreserved Balance)	\$6,458,068	\$3,867,820	\$3,224,633	\$7,101,255	\$643,187
Sanitation (Unreserved Balance)	\$1,768,897	\$4,022,110	\$3,600,356	\$2,190,651	\$421,754
Swimming Pools	\$530,890	\$511,179	\$537,201	\$504,868	(\$26,022)
911 Dispatch Center	\$2,692,972	\$1,842,277	\$1,598,268	\$2,936,981	\$244,009
Parking	\$171,450	\$477,844	\$476,966	\$172,327	\$878
Recreation	\$25,570	\$171,286	\$399,969	(\$203,113)	(\$228,683)
Multi-Sports	\$28,547	\$22,617	\$74,078	(\$22,915)	(\$51,461)
Ice Breaker Run	\$41,819	\$11,714	\$9,434	\$44,099	\$2,280
Civic Center Events	\$300,587	\$257,878	\$447,575	\$110,890	(\$189,697)
Central Garage	\$4,420,335	\$3,933,068	\$4,374,332	\$3,979,070	(\$441,265)
Information Tech	\$173,460	\$1,708,735	\$1,560,075	\$322,120	\$148,660
Insurance & Safety	\$318,254	\$1,935,651	\$1,879,928	\$373,977	\$55,723
Health & Benefits	\$3,265,995	\$7,967,944	\$7,537,824	\$3,696,115	\$430,120
Human Resources	(\$21,967)	\$825,799	\$794,973	\$8,859	\$30,826
City Telephone	\$67,651	\$75,485	\$66,489	\$76,647	\$8,996
Finance	\$408,573	\$1,580,312	\$1,501,726	\$487,159	\$78,586
Engineering	\$655,102	\$1,703,591	\$1,622,877	\$735,816	\$80,715
Public Works Admin	\$357,323	\$615,300	\$491,081	\$481,543	\$124,219
Civic Center Facility Service	\$253,672	\$540,752	\$434,078	\$360,346	\$106,674



# Lift Station #1 Repairs & Supplemental Forcemain Project Update

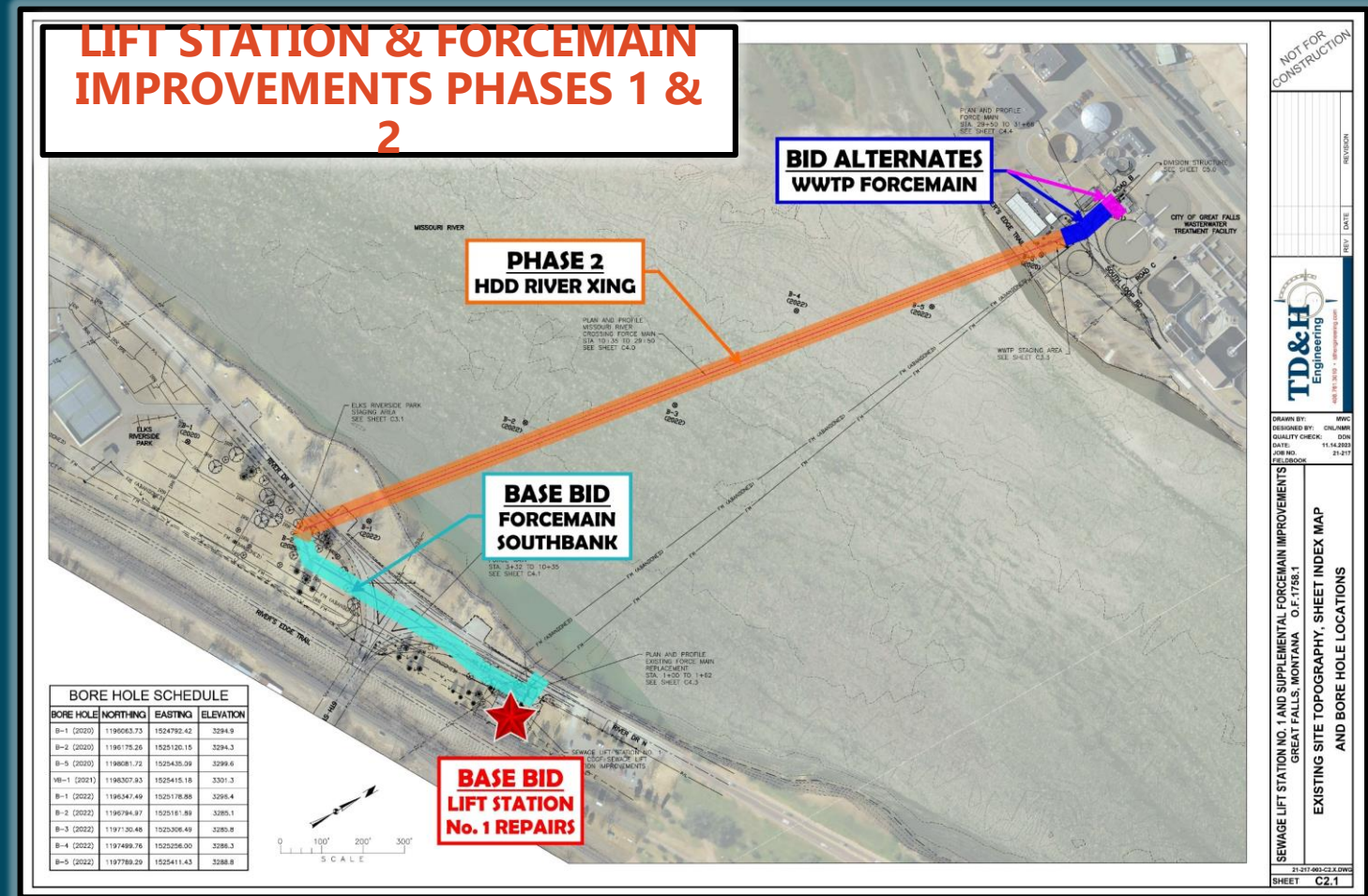
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April 16, 2024

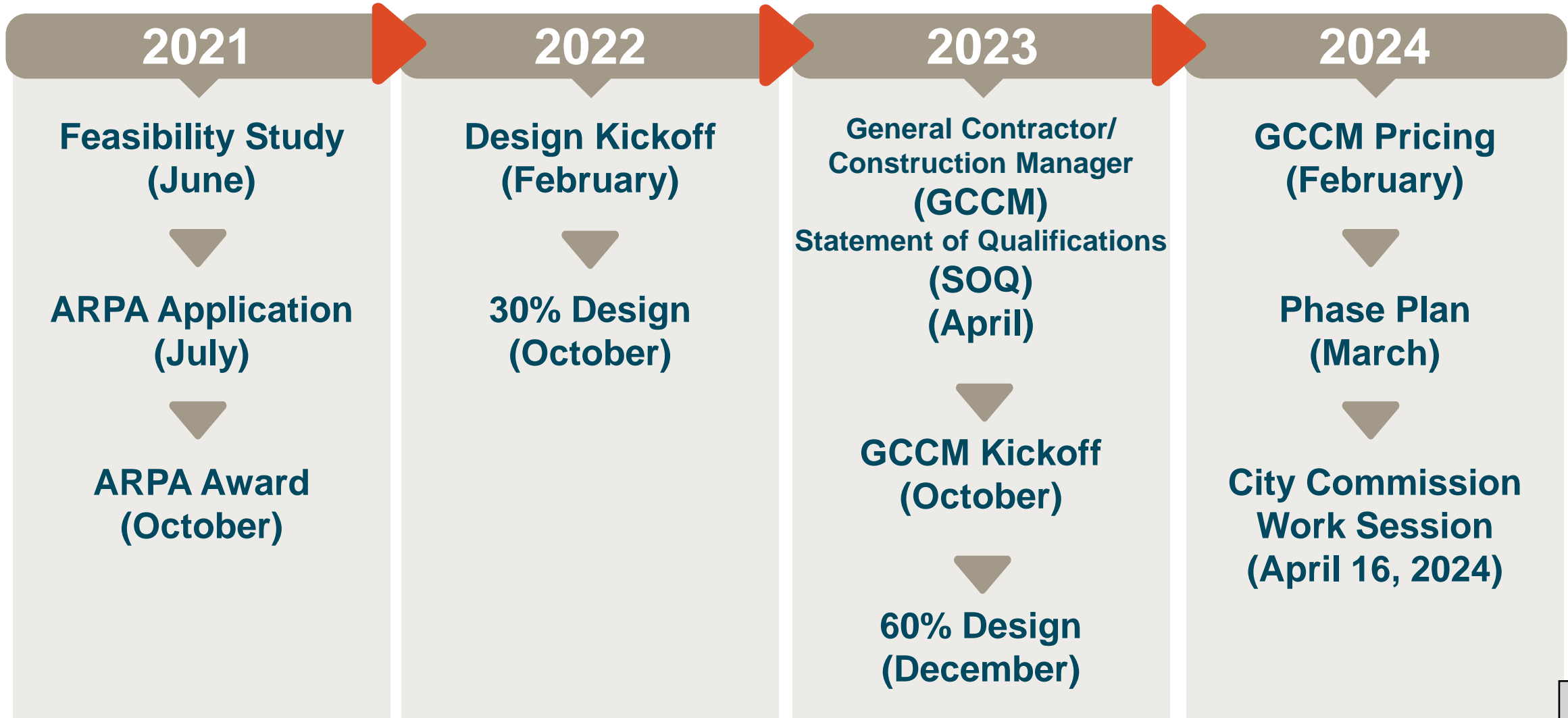


# INTRODUCTION & AGENDA

- Where We Have Been
- Where We Are
- Where We Are Going
- Schedule
- Q&A



# WHERE WE HAVE BEEN



# WHERE WE ARE

## COST ESTIMATE

- 30% Design/CIP (2022):
  - \$7,800,000
- 60% Design GCCM (2024):
  - \$16,700,000
- Difference:
  - \$8,900,000

## ESTIMATE DISPARITIES

- General Contractor (GC) Pricing
- Forcemain (FM) Cost Increase
- Inflation
- GC Fees
- Underestimated Costs
- Lift Station (LS) Additional Scope

## GCCM BENEFITS

- Avoid Redesign/Rebidding
- Preserve ARPA Funding
- Limit Design, Advertising & Administration Costs
- Mitigate Additional Inflation Impacts
- Value Engineering (VE)
- Constructability Review

### Anticipated Collaboration Value

- GC Pre-Construction Participation & Understanding
- Minimize Construction Cost & Schedule Risks

# WHERE WE ARE GOING

## 60% DESIGN SCOPE

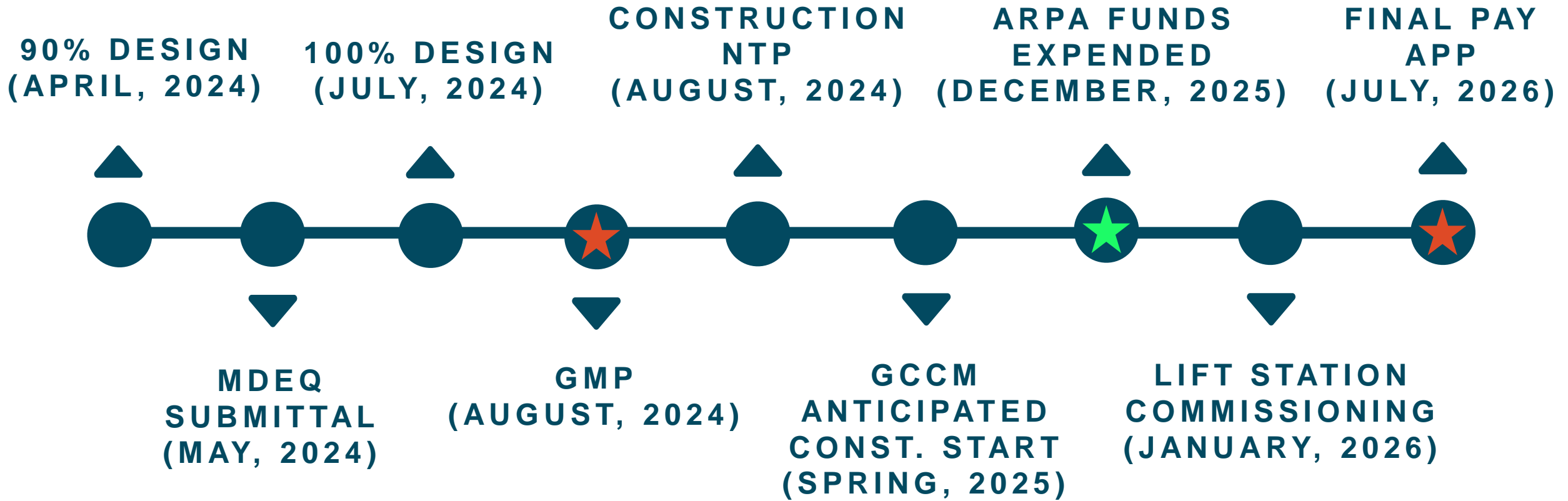
- South Riverbank Trenched FM
- FM Pigging Stations
- Missouri River FM Crossing
- North Riverbank Trenched FM
- ~~WWTP Meter Vault Expansion~~
- LS Bar Screen Replacement
- LS Stormwater Pump Replacement
- LS Valve & Gate Replacement
- LS Minor Elec. & Mechanical Upgrades
- LS Temporary Bypass Piping

## 90% DESIGN SCOPE

- South Riverbank Trenched FM
- ~~FM Pigging Stations (VE)~~
- ~~Missouri River FM Crossing (FUTURE)~~
- North Riverbank Trenched FM
- ~~WWTP Meter Vault Expansion (VE)~~
- LS Bar Screen Replacement
- LS Stormwater Pump, **Motor, & Controls** Replacement
- LS Valve & Gate Replacement
- LS Minor Elec. & Mechanical Upgrades
- **LS Temporary Permanent Bypass Piping**
- **LS Standby Generator**
- **LS Major Elec. Upgrades**

Note: **BOLD** items indicate added scope

# SCHEDULE



 Denotes ARPA Program Spending Deadline (12/31/2025)

 Denotes Commission Decision



# QUESTIONS

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# BACKUP SLIDES

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# Cost Estimate Progression

**SEWAGE LIFT STATION NO. 1 IMPROVEMENTS & SUPPLEMENTAL FORCEMAIN IMPROVEMENTS**  
**CONSTRUCTION COST ESTIMATE RECORDS**  
 29-Mar-24

FACILITY	FEASIBILITY STUDY <sup>1</sup> (JUNE, 2021)	ARPA APPLICATION (JULY, 2021)	30% DESIGN REPORT <sup>1</sup> (NOVEMBER, 2022)	SOQ UPDATE <sup>1</sup> (APRIL, 2023)	CITY REVISIONS <sup>1</sup> (12-1-2023)	LS DECISIONS <sup>1</sup> (12-26-2023)	60% GCCM PRICE (FEBRUARY, 2024)	60% VE SAVINGS <sup>2</sup> (MARCH, 2024)	PHASE 1 (MARCH, 2024)
<b>REDUNDANT FORCEMAIN CROSSING</b>									
BASE BID Construction Cost	\$3,789,650	\$5,180,478	\$4,453,700	N/A	\$4,453,700	\$4,453,700	\$13,549,886	\$9,953,600	\$3,287,259
BID ALTERNATES Construction Cost	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$580,247
<b>BASE BID + ALTERNATIVES Construction Cost</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<b>\$3,867,506</b>
<b>LIFT STATION No. 1 IMPROVEMENTS</b>									
BASE BID Construction Cost	N/A	\$2,801,172	\$1,124,200	N/A	\$1,551,200	\$1,552,200	\$2,004,007	\$2,004,007	\$4,303,280
BID ALTERNATES Construction Cost	N/A	N/A	\$804,220	N/A	\$1,196,220	\$866,340	\$1,105,996	\$1,105,996	N/A
<b>BASE BID + ALTERNATIVES Construction Cost</b>	<b>N/A</b>	<b>\$2,801,172</b>	<b>\$1,928,420</b>	<b>N/A</b>	<b>\$2,747,420</b>	<b>\$2,747,420</b>	<b>\$3,110,003</b>	<b>\$3,110,003</b>	<b>\$4,303,280</b>
<b>TOTAL FORCEMAIN &amp; LS #1 IMPROVEMENTS</b>									
BASE BID Construction Cost	N/A	\$7,981,650	\$5,577,900	N/A	\$6,004,900	\$6,005,900	\$15,553,893	\$11,957,607	\$7,590,539
BID ALTERNATES Construction Cost	N/A	N/A	\$804,220	N/A	\$1,196,220	\$866,340	\$1,105,996	\$1,105,996	\$580,247
<b>BASE BID + ALTERNATIVES Construction Cost</b>	<b>N/A</b>	<b>\$7,981,650</b>	<b>\$6,382,120</b>	<b>\$6,408,120</b>	<b>\$7,201,120</b>	<b>\$6,872,240</b>	<b>\$16,659,889</b>	<b>\$13,063,603</b>	<b>\$8,170,786</b>
<b>1. NOT ADJUSTED FOR CONSTRUCTION ESCALATION.</b>									
<b>2. AVERAGE HDD COSTS APPLIED TO APPROXIMATE TOTAL SAVINGS.</b>									

# 2021 Water River Crossings Comps

## SEWAGE LIFT STATION NO.1 IMPROVEMENTS & SUPPLEMENTAL FORCEMAIN IMPROVEMENTS 60% FORCEMAIN DESIGN - GCCM COST COMPARISONS

SUPPLEMENTAL FORCEMAIN		Engineer's Estimate		60% Design Pricing		DESIGN TEAM REVIEW							
HDD CROSSING ACTIVITIES													
Item No.	Description	Quantity	Unit	Unit Cost	EOPCC	GCCM 60% COST	GCCM DIFFERENCE	GCCM SUB QUOTE <sup>2</sup>	GCCM DIFFERENCE <sup>1</sup> (PCI COST)	THE CROSSINGS GROUP <sup>2</sup>	GCCM DIFFERENCE	EOPCC + INFLATION <sup>2</sup> (72.8%)	GCCM DIFFERENCE
1A	PROPORTIONATE MOBILIZATION <sup>4</sup>	1	LS	\$170,000.00	\$100,540.00	\$400,000.00	\$299,460.00	\$400,000.00	\$0.00	\$3,000,000.00	\$2,012,316.82	\$173,733.12	\$226,266.88
6	24" HDPE TO PVC TRANSITION	2	EA	\$10,000.00	\$20,000.00	\$85,544.52	\$65,544.52	\$13,520.00	\$72,024.52			\$34,560.00	\$50,984.52
12	36" DIRECTIONAL BORE - SOIL	370	LF	\$600.00	\$222,000.00	\$1,794,237.30	\$1,572,237.30	\$3,861,110.00	\$665,662.30			\$383,616.00	\$1,410,621.30
13	36" DIRECTIONAL BORE - ROCK	1,730	LF	\$850.00	\$1,470,500.00	\$2,732,535.00	\$1,262,035.00					\$2,541,024.00	\$191,511.00
14	24" DR 11 HDPE PIPE	2,100	LF	\$100.00	\$210,000.00	\$441,798.00	\$231,798.00	\$395,015.00	\$46,783.00			\$1,000,000.00	-\$558,202.00
27	PROPORTIONATE MISCELLANEOUS WORK ITEMS <sup>3</sup>	155,000	EA	\$155,000.00	\$91,670.00	\$74,540.00	-\$17,130.00	\$0.00	\$74,540.00	\$0.00	\$74,540.00	\$158,405.76	-\$83,865.76
<b>SUBTOTAL HDD CROSSING ACTIVITY COST =</b>					<b>\$2,114,710</b>	<b>\$5,528,655</b>	<b>\$3,413,945</b>	<b>\$4,669,645</b>	<b>\$859,010</b>	<b>\$4,000,000</b>	<b>\$1,528,655</b>	<b>\$3,654,219</b>	<b>\$1,874,436</b>
<b>PROPORTIONATE CONTINGENCY<sup>3</sup> =</b>					<b>\$528,678</b>	<b>\$550,640</b>	<b>\$21,963</b>	<b>\$0</b>	<b>\$550,640</b>	<b>\$0</b>	<b>\$550,640</b>	<b>\$913,555</b>	<b>-\$362,915</b>
<b>SUBTOTAL =</b>					<b>\$2,643,388</b>	<b>\$6,079,295</b>	<b>\$3,435,907</b>	<b>\$4,669,645</b>	<b>\$1,409,650</b>	<b>\$4,000,000</b>	<b>\$2,079,295</b>	<b>\$4,567,774</b>	<b>\$1,511,521</b>
<b>PROPORTIONATE GC COST<sup>5</sup> =</b>					<b>\$0</b>	<b>\$437,005</b>	<b>\$437,005</b>	<b>\$0</b>	<b>\$437,005</b>	<b>\$0</b>	<b>\$437,005</b>	<b>\$0</b>	<b>\$437,005</b>
<b>TOTAL HDD CROSSING ACTIVITY COST =</b>					<b>\$2,643,388</b>	<b>\$6,516,300</b>	<b>\$3,872,913</b>	<b>\$4,669,645</b>	<b>\$1,846,655</b>	<b>\$4,000,000</b>	<b>\$2,516,300</b>	<b>\$4,567,774</b>	<b>\$1,948,527</b>

**NOTES:**

1. PCI PRICE = \$1.85M (40%) > HDD SUBCONTRACTOR PRICE
2. EOPCC WITH ARPA APP INFLATION PROJECTIONS = \$102K (2.2%) < HDD SUBCONTRACTOR PRICE & \$568K (14.2%) > THE CROSSINGS GROUP PRICE
3. GCCM SUBCONTRACTOR & THE CROSSINGS GROUP COSTS DO NOT INCLUDE MISC. WORK OR CONTINGENCY. EOPCC & GCCM MISC. WORK & CONTINGENCY ARE PROPORTIONATE TO TOTAL FORCEMAIN COSTS.
4. EOPCC MOBILIZATION IS PROPORTIONATE TO TOTAL FORCEMAIN COSTS
5. GCCM GC COST IS PROPORTIONATE TO TOTAL FORCEMAIN COST

# Cost Differential Tables

<b>TOTAL GCCM vs 30% ESTIMATE DIFFERENCE =</b>		<b>\$10,277,769</b>
FORCEMAIN SCOPE CREEP		\$2,151,400
CIP UNACCOUNTED INFLATION		\$1,831,980
GC FEES		\$1,321,747
UNDERESTIMATED EOPCC		\$745,000
LIFT STATION SCOPE CREEP		\$554,000
<b>SUBTOTAL =</b>		<b>\$6,604,127</b>
<b>INFLATED GCCM COSTS =</b>		<b>\$3,673,640</b>

UNDERESTIMATED EOPCC			
BID ITEM	ESTIMATE	CORRECTED	DIFFERENCE
SITE RECLAMATION	\$75,000	\$420,000	\$345,000
MOBILIZATION - HDD	\$0	\$400,000	\$400,000
<b>UNDERESTIMATION TOTAL =</b>			<b>\$745,000</b>

FORCEMAIN SCOPE CREEP			
IMPROVEMENTS	UNITS	INCREASE	NOTES
INTERSECTING PILOT HOLES	1	\$800,000.00	PARK REHAB + EQUIP & LABOR
STEEL CASING PIPE	223	\$1,091,585.00	GCCM SUB QUOTE
VALVE VAULTS	3	\$135,000.00	AT ORIGINAL EOPCC UNIT PRICE
PERMANENT BYPASS	1	\$124,818.00	BYPASS VAULT + BLDG CONNECTION
<b>FM SCOPE CREEP TOTAL =</b>			<b>\$2,151,400</b>

LS SCOPE CREEP	
IMPROVEMENTS	EOPCC
SW PUMPS	\$519,000
APPROXIMATE NWE REQUIREMENTS - ELEC SUB	\$20,000
SKYLIGHT	\$15,000
<b>LS SCOPE CREEP TOTAL =</b>	
<b>\$554,000</b>	

CITY OF GREAT FALLS ARPA APP CONSTRUCTION INFLATION PROJECTIONS			
FISCAL YEAR & QUARTER	QUARTERLY INFLATION RATE	CUMULATIVE INFLATION RATE	ARPA APP 6/2021 EST. \$5,056,650
FY21 Q3	6%	6.00%	\$5,360,049
FY21 Q4	6%	12.36%	\$5,681,652
FY22 Q1	6%	19.10%	\$6,022,551
FY22 Q2	6%	26.25%	\$6,383,904
FY22 Q3	4%	31.30%	\$6,639,260
<b>FY22 Q4</b>	<b>4%</b>	<b>36.55%</b>	<b>\$6,904,831</b>
FY23 Q1	4%	42.01%	\$7,181,024
FY23 Q2	4%	47.69%	\$7,468,265
FY23 Q3	4%	53.60%	\$7,766,995
FY23 Q4	4%	59.74%	\$8,077,675
FY24 Q1	4%	66.13%	\$8,400,782
<b>FY24 Q1</b>	<b>4%</b>	<b>72.78%</b>	<b>\$8,736,814</b>
ARPA APP 2021 TOTAL EST. =			\$5,056,650
ARPA APP FY22 Q4 TOTAL EST. =			\$6,904,831
ARPA APP FY24 Q1 TOTAL EST. =			\$8,736,814
<b>FY24 Q1 - FY22 Q4 (UNACCOUNTED INFLATION) =</b>			<b>\$1,831,980</b>

FM ARPA APPLICATION 6/2021	
TOTAL	\$5,056,650
LIFT STATION	\$1,775,000
FORCEMAIN	\$3,281,650

GCCM 60% DESIGN PRICING - GC COSTS	
FORCEMAIN & LIFT STATION PROJECT TOTALS	60% GCCM Costs
FORCEMAIN General Conditions & Indirects	\$908,701
LIFT STATION BASE BID General Conditions & Indirects	\$330,437
LIFT STATION BID ALTERNATE General Conditions & Indirects	\$82,609
<b>PROJECT COST TOTAL</b>	<b>\$1,321,747</b>

# Pricing Evaluation, Value Engineering, & Phasing Decisions

## GCCM Price Vetting & Value Engineering (VE)

### COLLABORATIVE FORCEMAIN VE PURSUIT

#### Iterative & Cooperative Process

- Initial GC VE Suggestions
- Design Team Technical & Financial Review
- Design Team VE Opportunities
- GC Credit Values
- City Presentation
- Reconcile Acceptable VE Applications
- Establish Potential Savings

### PRICE VETTING & VE INVESTIGATION RESULTS

Estimated Maximum Savings = \$3.0M - \$4.2M

Forcemain Total Construction Cost = \$X.XM-\$X.XM

Remaining Forcemain Deficit = \$1.6M – \$2.8M

## ARPA Budget Scope of Work Alternatives

### PHASE 1 AFFORDABILITY ALTERNATIVE ANALYSIS

**Alternative A:** Phase 1 Forcemain Crossings

**Alternative B:** Phase 1 Forcemain crossings – No Connections

**Alternative C:** Phase 1 Lift Station

**Alternative D:** Phase 1 Lift Station + LS Connection

**Alternative E:** Phase 1 Lift Station Base Bid + LS Connection

**Alternative F:** Phase 1 Lift Station Base Bid + LS Connections + FM

### **RECOMMENDATIONS**

#### PHASE 1 – 2024/2025

##### **BASE BID**

1. Original & Supplemental LS Repairs
2. FM Connection @ LS
3. South Bank FM

##### **BID ALTERNATES**

1. North Bank FM

#### PHASE 2 – BID 2024/TBD

1. Forcemain River Crossing