



Work Session Meeting Agenda
2 Park Drive South, Great Falls, MT
Gibson Room, Civic Center
March 18, 2025
5:30 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. 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. State and Local Infrastructure Partnership Act (SLIPA) Update - Presented by Tom Hazen. (estimated 15 minutes)
2. Annual Certified Local Government Grant Application from Montana State Historic Preservation and Update on grant for Union Bethel African American Methodist Episcopal Church. - Presented by Tom Hazen. (estimated 10 minutes)
3. Title 5 City Code Changes and Fee Updates - Presented by Brock Cherry and Jeremy Jones. (estimated 30 minutes)

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

Special Commission Meeting, Tuesday April 1, 2025 4:00 p.m.

City Commission Work Session, Tuesday April 1, 2025 5:30 p.m.

City Commission Meeting, Tuesday April 1, 2025 7:00 p.m.

STATE AND LOCAL INFRASTRUCTURE PARTNERSHIP ACT (SLIPA) UPDATE



March 17, 2025

1



SLIPA Basic Information

- The City of Great Falls Received \$755,461.00 in SLIPA from the State of Montana.
- Each project requires a minimum 25% local contribution to the final total project cost.
- City Staff collected proposals from Internal Departments and selected five projects for funding.
- Commission Approval – March 5th, 2024.
- State of Montana Notice of Award Issued on April 17th, 2024.

2



SLIPA Projects In Process

- Five SLIPA projects submitted to State.
 - Great Falls Police Department Front Lobby Improvements
 - Original Budget - \$63,750.00 SLIPA - \$21,250.00 Local Contribution - \$85,000.00 Total.
 - Total Awarded Contract to Date - \$67,042.50.
 - Great Falls Animal Shelter Improvements
 - Original Budget \$85,987.50 SLIPA - \$28,662.50 Local Contribution - \$114,650.00 Total.
 - Total Awarded Contract to Date - \$152,808.00.
 - Great Falls Civic Center Elevator Project
 - Original Budget - \$90,000.00 SLIPA - \$30,000.00 Local Contribution - \$120,000.00 Total.
 - Total Awarded Contract to Date - \$143,296.75.

3



SLIPA Projects Summary (Cont.)

- Mansfield Theater
 - Seats
 - Original Budget - \$487,500.00 SLIPA - \$162,500.00 Local Contribution - \$650,000.00 Total.
 - Total Approved Contract to Date - \$995,190.00.
 - Ceiling
 - Original Budget - \$250,000.00 Montana State Historic Preservation Grant, \$147,300.00 – Local Match, \$397,300.00 Total.
 - Most Recent Estimate - \$430,000.00.

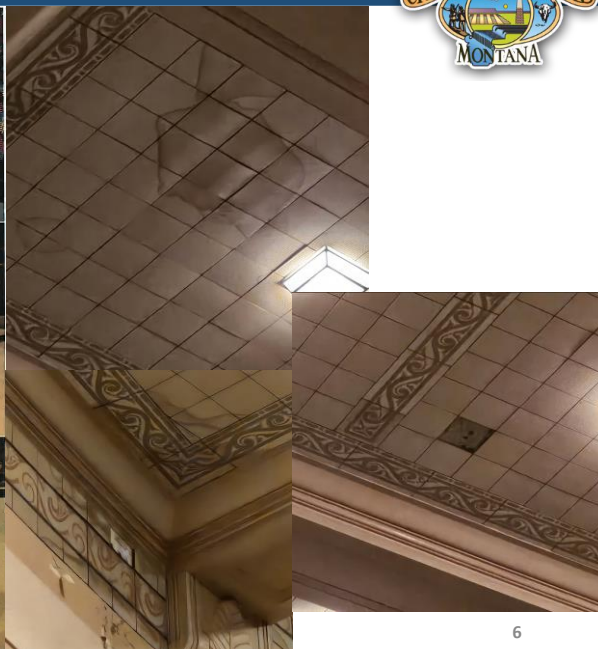
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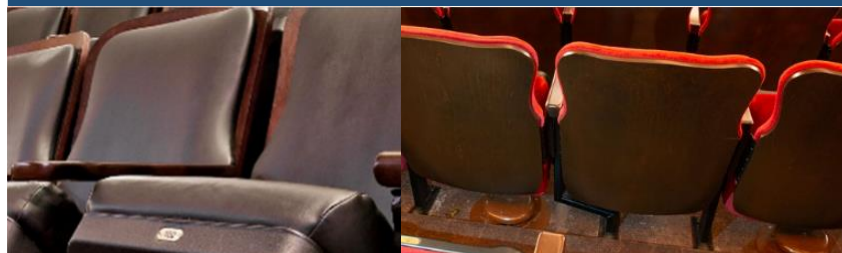
Mansfield Summary

- Funds Received
 - SLIPA - \$487,500.00
 - MHPG - \$250,000.00
 - TIF - \$309,800.00
 - Total - \$1,047,300.00
- Total Expenses
 - Seats - \$1,007,190.00
 - Ceiling - \$430,000.00
 - Total - \$1,437,190.00
- Difference - \$389,890.00

5



6



No. 12 Seat
• Polymer seat foundation
• 3" poly foam (4" loge available)
• Available with serpentine spring or ergonomic substrate construction



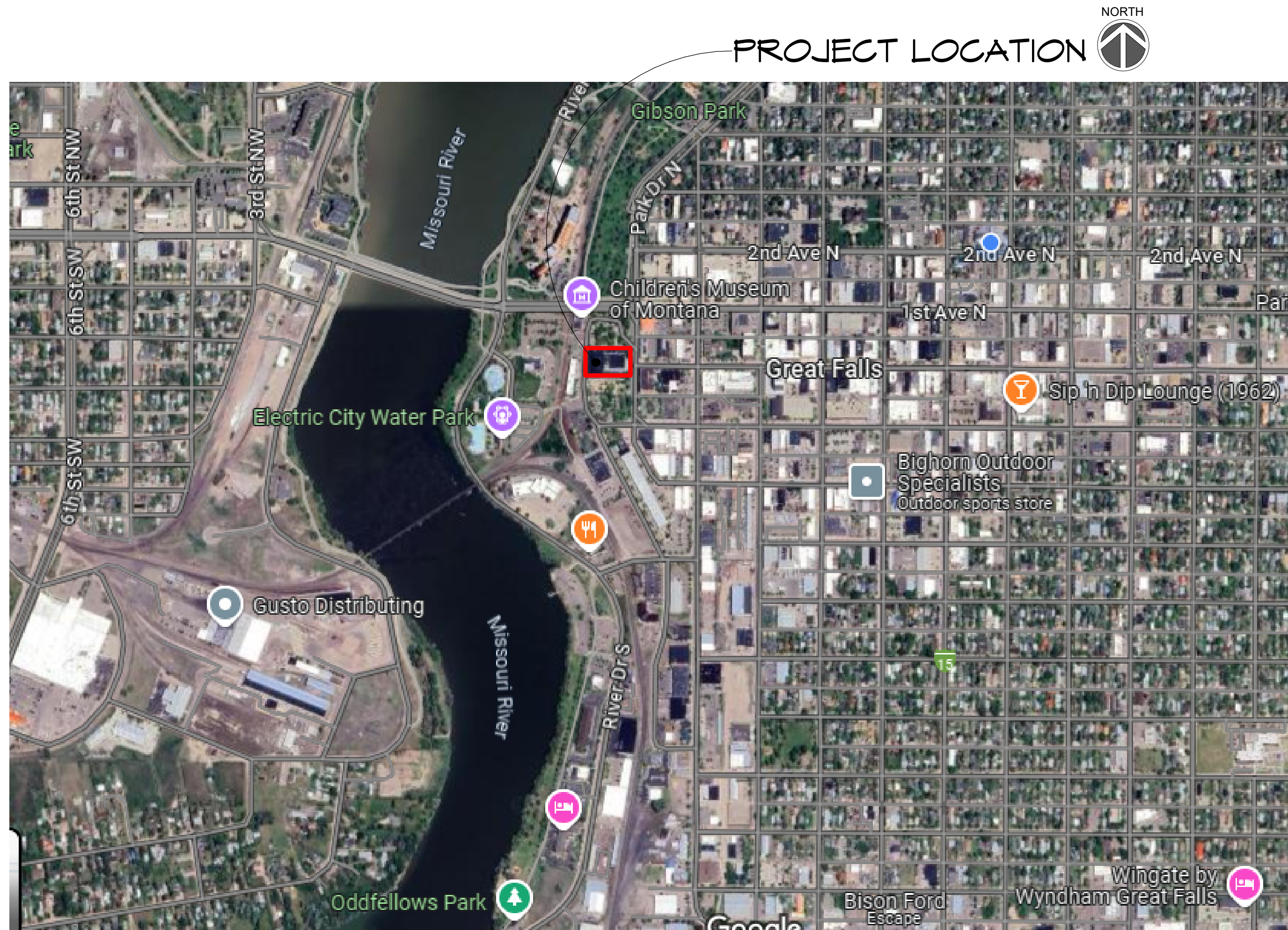
Next Steps



- Request Participation From Mansfield Advisory Board.
- Direct Requests from Local Partners.
 - Face to Face Request Presented by City Staff and Advisory Board Member.
 - Tiered Donation Levels
- Direct Asks to Identified Donors
- Mailing Campaign
- TIF Request

GREAT FALLS CIVIC CENTER MANSFIELD THEATER SEATING & FLOORING

2 PARK DRIVE SOUTH, GREAT FALLS, MONTANA, 59401



01 GENERAL INFORMATION:
NEW AUDITORIUM AND BALCONY SEATING. REMOVE EXISTING SEATING AND REPLACE WITH NEW SEATING. REMOVE EXISTING FLOORING AND INSTALL NEW FLOORING.

02 PROJECT TYPE: (CHECK ALL THAT APPLY.)
 NEW BUILDING ADDITION REPAIR ALTERATION LEVEL CHANGE OF OCCUPANCY
 HISTORIC BUILDING EXISTING BUILDING CODE

03 WORK INVOLVED: (CHECK ALL THAT APPLY.)
 GENERAL CONSTRUCTION ELECTRICAL ELEVATOR STRUCTURAL ABATEMENT/ENVIRONMENTAL SITEWORK PLUMBING FIRE ALARM SYSTEMS OTHER MECHANICAL SPRINKLERS INTERIOR FINISHES/SEATING

04 APPLICABLE BUILDING CODES:
 2021 INTERNATIONAL BUILDING CODE
 2021 INTRNTL EXISTING BUILDING CODE
 2021 UNIFORM PLUMBING CODE
 2020 NATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL FUEL GAS CODE
 2021 INTRNTL ENERGY CONSERVATION CODE
 2012 INTERNATIONAL FIRE CODE
 2017 ICC A111.1 ACCESSIBILITY

05 FIRE SAFETY ITEMS:
 BUILDING IS FULLY SPRINKLERED

06 BUILDING/PROJECT USE:

07 OCCUPANCY CLASSIFICATION:
 ASSEMBLY HIGH HAZARD RESIDENTIAL BUSINESS INSTITUTIONAL STORAGE EDUCATIONAL MERCANTILE UTILITY/MISC. FACTORY & INDUSTRIAL EXISTING TO REMAIN

PROJECT TEAM

OWNER: CITY OF GREAT FALLS
 2 PARK DRIVE SOUTH
 GREAT FALLS, MONTANA 59401
 PHONE: 406-455-3474
 CONTACT: SYLVIA TARMAN

ARCHITECTURAL: NELSON ARCHITECTS, LLC
 621 2ND AVENUE NORTH
 GREAT FALLS, MONTANA 59401
 PHONE: 406-121-3286
 CONTACT: DALE NELSON, PROJECT ARCHITECT
 JOSH LAMY, CONSTRUCTION ADMIN.

SHEET INDEX

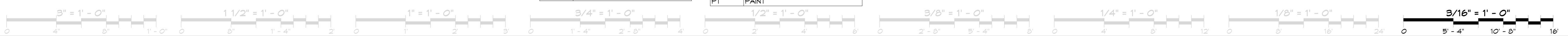
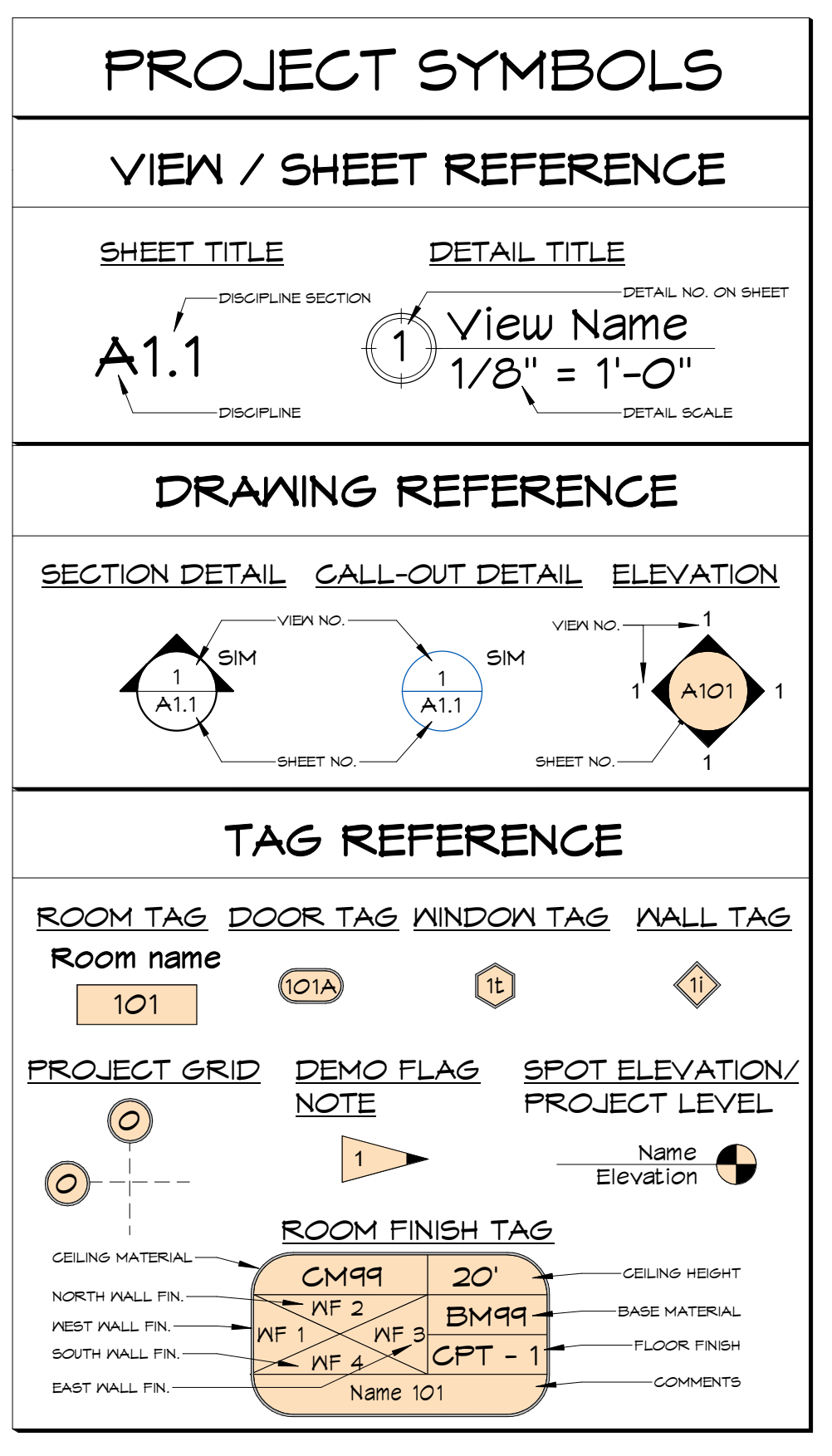
#	SHEET NAME
01 - GENERAL	CVR COVER SHEET & PROJECT INFORMATION
06 - ARCHITECTURAL	A1.1 AUDITORIUM - NEW SEATING LAYOUT
	A1.2 BALCONY - NEW SEATING LAYOUT

GENERAL PROJECT NOTES

#	DESCRIPTION
1	GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS OF EXISTING BUILDING.
2	THE TERM "CONTRACTOR" REFERS TO THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
3	ALL SHOP DRAWING DIMENSIONS TO BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR WHO WILL BE RESPONSIBLE FOR SAME.
4	GENERAL CONTRACTOR IS RESPONSIBLE FOR PATCHING OF ALL HOLES FROM SEATING OR DAMAGE ENCOUNTERED IN WORK DONE BY HIMSELF OR ANY OTHER TRADE OR CONTRACTOR.
5	GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REPAIR AND REFINISHING OF ALL WORK TO MATCH EXISTING CONDITIONS AS A RESULT OF NECESSARY CUTTING, PATCHING, OR DEMOLITION BY ALL TRADES WHILE PERFORMING THE WORK.
6	CONSTRUCTION LIMIT LINE IS APPROXIMATE, ACCESS TO OTHER AREAS AS REQUIRED BY WORK IS ACCEPTABLE BY APPROVAL OF ARCHITECT AND OWNER.
7	IN GENERAL, REPETITIVE FEATURES DRAWN TO MORE THAN ONE SCALE ARE SHOWN IN FULL ONLY ONCE AND REPETITIONS ARE NOT COMPLETED IN EVERY DETAIL AS SHOWN IN ORIGINAL INSTANCE.
8	WHERE CONDITION OF FINISH ARISES THAT NO DETAIL OR NOTE COVERS, MATCH EXISTING TO SITUATION OF SIMILAR CONDITION.
9	PATCH FLOOR AS REQUIRED TO LEAVE LEVEL, SMOOTH SURFACE REQUIRED FOR INSTALLATION OF FLOOR FINISH. MATCH COLORS.
10	DETAILS WHICH OCCUR BOTH RIGHT AND LEFT HAND ARE SHOWN ONLY ONCE.
11	ALL SHOP DRAWING DIMENSIONS TO BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR WHO WILL BE RESPONSIBLE FOR SAME.
12	NO MATERIALS OR TOOLS MAY BE LEFT IN SPACES NOT REQUIRING WORK. ANY DIRT OR MATERIALS DROPPED ENROUTE TO WORK AREAS MUST BE CLEANED IN EXISTING BUILDING DAILY.

GENERAL ABBREVIATIONS

ABBR.	DESCRIPTION
AB	ANCHOR BOLT
ABI	ALTERNATE BID ITEM
AC	ACOUSTICAL
ACCESS	ACCESSIBLE
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
ALT	ALTERNATE
ARCH	ARCHITECTURAL
BLDG	BUILDING
BLKG	BLOCKING
BM	BENCH MARK
BIM	BUILDING INFORMATION MODELING
BOS	BOTTOM OF STRUCTURE
BO	BOTTOM OF ...
CAB	CABINET
CJ	CONTROL JOINT
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
ELEV	ELEVATION
EQ	EQUAL
EST	ESTIMATE
EXIST	EXISTING
EXP	EXPOSED
EXPJT	EXPANSION JOINT
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHED BY OWNER
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE ALARM CABINET
FIN	FINISH (ED,ING)
FLR	FLOOR
FO	FACE OF ...
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FP	FIRE PROOF
FR	FIRE RATED
FRP	FIBERGLASS REINFORCED PLASTIC
FTG	FOOTING
FUR	FURRED (ING)
GA	GAUGE
GT	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HM	HOLLOW METAL
HOR	HORIZONTAL
HTG	HEATING
HVAC	HEATING VENTILATION AIR CONDITIONING
INCL	INCLUDED
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LAV	LAVATORY
MATL	MATERIAL(S)
MAX	MAXIMUM
MBR	MEMBER
MECH	MECHANICAL (DNGS, SPECS)
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON-CENTER
OPNS	OPENING
OPP	OPPOSITE
OS	OUTSIDE DIAMETER
O/	OVER
OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED
OSOI	OWNER SUPPLIED OWNER INSTALLED
PT	PAINT
PLAM	PLASTIC LAMINATE
PLY	GENERALPLYWOOD
PRE-FIN	PREFINISHED
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RB	RUBBER BASE
REF	REFERENCE
REIN	REINFORCE (ED,ING)
REV	REVISION
RO	ROUGH OPENING
SC	SOLID CORE
SCM	SOLID CORE WOOD
SCHED	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SPEC'D	SPECIFIED
SPEC	SPECIFICATIONS
SQ	SQUARE
STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTURAL (DNGS, SPECS)
SYS	SYSTEM
SV	SHEET VINYL
TD	TRENCH DRAIN
TEL	TELEPHONE
T&G	TONGUE AND GROOVE
TOP	TOP OF WALL
TO	TOP OF ...
TP	TYPICAL
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VER	VERIFY
VERT	VERTICAL
VIF	VERIFY IN FIELD
WC	WATER CLOSET
WD	WOOD
WD/	WASHER AND DRYER
WB	WOOD BASE
WH	WATER HEATER
WV	WITH
W/O	WITHOUT



Agenda #1:

Nelson architects
 Dream • Design • Build
 621 2nd Avenue North
 Great Falls, MT 59401
 406.727.3286 • NelsonArchitects.com

DALE NELSON
 PROJECT ARCHITECT

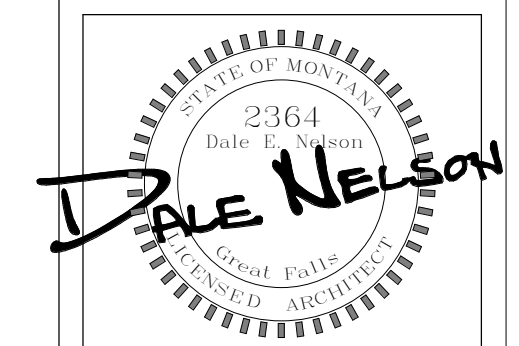
MANSFIELD THEATER SEATING
 GREAT FALLS, MT. CIVIC CENTER
 2 PARK DRIVE SOUTH GREAT FALLS, MT

COVER SHEET & PROJECT INFORMATION
 ISSUED FOR CONSTRUCTION

REVISION SCHEDULE	DESCRIPTION	DATE
1		

Project: 24-018
 Date: 10.23.24
 Drawn by: CAJ
 Checked by: DEN

CVR



MANSFIELD THEATER SEATING
 GREAT FALLS, MT. CIVIC CENTER
 2 PARK DRIVE SOUTH GREAT FALLS, MT

REVISION SCHEDULE

#	DESCRIPTION	DATE

AUDITORIUM - NEW SEATING LAYOUT
 ISSUED FOR CONSTRUCTION

Project: 24-018
 Date: 10.23.24
 Drawn by: CAJ
 Checked by: DEN

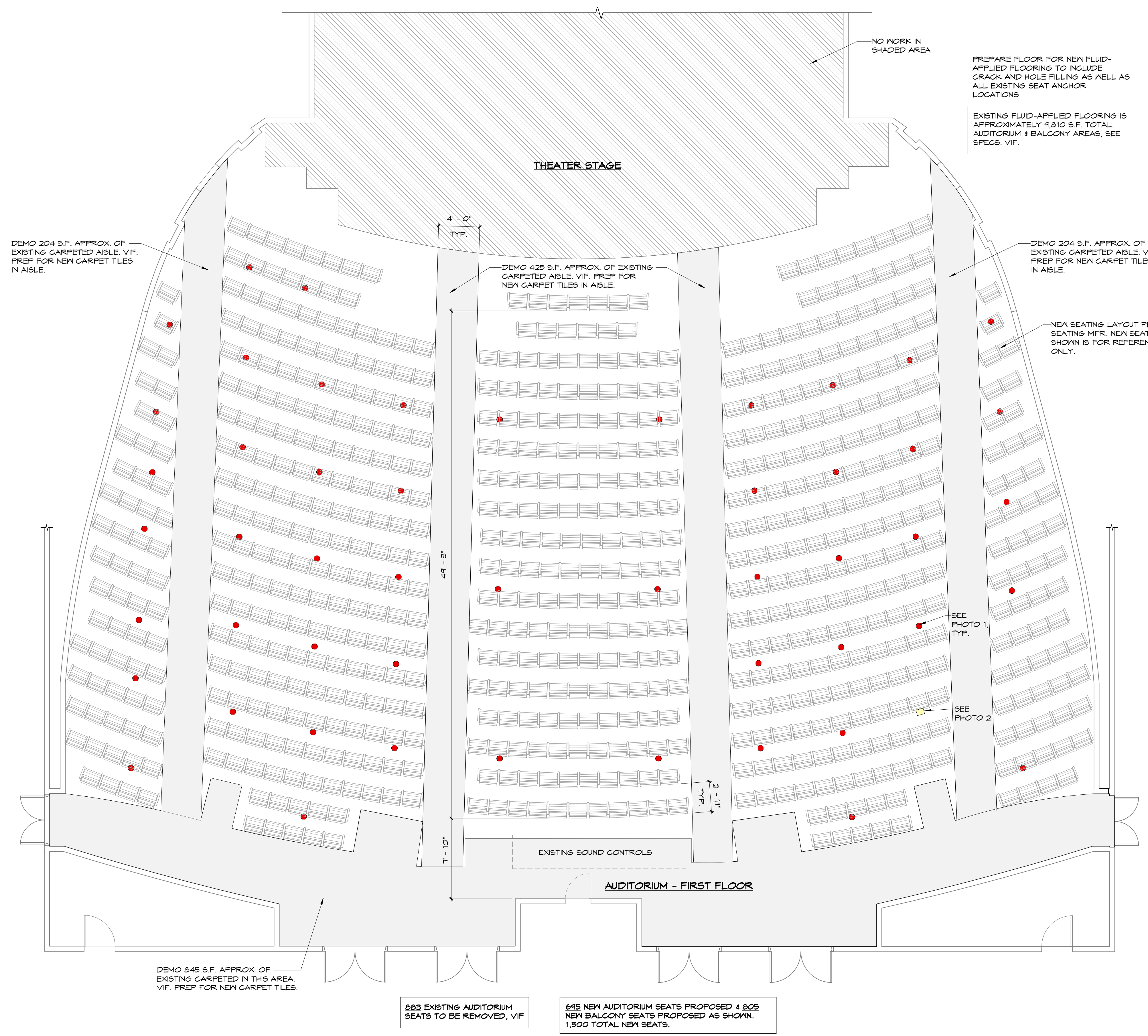
FLOOR PLAN GENERAL NOTES

1. ALL EXISTING WALLS AND WALL THICKNESS TO BE VERIFIED IN FIELD.
2. ANY EXISTING FLOOR PENETRATIONS NO LONGER NEEDED ARE TO BE PATCHED TO MATCH ADJACENT FINISHES.
3. CONTRACTOR SHALL VERIFY IN FIELD EXACT NUMBER OF FOLDING AUDITORIUM AND BALCONY SEATS TO BE REMOVED, PATCH EXISTING HOLES, PREP FOR NEW FLOOR FLUID-APPLIED FLOORING, SEE SPEC.

NO WORK IN SHADED AREA

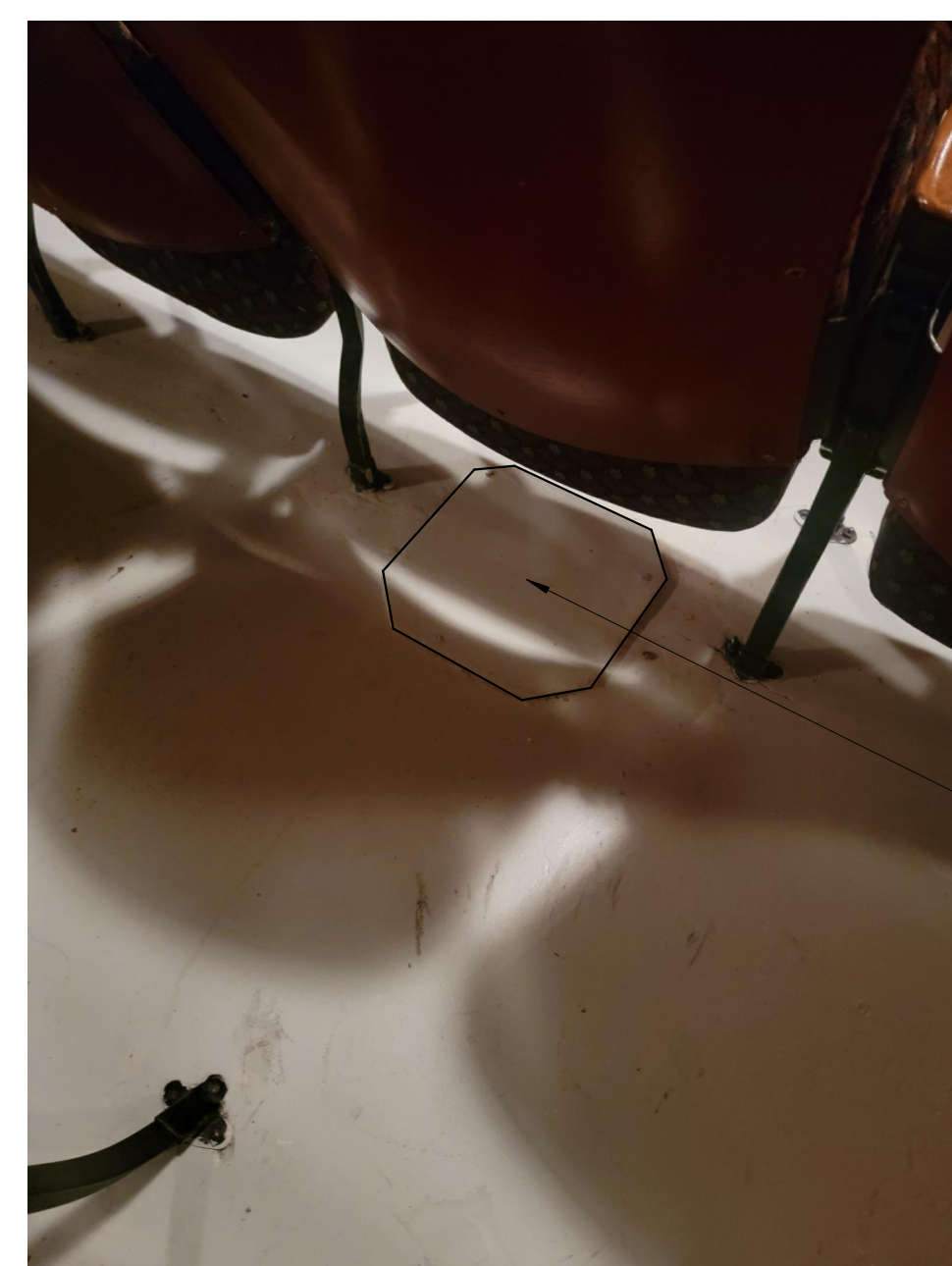
PREPARE FLOOR FOR NEW FLUID-APPLIED FLOORING TO INCLUDE CRACK AND HOLE FILLING AS WELL AS ALL EXISTING SEAT ANCHOR LOCATIONS

EXISTING FLUID-APPLIED FLOORING IS APPROXIMATELY 9,810 S.F. TOTAL. AUDITORIUM & BALCONY AREAS, SEE SPECS. VIF.



EXISTING METAL CAP - (1)

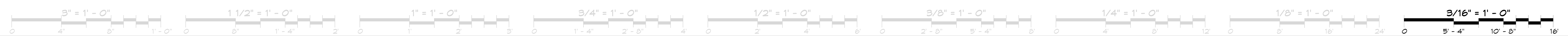
(55) EXISTING 8" DIA. METAL CAPS SHOWN IN RED ON AUDITORIUM PLAN TO BE REMOVED, VIF. REPLACE WITH METAL PLATE, VIF. SEE PHOTO (2).

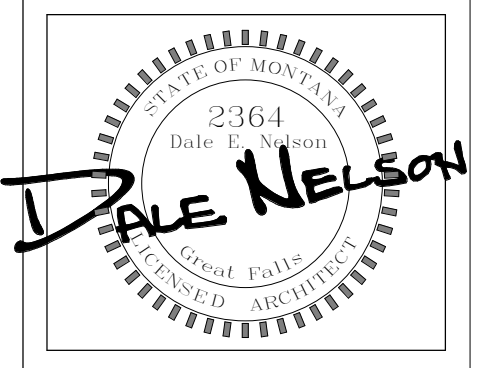


EXISTING METAL PLATE - (2)

EXISTING METAL REPLACEMENT PLATE EXAMPLE. VIF. MATCH EXISTING DIMENSIONS, MOUNTING, HARDWARE AND PAINT. SEE EXISTING PLATE LOCATION ON PLAN.

1 AUDITORIUM - NEW SEATING LAYOUT
 3/16" = 1'-0"





MANSFIELD THEATER SEATING
GREAT FALLS, MT. CIVIC CENTER
2 PARK DRIVE SOUTH GREAT FALLS, MT

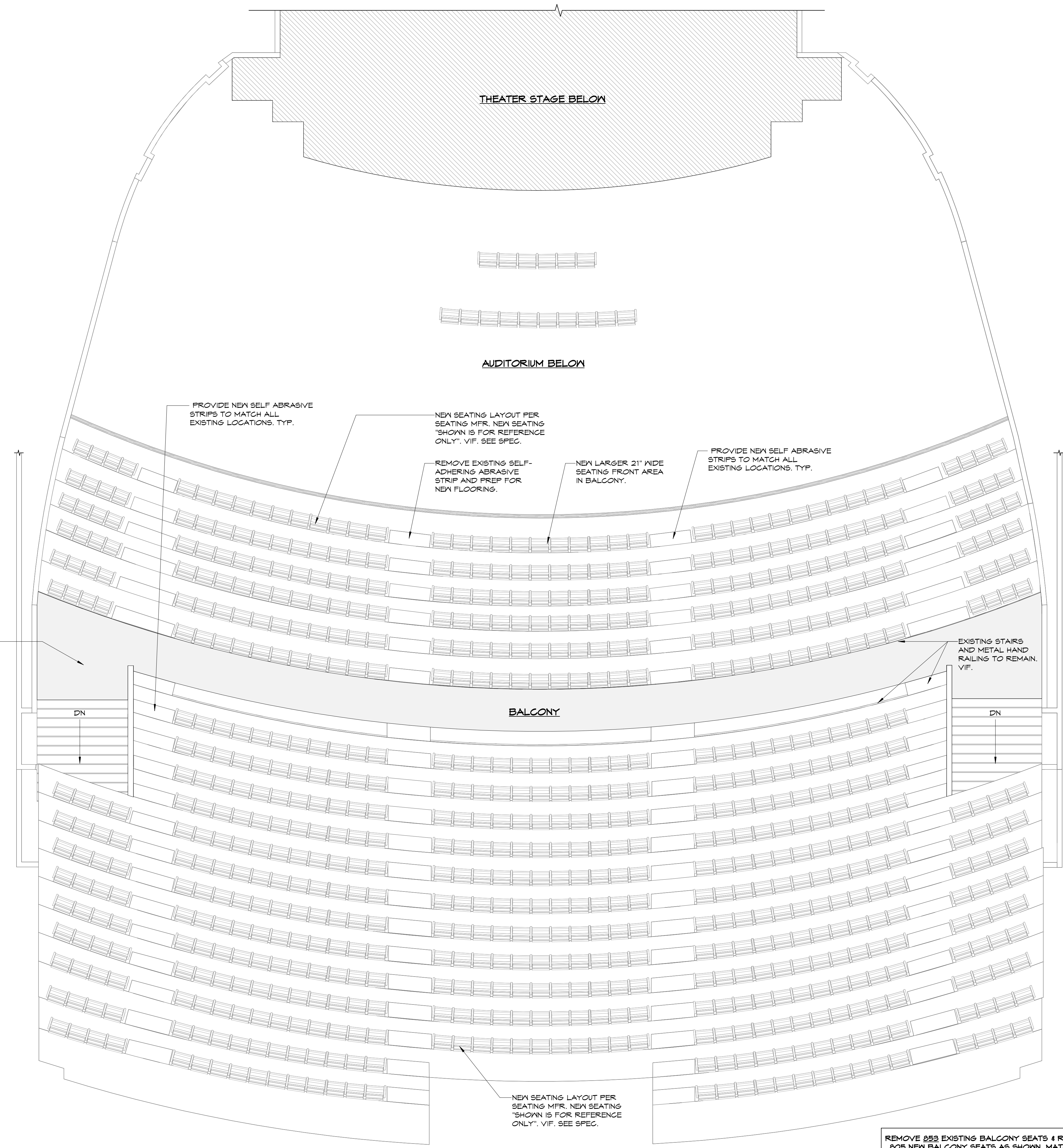
REVISION SCHEDULE	
#	DESCRIPTION

BALCONY - NEW SEATING LAYOUT
ISSUED FOR CONSTRUCTION
 NOT FOR CONST. CONSTRUCTION

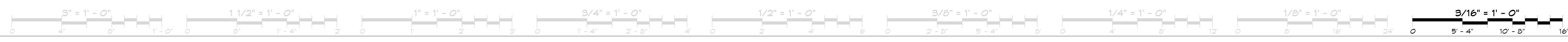
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1 NEW CONSTRUCTION - BALCONY SEATING LAYOUT
3/16" = 1'-0"



P.O. Box 5021, 59403-5021



The following are proposed giving tiers for the Mansfield Theater Improvements projects. There are two categories contained herein, Corporate and Individual. Corporate requests will be made first followed by individual asks. These categories are not binding, Individuals may purchase corporate tiers and vice versa. The tiers are:

Corporate

- **Corporate Tier One – One \$400,000.00 Donation** – Acquires naming rights for the balcony of the Mansfield Theater.
- **Corporate Tier Two – Three \$150,000.00 Donations** – Naming rights for 1 of 3 seating sections in the Mansfield Theater Balcony. (Example: Disney Section of the Acme Balcony)
- **Corporate Tier Three – One \$100,000.00 Donation – Only Available If Tier One or All of Tier Two Sold** – Acquires naming rights for the new Stage.

Individual

- **Individual Tier One - \$50,000.00 Donation** – Memorialization upon permanent plaque placed outside the entrance to the Mansfield Theater Balcony.
- **Individual Tier Two - \$1,000.00 Donation** - Memorialization placed on seat in Mansfield Theater. Donor may choose which seat. This option will remain open until all Seats are sponsored in theater.

I suggest that donation requests and options remain open until construction has completed.