

Work Session Meeting Agenda 2 Park Drive South, Great Falls, MT Gibson Room, Civic Center October 07, 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. Central Montana Transportation Study Access Management Plan. Presented by Jackson Lang, Montana Department of Transportation and Sarah Nicolai, RPA. (estimated 20 minutes)
- 2. Library Foundation's Capital Improvement and Fundraising Plan. Presented by Brianne Laurin. (estimated 20 minutes)
- <u>3.</u> Funding Request for Infrastructure Projects at Voyager's Stadium.. Presented by Scott Reasoner. (estimated 20 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

City Commission Work Session - Tuesday October 21, 2025 5:30 p.m. City Commission Meeting - Tuesday October 21, 2025 7:00 p.m.

Central Montana Transportation Study

Access Management Plan: Great Falls - 57th Street and US 87/89

Great Falls City Commission





October 7, 2025





Introductions





Topic

- 1. Introductions
- 2. Study Background
- 3. Access Management Plan Overview
- 4. Access Management Plan Recommendations
- 5. Comments and Questions
- **6. Next Steps and Study Contacts**



Study Background





Study Background

Central Monta Transportation Study

What?

Comprehensive long-range plan to manage regional transportation system

Why?

 In response to anticipated impacts from planned development and military activities

How?

- Pre-MEPA/NEPA study
- Collaborative process with MDT (including Systems Impact Action Process), FHWA, military, local jurisdictions, resource agencies, and the public
- Identify transportation needs and potential solutions



Planning Study

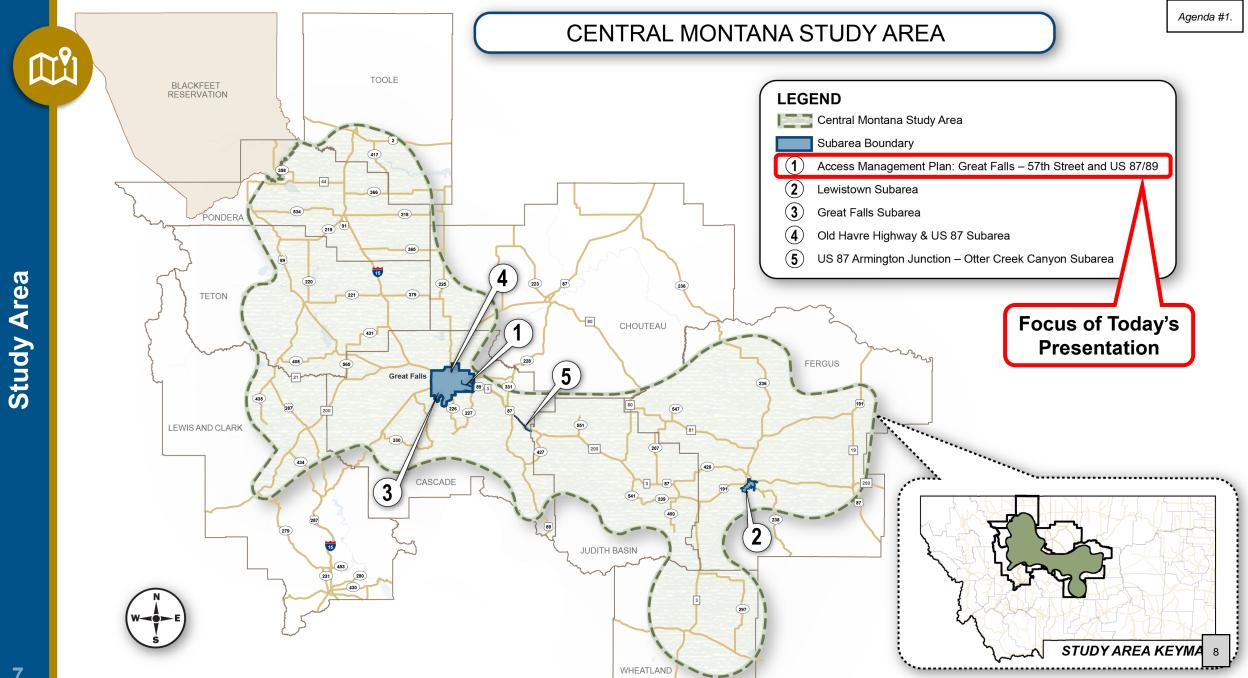
Transportation Agencies – Federal/State/Local
Resource Agencies
Public

Planning

Project Development
Design & MEPA/NEPA

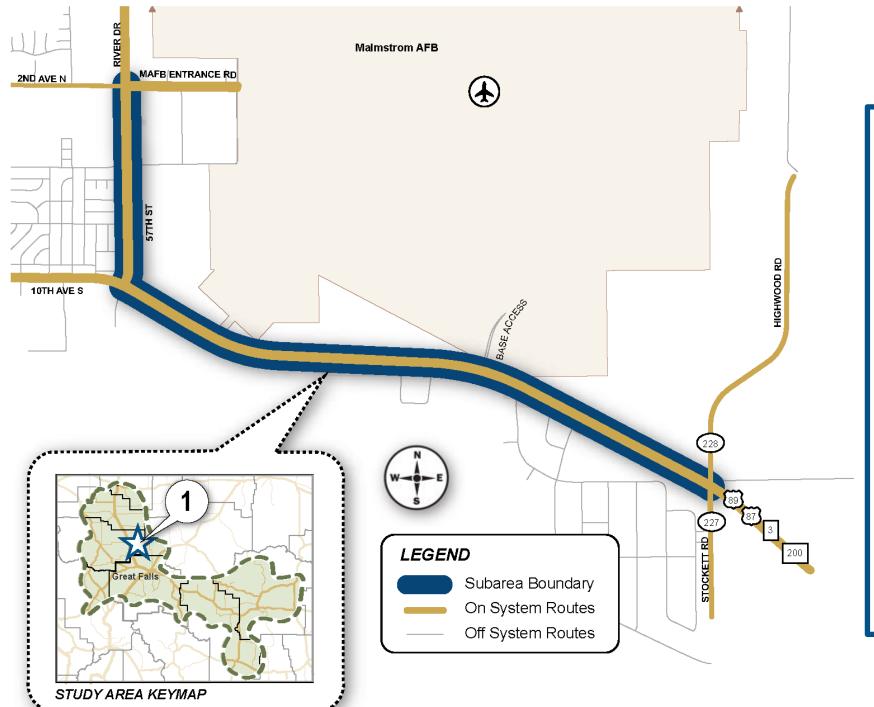
Construction
Maintenance
Operations

Occurs before design, right-of-way acquisition, environmental compliance, and construction









Why is MDT conducting access management?

Access management along the 57th Street and US 87/89 corridors in Great Falls is a

high priority given
activities at Malmstrom Air
Force Base and other
development planned in
the area. MDT is
addressing this as a
first task in the study.



What is Access Management?

Access management helps preserve the function and character of highways by facilitating efficient traffic flow, improving safety, and consistently managing existing and future access to maintain mobility.



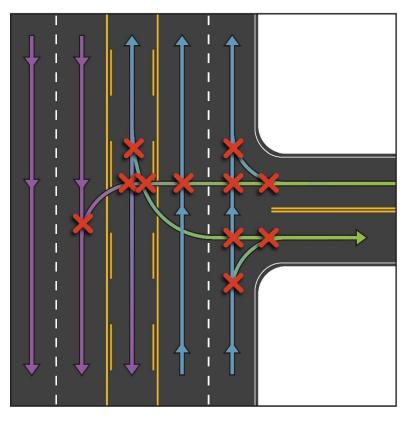
An Access Management Plan provides <u>quidance</u> as development, redevelopment, and new highway construction projects occur.



Access Management Principles

Conflict Points at T-Intersection on 5-Lane Roadway

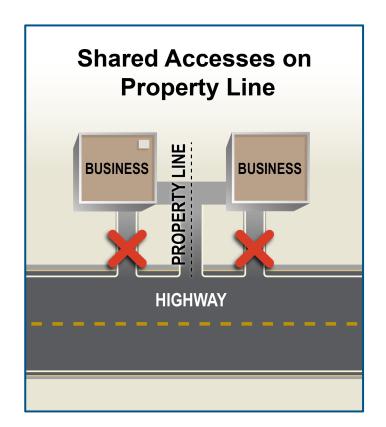
- ✓ Limit the number of conflict points
- ✓ Provide **separation** between conflict areas
- Reduce **interference** with through traffic
- ✓ Provide sufficient **spacing** between at-grade intersections
- ✓ Reduce conflicting volumes
- ✓ Improve roadway operations
- ✓ Improve driveway operations

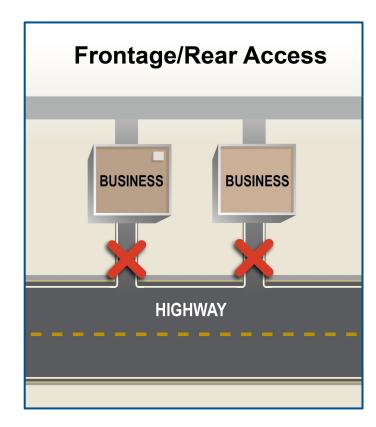




Access Management Methods



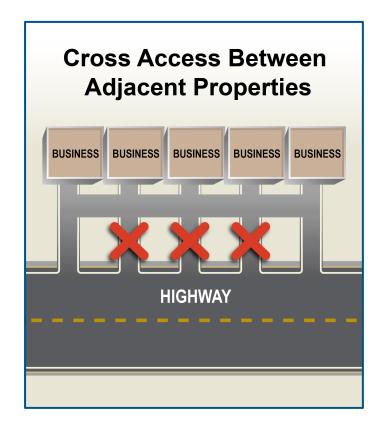






Access Management Methods









Implementation

Implementation will occur over time based on:



New development



Changes in property status as owners redevelop or expand



Local **initiatives & partnerships** with businesses, communities, local governments



Available funding

Currently there are no planned state or federal construction projects or identified funding with the sole purpose of implementing access management.



Status

- ✓ Public open houses June 2025
- ✓ Landowner notification
- ✓ Public review period (1 written comment)
- Informational presentations to City of Great Falls & Cascade County

Central Montana Transportation Study

Access Management Plan

Great Falls - 57th St (RP 7.5-8.4) and US 87/89 (RP 87.4-90.4)



Draft plan posted at: mdt.mt.gov/pubinvolve/centralmt/documents.aspx



Contents

Table of Contents

Access Management Plan

Great Falls - 57th St (RP 7.5-8.4) and US 87/89 (RP 87.4-90.4)



Table 1: Minimum Access Spacing Guidelines.....

TABLE OF CONTENTS

Tables	ii
Figures	ii
Appendices	ii
1.0 Introduction	1
2.0 Plan Guidelines	3
2.1 Authority	3
2.2 Police Power	4
2.3 Access Management Principles & Terms	4
2.3.1 Existing Access	
2.3.2 New Access	
2.3.3 Land use onlanges. 2.3.4 Frontage and/or Access Roads.	
2.3.5 Auxiliary Lanes	7
2.3.6 Access Spacing	
3.0 Goals and Objectives	8
3.1 Access Management Goals	8
3.2 Access Management Objectives	8
4.0 Existing Conditions	9
4.1 Land Use and Zoning	10
5.0 Traffic Conditions	11
5.1 Physical Features and Characteristics	11
5.2 Traffic Volumes	11
5.3 Intersection Operations	13

6.0 Safety Conditions	17
6.1 Severity	18
6.2 Crash Type	20
6.3 Environmental Circumstances	21
7.0 Plan Recommendations	22

Tables

Table 2: Existing Access Points	10
Table 3: Traffic Volume Growth Rates	13
Table 4: Projected Traffic Volumes	13
Table 5: Intersection Operations	
Table 6: Recommendations for Access	23
Figures	
Figure 1: Access Management Plan Study Area	2

Figure 1: Access Management Plan Study Area	2
Figure 2: Historic Traffic Volumes	2
Figure 3: Existing Traffic Conditions (2024)	5
Figure 4: Projected Traffic Conditions (2045)	6
Figure 5: Crash Location Summary	7
Figure 6: Crash Density	9
Figure 7: Crash Type	0

Appendices

Appendix A: Access Management Plan Sheets
Appendix B: Intersection Turning Movement Counts
Appendix C: Intersection Operational Analysis

Figure 8: Environmental Conditions..



Recommendations

Access Number	Parcel or Intersection	RP	Side	Туре	Access Description	Recommendation
					57th St S (2 nd Ave N to 10 th Ave S)	
1	1	7.5	LT	Private	Wide approach to commercial property, exist. raised median.	RI/RO, define and reduce size of access
2	2/4	7.6	RT	Joint Field	Access to vacant land with development potential, exist. raised median with nearby median break not serving access. May be RI/RO in future if 2nd Ave left-turn bay extended for intersection operations.	Full movement, relocate to property line, relocate median break across from Access 3
3	3/5	7.6	LT	Joint Private	Access to commercial properties, exist. raised median break and left-turn bay. May be RI/RO in future if 2nd Ave left-turn bay extended for intersection operations.	Full movement, relocate to property line, relocate median break across from Access 2
4	6	7.6	LT	Private	Sole access to commercial property, exist. raised median	RI/RO, no change
5	7	7.7	LT	Private	Access to commercial properties, exist. raised median break and left-turn bay	Full movement, no change
6	4/8	7.7	RT	Private	Access to commercial properties, exist. raised median break and left-turn bay. Relocate across from Access 5 and in median break. Serves Parcels 4 and 8 with same owner.	Full movement, align with Access 5
7	7	7.7	LT	Private	Second RI/RO access to commercial property. Main access is full movement. Adjacent Parcel 9 has access from 3rd Ave S.	RI/RO, close
355	9	-	LT	>=	Access from 3rd Ave S	No action
: ==	10	3.5	RT	in the second	Vacant land with development potential, access from 3rd Ave S	No action
8	3rd Ave S	7.8	LT	Public	Exist. median break and left turn bay. Align with Access 9 to optimize intersection geometrics. Potential location for future higher intersection control.	Full movement, align with Access 9
9	3rd Ave S	7.9	RT	Public	Exist. mainline raised median break and left-turn bay. Align with Access 8 to optimize intersection geometrics. Potential location for future higher intersection control.	Full movement, align with Access 8
10	12	7.9	RT	Private	Wide access with pin down curb to provide some channelization. Exist. access from 3rd Ave S and 56th St S. Define and narrow to south side of the access.	RI/RO, narrow and define
11	27	8.1	RT	Private	Exist. access from 7th Ave S and 56th St S. Any access on 57th St S granted needs to be narrower and defined.	RI/RO narrow and define
12	7th Ave S	8.1	RT	Public	Exist. median break and left turn bay. Potential location for future higher intersection control.	Full movement, no change
13	11	8.1	LT	Field, Puture Public	Future continuation of 7th Ave S, exist, median break with no left turn bay ARGELolin SYSTUEMS IMPACT ACTION PROCESS	New full movement, field approach, potential future public, modify median break and add left turn bay



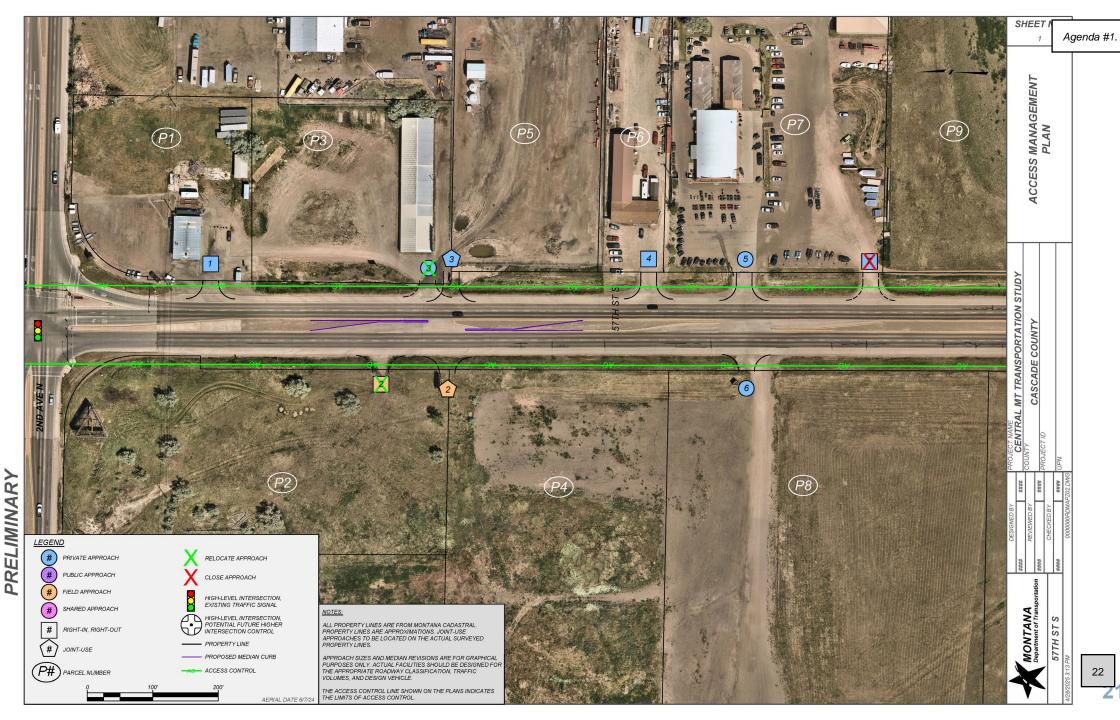
Recommendations

Access Number	Parcel or Intersection	RP	Side	Туре	Access Description	Recommendation
14	28	8.2	RT	Private	Exist. access from 7th Ave S and 56th St S. Close when parcel is developed. Any access on 57th St S granted needs to be narrower and defined.	RI/RO, close
15	8th Ave S	8.3	RT	Public	Extend raised median and remove median break	RI/RO, remove median break
	34		RT	» -	Access from 8th Ave S	No action
16	35	8.3	RT	Private	Secondary access from 9th Ave S, exist. mainline raised median	RI/RO, no change
17	9th Ave S	8.3	RT	Public	Exist. raised median, no raised median break	RI/RO, no change
	36	B	RT	-	MDT parcel, no access	No action
18	37	8.4	LT	Field P	ARCEL IN SYSTEMS IMPACTIACTION PROCESS	RI/RO, close
7 <u>44</u>	38	8.4	RT	X=	Drainage basin, no exist. or new access	No action
					US-87/89 (57 th St S to S-227/228)	
	36	90.4	LT	-	MDT parcel, no access	No action
	38	90.4	RT	-	Drainage basin, no exist. or new access	No action
19	39	90.2	RT	Field P	ARCELIN SYSTEMS IMPACT ACTION PROCESS intersection.	RI/RO, relocate
20	37	90.2	LT	Field P	ARCEL IN SYSTEMS IMPACT ACTION PROCESS	RI/RO, relocate
21	40/42	90.1	RT	Shared	Vacant land with development potential, same owner as Parcel 39. Future access to Parcel 42 with easement.	New, full movement
22	37/41	90.1	LT	Joint Field PA	ARCEL WISYSTEMS IMPACT ACTION PROCESS	Full movement, no change
23	43	89.9	RT	Shared	USAF, relocate with slope flattening and removal of guardrail. Potential location for future higher intersection control.	Full movement, no change
24	44	89.9	LT	Private	USAF approach with gate and EB left-turn lane. Potential location for future higher intersection control.	Full movement, no change
25	42	89.5	RT	Private	Vacant land with development potential with access to parcel to the south. Storage units on Parcel 45 with gated entrance at Access 27.	Full movement, align with Access 26
26	41/44	89.5	LT	Joint Field	Vacant land with development potential.	Full movement, align with Access 25
27	45/46	89.3	RT	Joint Private	Parcel 46 is vacant land with development potential. Storage units on Parcel 45 with gated entrance at Access 27. Existing WB left-turn lane.	Full movement, realign to property line
28	44/47	89.3	LT	Shared	Vacant land with development potential. Future access for Parcel 44 with easement.	Full movement, align with Access 27

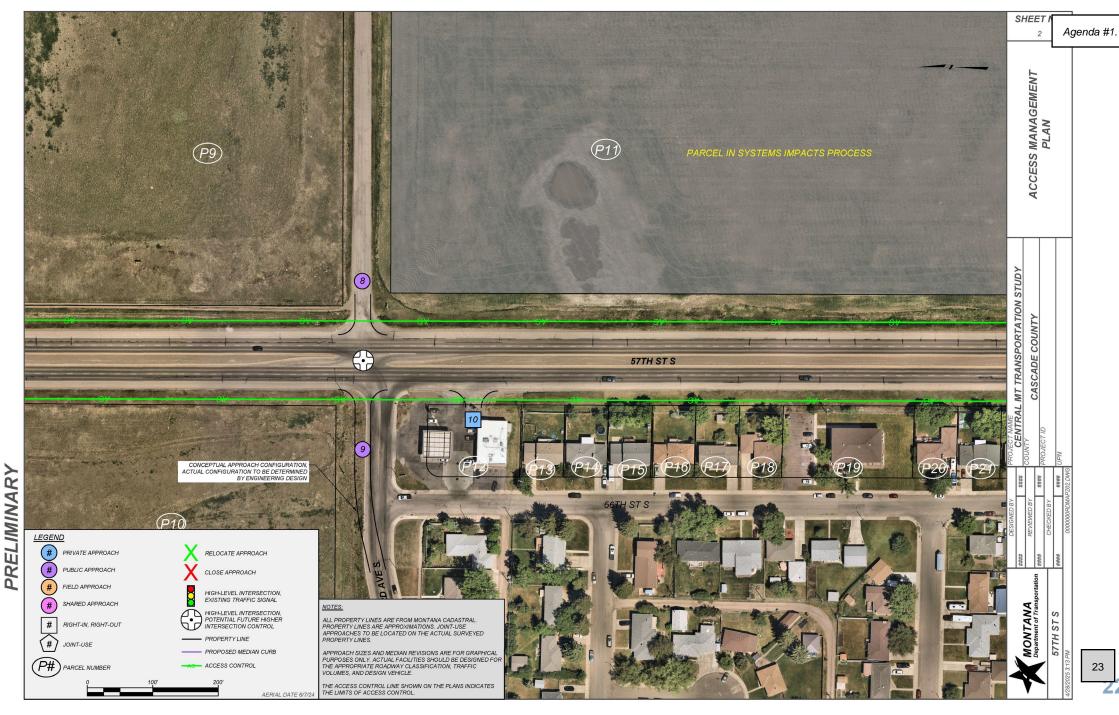


Recommendations

Access Number	Parcel or Intersection	RP	Side	Туре	Access Description	Recommendation
29	46/48/49 Barnwood Lane	89.0	RT	Private	Vacant land with development potential, private residence and commercial property. Undeveloped access to Platinum Lane. Sole developed access to Parcel 48. Future access to P46 and P49 with easements.	Full movement, align with Parcel 48 property and Access 30
30	47	89.0	LT	Field	Vacant land with development potential. Second access to Parcel 47.	Full movement, align with Access 29
31	49	88.8	RT	Private	Commercial property with access from Barnwood Lane	Full movement, close
32	49/50	88.7	RT	Joint Field	Sole US-87/89 access to Parcels 49 and 50	New, full movement
33	47	88.6	LT	Private	USAF commercial entry gate. USAF prefers no accesses be placed opposite this access.	Full movement, no change
34	52/53 Granite Hill Lane	88.4	RT	Joint Private	Subdivision access, Parcels 51 & 52 have same owner. Future access to Parcel 51 with easement. Existing WB left-turn lane.	Full movement, no change
35	54A	88.4	LT	Field	USAF recent purchase of a portion of Parcel 54	Full movement, align with Access 34
36	54	88.1	LT	Field	Vacant land with development potential. Potential location for future higher intersection control.	New, full movement, align with Access 37
37	55-58 Stone Mill Lane	88.1	RT	Joint Private	Subdivision access. Exist. WB left- and EB right-turn lanes. Potential location for future higher intersection control.	Full movement, no change
38	54	87.9	L	Field	Vacant land with development potential. If parcel is developed, relocate to provide desirable spacing between accesses.	Full movement, relocate to provide desirable spacing
3 	55		RT	z=.	Access from Stone Mill Lane, no US-87/89 access	No action
·	56		RT	: -	Access from Stone Mill Lane, no US-87/89 access	No action
	59		RT	5=	Access from Sapphire Lane, no US-87/89 access	No action
	60		RT	-	Access from Sapphire Lane, no US-87/89 access	No action
7 <u>-1</u>	61		RT	æ	Access from Sapphire Lane, no US-87/89 access	No action
***	62		RT	3 .7	Access from Sapphire Lane, no US-87/89 access	No action
2 7.7	63		RT	z=.	Access from Sapphire Lane, no US-87/89 access	No action
39	63/65	87.4	RT	Public	Realign for future optimized intersection, existing WB left-turn lane. Potential location for future higher intersection control.	Full movement, realign with Access 40, adjust turn bays
40	54/64/66	87.4	LT	Public	Realign for future optimized intersection, existing EB left-turn lane. Potential location for future higher intersection control.	Full movement, realign with Access 39, adjust turn bays







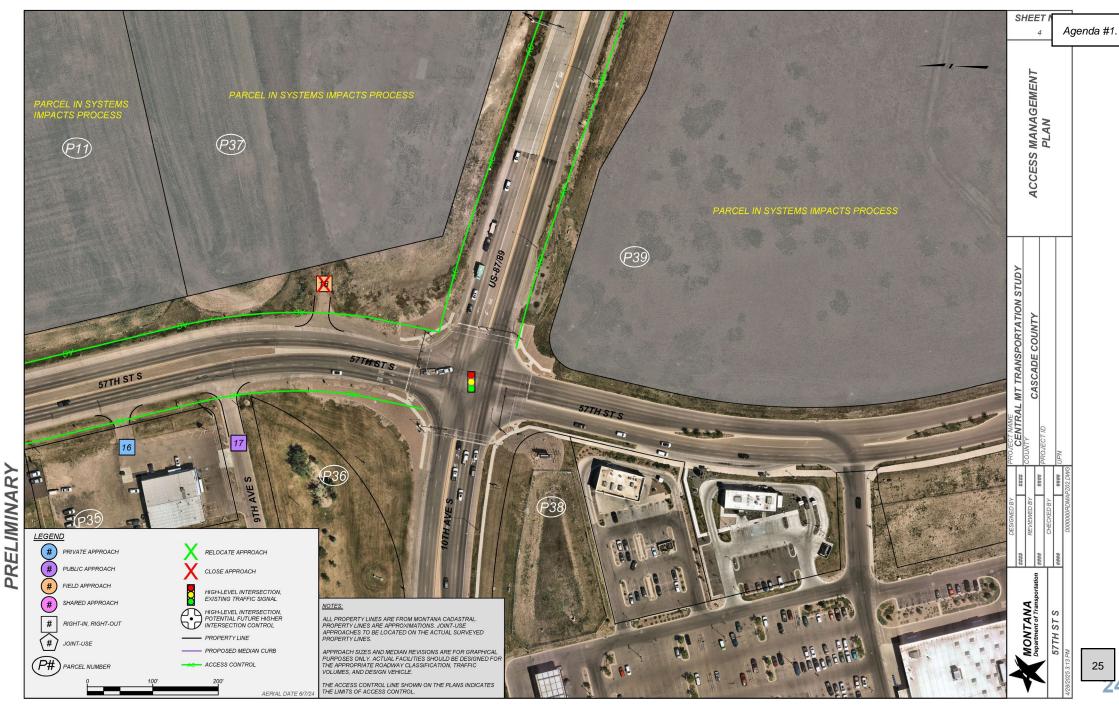




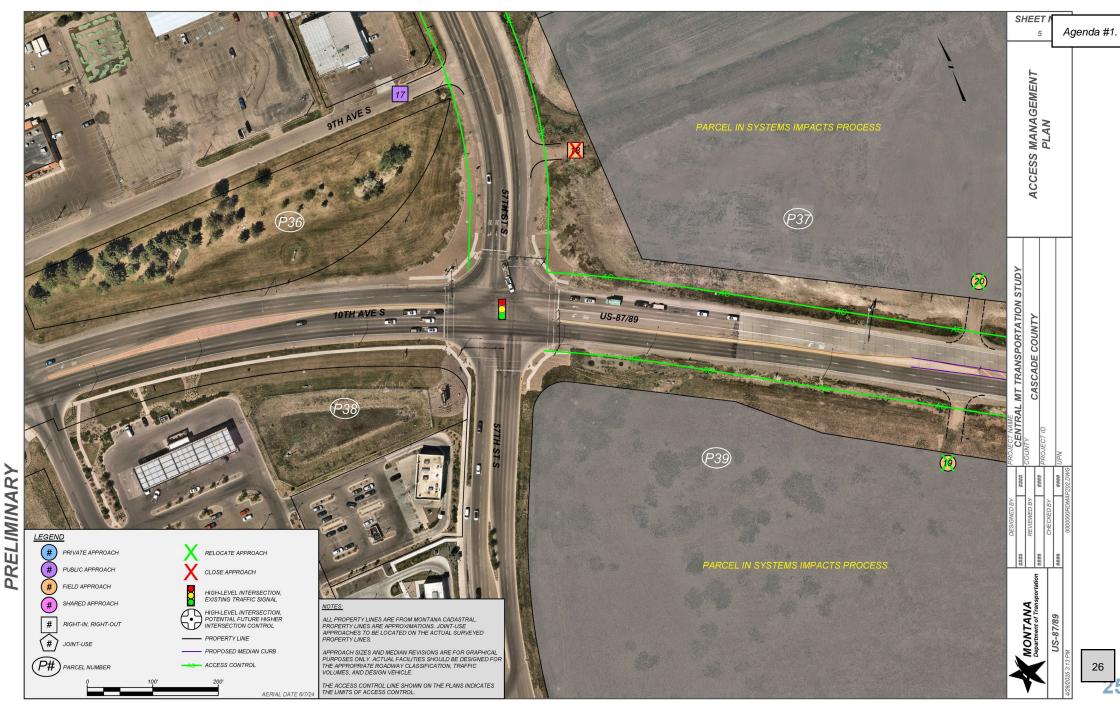




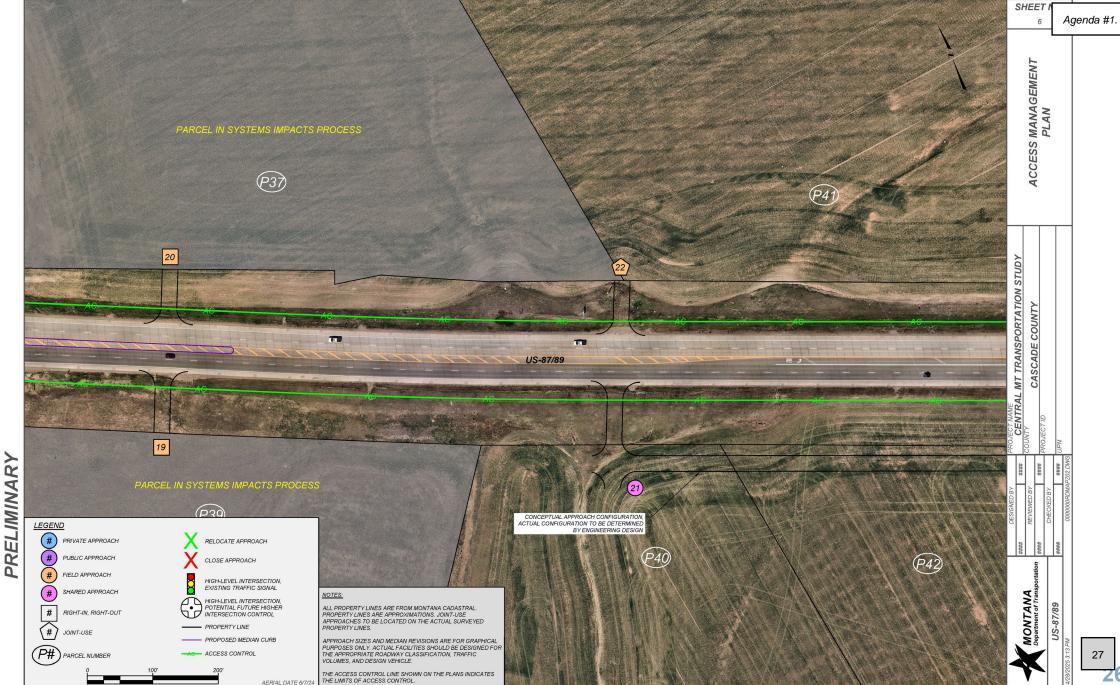




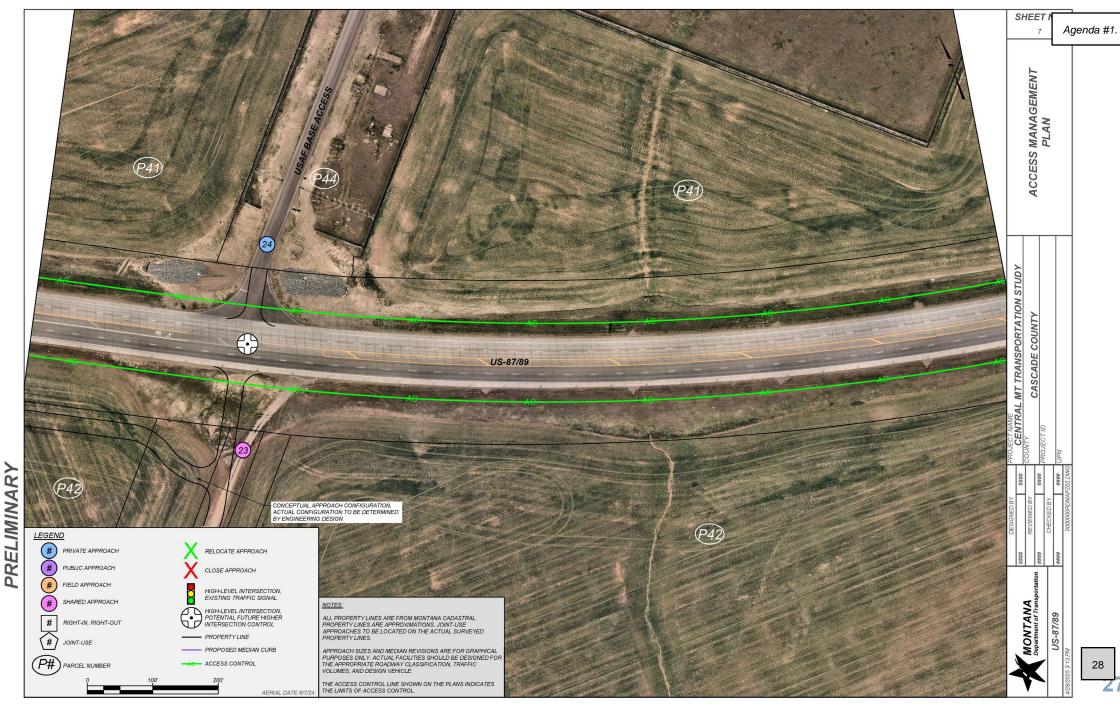


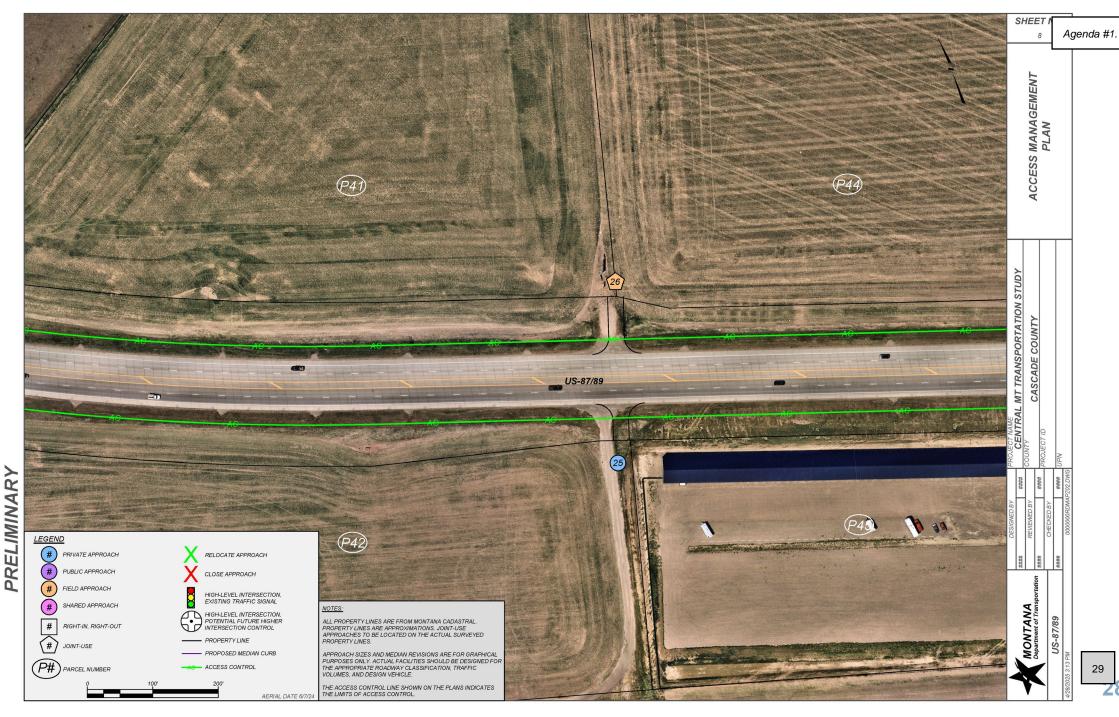


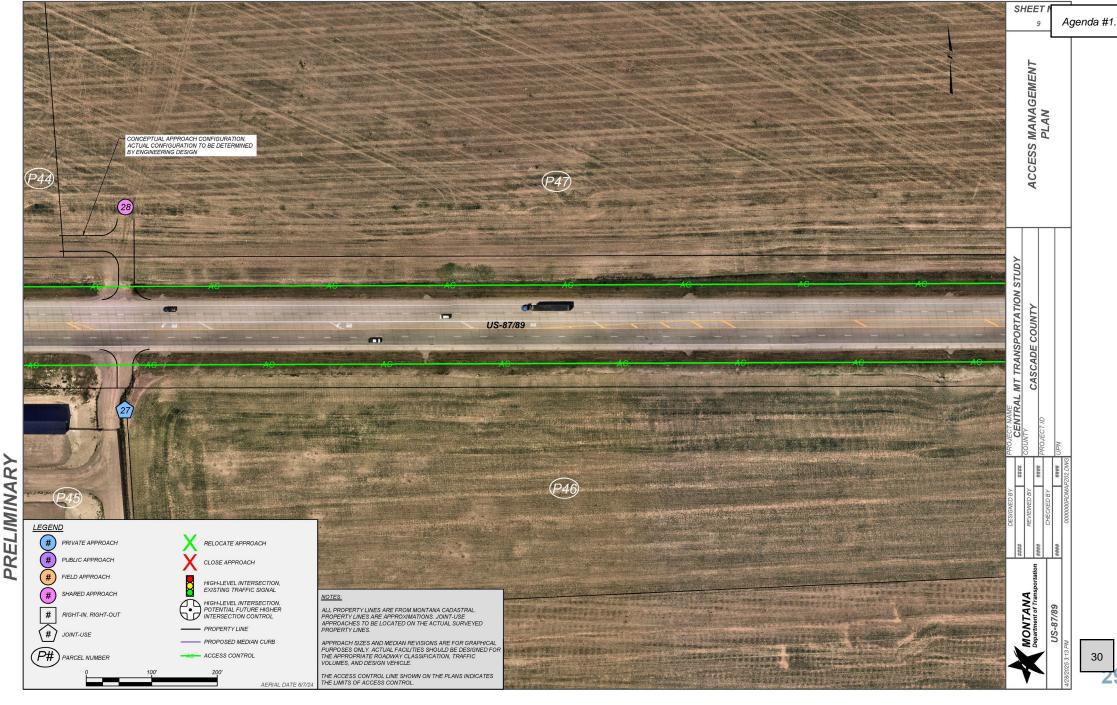












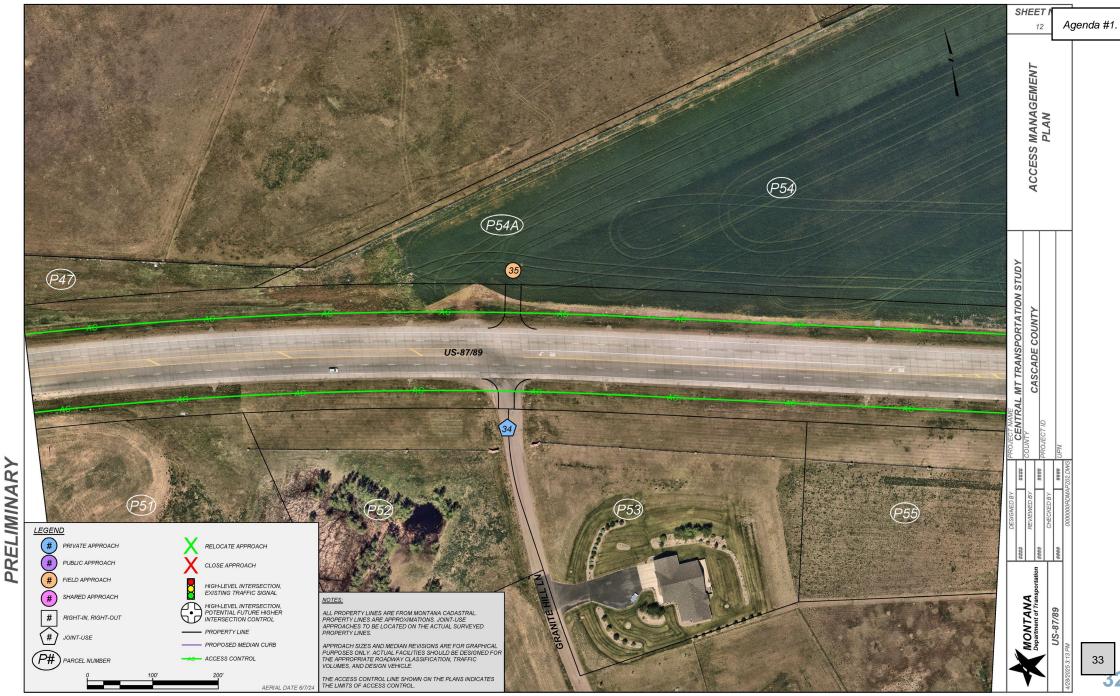












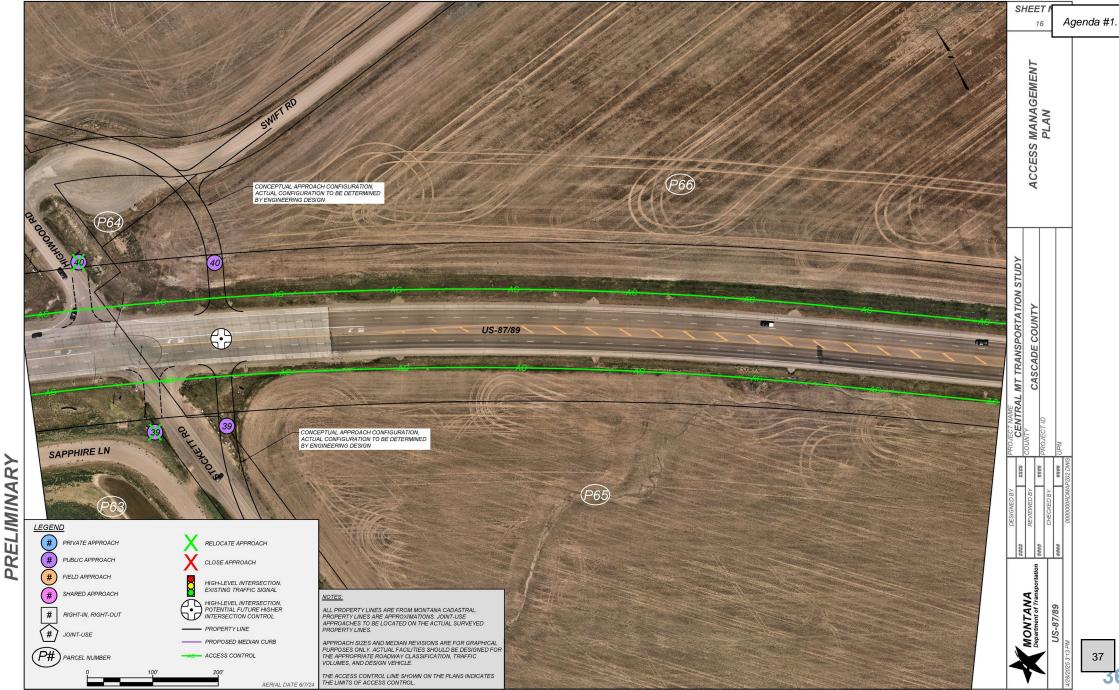


















Thank you!

Jackson Lang

MDT Project Manager (406) 444-3246 jlang@mt.gov

Sarah Nicolai, PE,PTP

RPA Project Manager (406) 447-5038 snicolai@rpa-hln.com

Central Montana Transportation Study



mdt.mt.gov/pubinvolve/centralmt

A Vision for the Future of our Library





Agenda #2.

Great Falls Public Library Foundation

Quick History

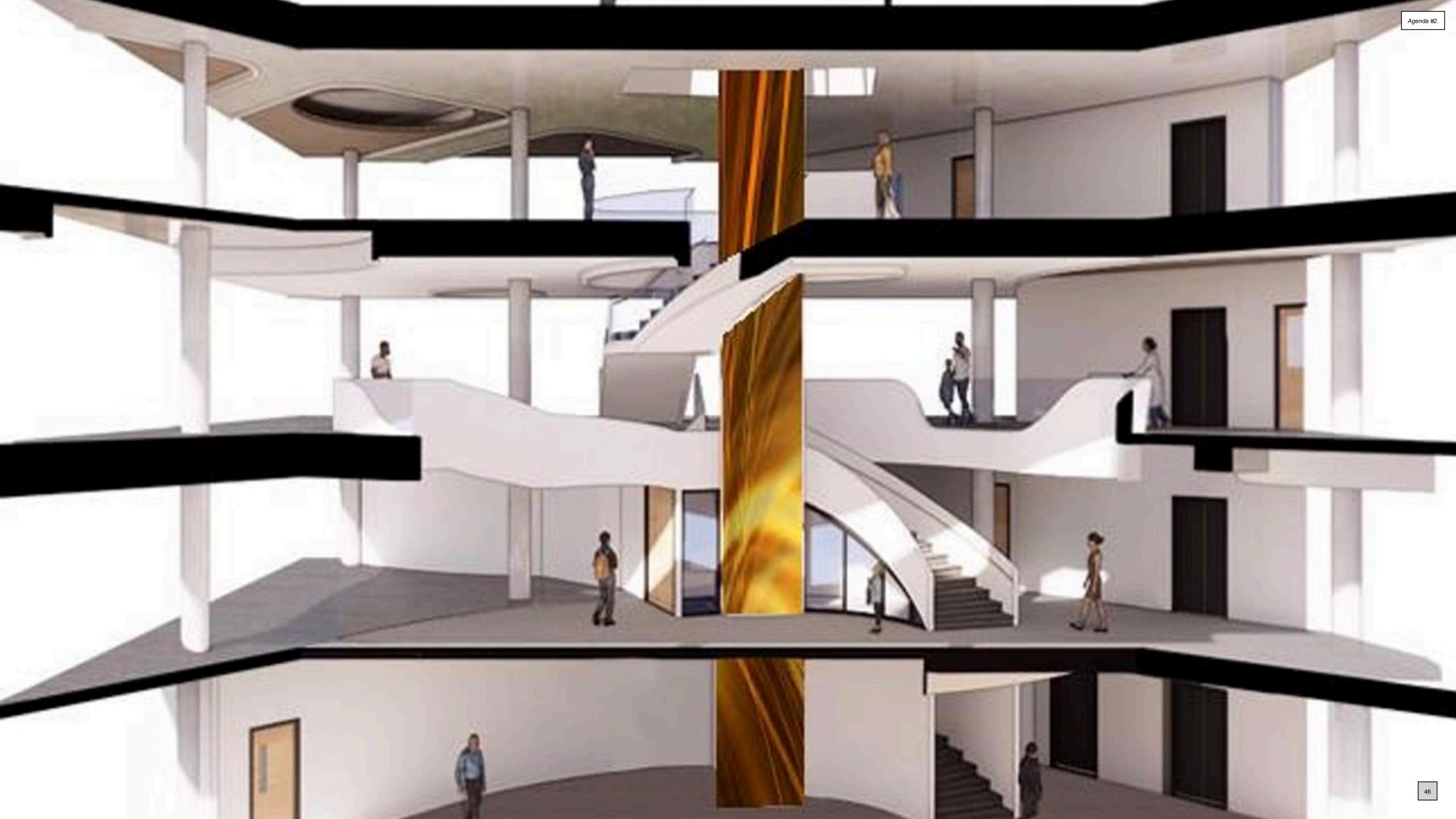
- Current building opened in 1967; GFPL Foundation incorporated as a 501(c)3 in 1968
 - Purpose of Foundation is to provide additional support for Library materials and programs not covered by taxpayer dollars.
- Master Plan conducted in 2022 revealed the need for major building infrastructure and systems updates; deferred maintenance can only last so long!
- The Foundation has made important steps in understanding feasibility and capacity to launch a campaign.
- Only through a multi-channeled, years-long fundraising approach with dedicated community support is this possible.



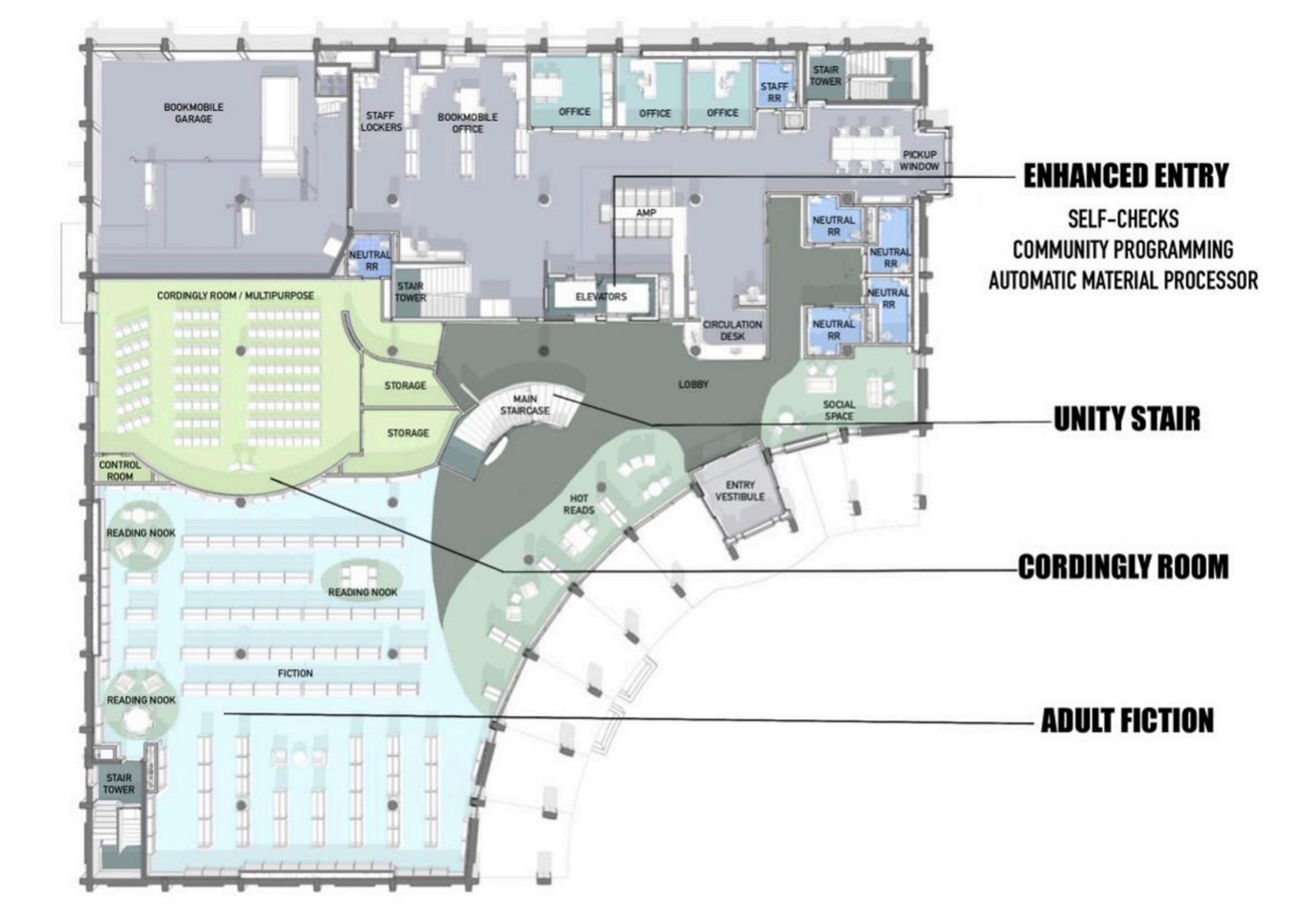




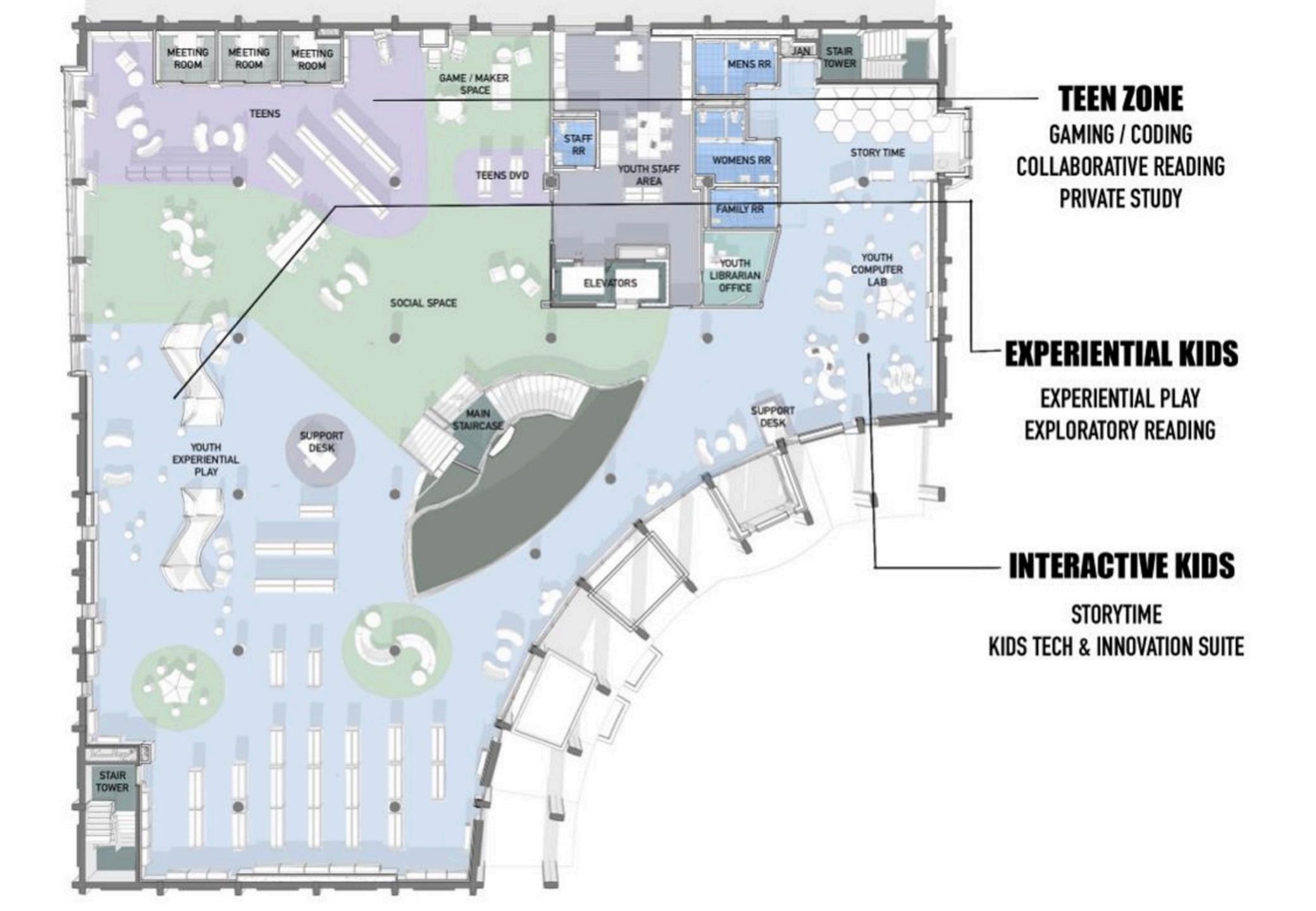




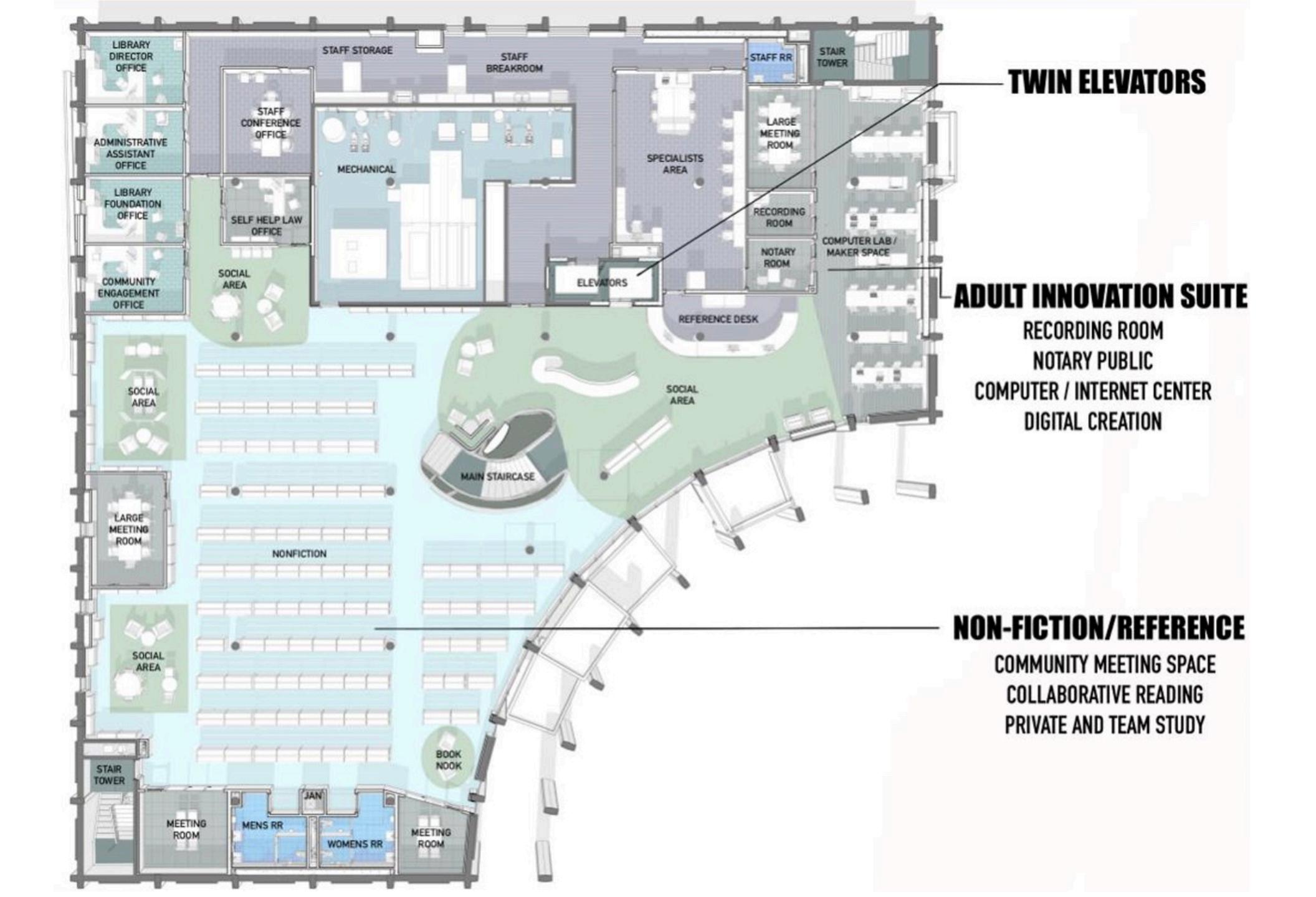
Agenda #2.



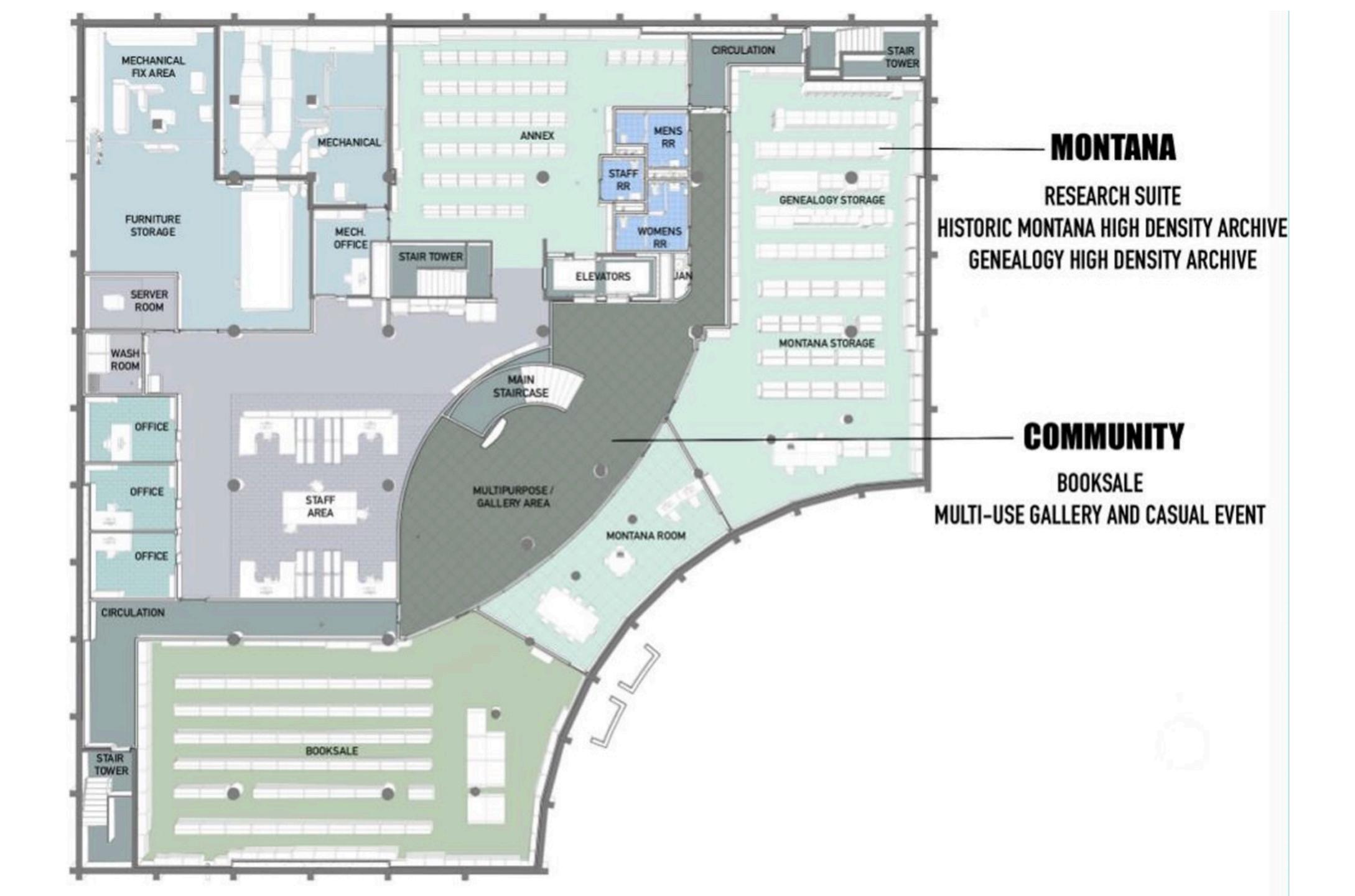












LETTER OF AGREEMENT

This Letter of Agreement (the "Agreement") confirms the understanding between the parties and sets forth the terms and conditions of a contribution by the Great Falls Public Library Foundation ("Foundation") to the City of Great Falls ("City") for the benefit of the Great Falls Public Library ("Library") regarding building systems upgrades and a comprehensive library remodel project.

1. PARTIES TO THE AGREEMENT AND NOTICES

For Great Falls Public Library:

Contact: Anne Bulger, Chair, Library Board of Trustees

Address: 301 2nd Ave N, Great Falls, MT 59401

For Great Falls Public Library Foundation:

Contact: Brianne Laurin, Executive Director Address: PO Box 742, Great Falls, MT 59403

For City of Great Falls:

Contact: Cory Reeves, Mayor

Address: 2 Park Dr S, Great Falls, MT 59401

2. BACKGROUND

On April 18, 2024, the City of Great Falls Commission approved a contract with Cushing Terrell Architects ("CT") for Architectural Design Services for a Library remodel design. A Letter of Agreement was signed on June 4, 2024 between the Parties outlining the Foundation's fiscal responsibility to fund the Design Services.

Cushing Terrell Architects is nearing completion of the design and the Foundation is now planning to launch a multi-year fundraising campaign to allow for eventual remodel of the Library.

3. PROJECT OVERVIEW

The parties hereby acknowledge that the Library, the City, and the Foundation are jointly pursuing a comprehensive renovation and systems upgrade of the existing Great Falls Public Library facility. This project is designed to align with the Library's Strategic Plan and ensure operational sustainability and community service excellence into the future.

The project shall be executed in three distinct phases as follows:

Phase 1 - Capital Campaign Initiation: The Foundation shall formally establish a comprehensive fundraising campaign and shall commence the "Leadership Phase" to secure early leadership gifts and pursue grant funding from various institutional, foundation, corporate, and individual sources.

Phase 2 - Public Campaign Launch: A public launch of the capital campaign, currently projected for Fall 2027, wherein broad community engagement and participation shall be of paramount importance to the project's success.

Phase 3 - Construction Implementation: The Library and the City shall collaborate in conducting a formal Request for Proposal (RFP) process to select and contract with a qualified general contractor to execute the construction phase of the project. Construction will commence on the completion of the Foundation campaign, when all pledges are expected to have been confirmed.

4. RESPONSIBILITIES AND EXPECTATIONS OF EACH PARTY

4.1 Great Falls Public Library Foundation

The Foundation hereby acknowledges that it has undertaken the necessary preliminary steps to launch the quiet phase of a comprehensive multi-channel fundraising campaign and commits to pursue an initial fundraising target of Thirteen Million Dollars (\$13,000,000) in support of the library remodel project.

4.2 Great Falls Public Library Board of Trustees

The Library Board hereby expresses its full support for the Foundation's fundraising efforts and formally recognizes the critical need for facility remodel and building systems upgrades to adequately serve the community's evolving informational and educational needs.

- a) The Library Board further commits to allocate funds held in the reserve account to support the air handler replacement portion of the Library remodel;
- b) The Library Board shall not initiate contract negotiations for construction services until such time as all required funding for the remodel project has been committed through the Foundation's fundraising efforts.

4.3 City of Great Falls

The City hereby expresses its full support for the Foundation's fundraising efforts and formally recognizes the critical need for facility remodel and building systems upgrades. The City further acknowledges and agrees to the following material conditions:

- a) The City shall not request taxpayer funding for this project through any mechanism, including but not limited to municipal bonds, special assessments, or voter-approved levies;
- b) The City shall not initiate contract negotiations for construction services until such time as all required funding for the remodel project has been committed through the Foundation's fundraising efforts.

5. GENERAL PROVISIONS

5.1 Effective Date

This Agreement shall be effective upon execution by all parties.

5.2 Amendments

This Agreement may only be amended in writing with the consent of all parties.

5.3 Governing Law

This Agreement shall be governed by the laws of the State of Montana.

5.4 Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations, representations, or agreements relating to the subject matter hereof.

SIGNATURES

Great Falls Public Library F	oundation
By: Brianne I aurin Executive Director	Date:

Great Falls Public Library Board of Trustees

By:	Date:
Anne Bulger, Chair	
City of Great Falls	
By:	Date:
Cory Reeves Mayor	

Agenda #2.



Connecting People & the Future



Dear City of Great Falls,

On behalf of Enbar, Inc. and the Great Falls Voyagers, I am writing to formally request funding assistance for two critical infrastructure projects at Voyagers Stadium. Both projects directly address life safety concerns and are essential improvements to this city-owned facility.

1. Concrete Repair & Box Seat Replacement

This project was initially discussed and agreed upon with then-Parks Director Steve Herrig during the winter of 2024. The concrete throughout the stadium has significantly deteriorated, and the supporting structures for the box seating are in a similar state of disrepair. These conditions represent a serious safety liability for both the Voyagers organization and the City of Great Falls. Attached to this letter are previously approved quotes totaling \$199,298.52. While we anticipate a modest increase due to inflation and material costs, we expect the total cost of the project to remain under \$250,000.

2. Safety Netting Replacement

The existing safety netting behind home plate is original to the stadium and, despite numerous repairs over the years, no longer meets modern safety standards. Replacing the current netting with a modern, durable system will enhance the safety and experience for all attendees, including those attending Legion and high school baseball events. We estimate the cost for this project to be approximately \$175,000, although a formal bid process has not yet commenced.

These improvements will significantly enhance the safety, accessibility, and long-term viability of Voyagers Stadium. With the recent acquisition of the Voyagers by local investment group Enbar, Inc., we are committed to preserving and improving this valuable community asset for future generations.

We appreciate your consideration and look forward to collaborating with the City of Great Falls on these much-needed upgrades.

Sincerely, Scott Reasoner President Enbar, Inc.

Pricing Agenda #3.



DATE: Wednesday, February 12, 2025

Expiration Date: Sunday, April 13, 2025

TO: Scott Reasoner Great Falls Voyagers

REFERENCE: Great Falls Voyagers

Great Falls, MT

We are pleased to offer the following information on Irwin Seating Company products:



Centura CT-390

616 Irwin Seating Centura Model CT390 with the following options, accessories, and finishes.

CENTURA, CT390 Polymer Chair. Slatted backs. 460 Module.
Galvanized stanchions and clamps and Silver anodized aluminum rail,

riser or floor mounted. Seat and row numbers. Shared Armrests fixed.

Open End panel.

Fixed rear mounted cupholders, arm or wall cupholders when required.

ADA Flip up aisle end armrests as required. Standard plastic color for seats/backs. Stainless Steel Hilti mechanical anchors.



Logo not included.

Price Summary

616	CT390 as per above:	\$ 166.81	\$ 102,754.96
1	Freight - dedicated, skidded:	\$ 6,720.56	\$ 6,720.56
616	Installation of new chairs:	\$ 34.25	\$ 21,098.00
	Total Price - Delivered & Installed:		\$ 130,573.52
	Excludes sales tax and bonds		
	Removal of existing chair not included.		
	Optional Prices:		

TERMS AND CONDITIONS

• Payment Terms are to be approved by Irwin Seating Company

Unless otherwise noted:

- This proposal is subject to Irwin Seating Company Standard Terms and Conditions.
- This proposal is based upon the use of standard Irwin Seating Company products, manufactured using standard Irwin Seating Company methods.
- This proposal is based upon the use of the referenced fabric, and standard paint, plastic, stain and laminate selections. Options or special details are only provided to the extent specifically listed in this proposal. If any of the above specifications change, alternative pricing must be quoted.
- Pricing is based on minimum average row length of 10 chairs.
- Pricing is based on 54" wide fabric without a pattern or direction orientation specified.
 Railroaded (directional) fabrics or fabric with repeats may result in additional costs.
- Pricing does not include removal, and performance and payment bonds.
- If applicable, sales tax will be charged based on the tax rate in effect at the time of billing. For tax exempt orders, please provide Irwin Seating Company a copy of your tax exempt certificate along with your purchase order for review and approval.
- Pricing provided is based on manufacturing and shipment of as indicated above. (10/2025)
 Irwin Seating Company reserves the right to modify pricing should manufacturing and shipment of be delayed.

Agenda #3.

- If the order goes into storage, payment will be required for the stored materials.
- Adherence to project milestones as outlined in the critical date schedule is required to meet requested shipment dates.
- Our quotation is based upon the following concrete specifications: (if applicable)
 - 1) Floor mounted chairs must be 3" thick free from obstructions for top 1-1/2".
 - 2) Riser mounted chairs must be 4" thick free from obstructions for 2-1/2" from riser face.
 - 3) Riser to be plumb + or 1/8".
 - 4) Normal weight concrete to be compressive strength 3000 PSI (structural concrete).
 - Structural light weight concrete is acceptable if it is 5000 PSI minimum and weights 90-115 pounds per cubic foot.
 - Screed is not an acceptable anchoring base. If screed dimension exceeds 1", special installation hardware and procedures may be necessary.

Any deviations from the concrete conditions mentioned above may result in additional installation charges, the need for alternative anchoring, etc. Installers need to be able to easily drill through the screed to reach clear structural concrete.

 Pricing is valid for 60 days from date of issue. If purchase order is not received within 60 days of this quote date Irwin Seating Company reserves the right to reissue the quotation with adjusted pricing.

If you have any questions, please contact your Irwin Seating Company Project Administrator for clarification.

IRWIN SEATING COMPANY

Kevin Schulz Regional Sales Manager 616.574.7189 | Direct 608.346.8662 | Cell kevin.schulz@irwinseating.com

MEMORANDUM

	Agenda #3.
ΙD	Ш
L L P	
	W
ARCHITE	CTURE

TO:	FROM:	HKUHIItU
Bryan Lockerby	Timothy Peterson, AIA	
CC:	DATE:	
Scott Reasoner	May 5, 2025	
RE:		
Stadium Box Seat Conditions		

Bryan,

I reviewed the existing conditions of the box seats area with Rodney Blake, P.E., of TDH Engineering on August 6, 2024. We walked around the lower bowl portion of the stadium and looked into the crawl space areas under the seating areas. The overall concrete conditions around the box seats are very poor. The concrete is from the original stadium construction, and in the lower bowl portion there are many areas where the concrete has spalled. In some locations, large chunks of concrete at the stairs have separated. (See Figures 1, 2, 3, and 4)



Figure 1

15 FIFTH STREET SOUTH GREAT FALLS | MT 59401 406.771.0770 MEMORANDUM PAGE 2 | Agenda #3.



Figure 2



Figure 3

MEMORANDUM PAGE 3 | Agenda #3.



Figure 4

Stadium seats should be replaced every 10-15 years. We learned at our walk-thru the the current box seats are over 40 years old. They were originally donated to the Great Falls Baseball Club by the Los Angeles Dodgers in the 1990s, as they were replacing the seats in their stadium. As seats have broken over the years, they've been cobbled together with miscellaneous parts and pieces. (See Figure 5)



Figure 5

MEMORANDUM PAGE 4 | Agenda #3.

We observed another issue with the area of the lower bowl seating. Many of the main stair risers that approach the seats are 9-3/4" – 10" tall. Section 504.2 in the 2021 International Building Code requires flights of stairs to have a uniform riser height of a minimum 4" and a maximum of 7". These tall stair risers should be modified to meet current code requirements as closely as possible. (See Figure 6)



Figure 6

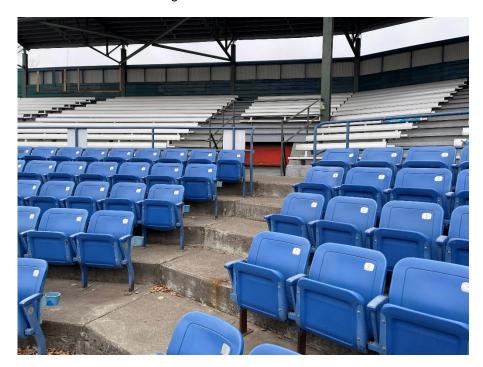
Also, we observed a few locations in the stadium where the guardrails do not meet code requirements. For example in Figure 7, the guard rail is not continuous and doesn't meet the required height or sphere opening requirements.



Figure 7

MEMORANDUM PAGE 5 | Agenda #3.

In Figure 8, the upper guardrails (painted green in the side-aisles) do not meet the sphere opening requirements in the International Building Code.

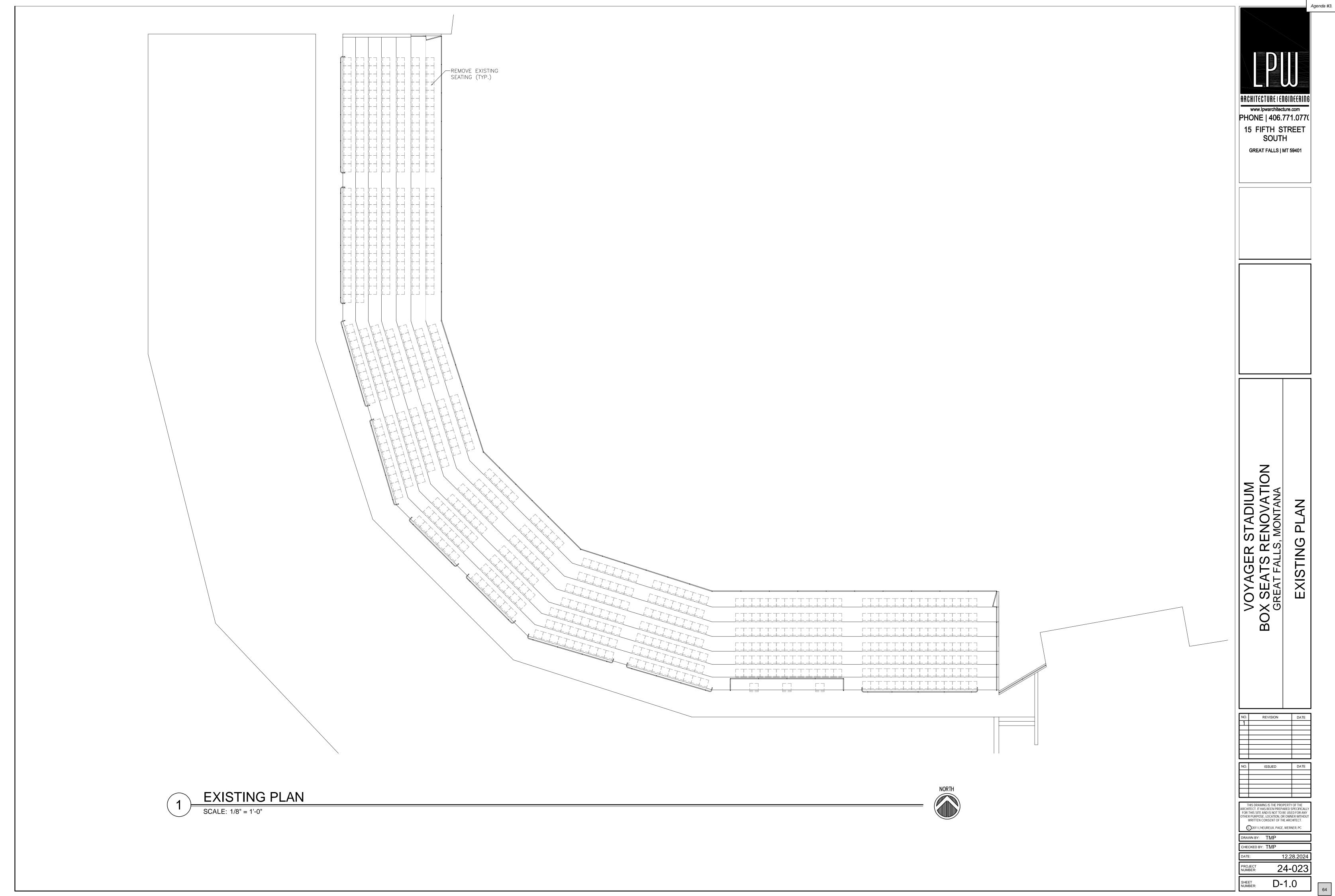


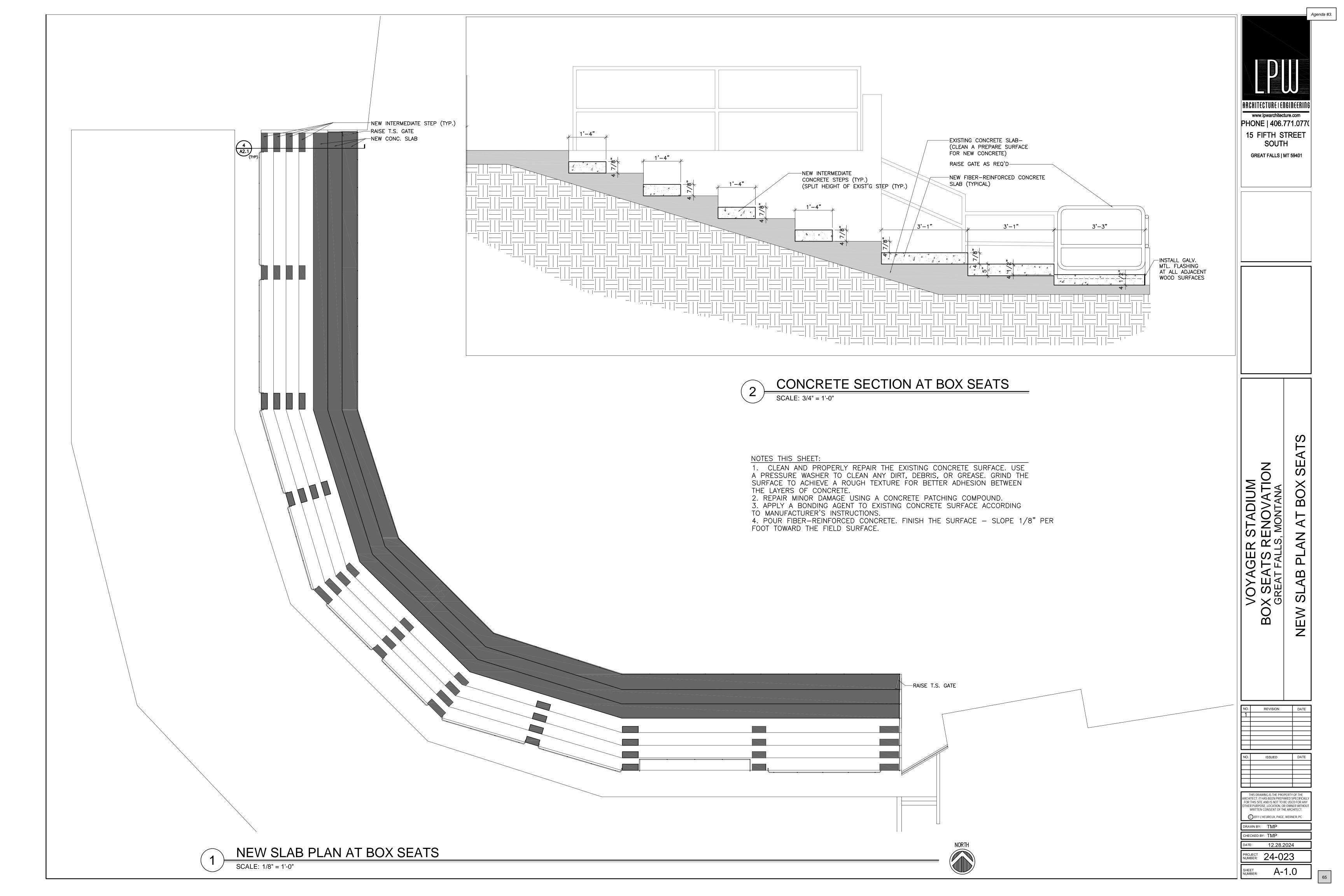
Our solution is to poor new 4-1/2" - 4-7/8" concrete topping slabs over the lower three seat levels to fix the majority of the spalling concrete areas. We also added steps at the existing tall risers to reduce the rise by $\frac{1}{2}$ and bring them closer to meeting current codes. The new reinforced concrete is to be poured over a bonding agent after the loose pieces of the existing slabs are removed. The concrete will have a minor slope toward the field so water will not puddle and repeat the same issues. We also called out repairs for all the deficient guardrail locations.

Let me know if you have any questions.

Sincerely,

Timothy Peterson, AIA Principal Architect







January 20, 2025

Great Falls Voyagers Great Falls, MT. 59405

Re: New Concrete @ Box Seat

Scott / Tim

We are pleased to quote the sum of <u>\$ 66,475.00</u> Dollars to complete the work listed below for the above referenced project.

- Pressure wash existing concrete surface
- Form new steps (44) total 1'-6" x 3'-6" x 5" +/-
- Form (3) lower slab sections approx. 3'-1"
- Install 5" galv. flashing against back stop
- Install J-40 Bonding agent
- Place & finish slab sections (concrete fiber)
- Clean up & touch up
- Caulking as needed
- Raise (2) gates
- Pump truck / line pump included

Excluded Items:

- Removal of existing seating and anchors
- Any unforeseen electrical
- Any concrete removal or replacement of existing

Respectfully Submitted,

Guy M. Tabacco

Guy Tabacco Construction



RE: Sourcewell Vendor

From Steve Herrig <sherrig@greatfallsmt.net>

Date Wed 4/30/2025 3:49 PM

To Kevin Schulz <kevin.schulz@irwinseating.com>; Scott gfvoyagers.com <scott@gfvoyagers.com>

Cc Kevin Vining kvining@greatfallsmt.net>

Hey Scott & Kevin,

We are moving forward with this project as a Park District project, but won't really have approval until the FY26 budget is approved. Scott, can you get us the second concrete bid and James, we can work through Omnia. Please coordinator with Kevin Vining, our Parks Manager as today will be my last day with the City.

Thanks Steve

Steve Herrig, CPRP

Director, Park and Recreation

1700 River Dr. North
Great Falls, MT 59403
(406) 771-1265
sherrig@greatfallsmt.net



"Choose to make it a GREAT day!"

From: Kevin Schulz < kevin.schulz@irwinseating.com>

Sent: Thursday, April 24, 2025 8:19 AM

To: Scott gfvoyagers.com <scott@gfvoyagers.com>; Steve Herrig <sherrig@greatfallsmt.net>

Subject: RE: Sourcewell Vendor

Steve,

Just wanted to see if there is anything you need from me on this. I know the Omnia topic came up which we can do. I can get you an updated price for that. Typically, Omnia and other purchasing companies like that charge a 2% fee for their services.

Please let me know if you need an updated Omnia price.

Lead time on outdoor products are about 26 weeks plus install.

Thank you,

Kevin Schulz

Regional Sales Manager 616.574.7189 | Direct

608.346.8662 | Cell kevin.schulz@irwinseating.com

Irwin.

3251 Fruit Ridge Ave. NW, Grand Rapids, MI 49544

From: Scott gfvoyagers.com <scott@gfvoyagers.com>

Sent: Thursday, April 17, 2025 9:15 AM

To: Steve Herrig < sherrig@greatfallsmt.net; Kevin Schulz kevin.schulz@irwinseating.com

Subject: RE: Sourcewell Vendor

Morning,

Just following up on this to see what else we might need to get done.

Thanks! Scott

From: Steve Herrig < sherrig@greatfallsmt.net >

Sent: Friday, April 04, 2025 8:56 AM

To: Kevin Schulz < <u>kevin.schulz@irwinseating.com</u>>; Scott <u>gfvoyagers.com</u>

<<u>scott@gfvoyagers.com</u>> **Subject:** RE: Sourcewell Vendor

Thanks for the information Kevin. I will check on Omnia for the City. Thanks

Steve Herrig, CPRP

Director, Park and Recreation

1700 River Dr. North Great Falls, MT 59403 (406) 771-1265

sherrig@greatfallsmt.net



"Choose to make it a GREAT day!"

From: Kevin Schulz < kevin.schulz@irwinseating.com >

Sent: Friday, April 4, 2025 8:54 AM

To: Scott <u>gfvoyagers.com</u> < <u>scott@gfvoyagers.com</u>>; Steve Herrig < <u>sherrig@greatfallsmt.net</u>> **Subject:** RE: Sourcewell Vendor

Scott, Steve,

We do not have Sourcewell but we do have Omnia.

All purchasing contracts have about a 2% fee with them for the company handling them such as Sourcewell or Omnia. I can get you an updated price if needed or maybe you can sole source it based on features that Irwin has such as the over clamp rail design that makes the seating more stable. Also the soft cup holder that does not break is another Irwin only feature.

If you need an updated Omnia price, please let me know.

Thank you,

Kevin Schulz

Regional Sales Manager 616.574.7189 | Direct 608.346.8662 | Cell kevin.schulz@irwinseating.com

Irwin.

3251 Fruit Ridge Ave. NW, Grand Rapids, MI 49544

From: Scott <u>gfvoyagers.com</u> < <u>scott@gfvoyagers.com</u>>

Sent: Friday, April 4, 2025 9:19 AM

To: Kevin Schulz < kevin.schulz@irwinseating.com >; Steve Herrig < sherrig@greatfallsmt.net >

Subject: Sourcewell Vendor

Kevin,

I am getting you connected with Steve here with the City of Great Falls. We were seeing if you were already a Sourcewell vendor? Just let us know and what questions you may have.

Thanks, Scott



SCOTT REASONER

President at Great Falls Voyagers

mobile: <u>406-788-3300</u>, office: <u>406-452-5311</u>

email: scott@gfvoyagers.com

gfvoyagers.com





City of Great Falls e-mails may be subject to Montana's Right To Know law (Article II Sec 9, Montana Constitution) and may be a Public Record (2-6-1002, M.C.A.) and available for public inspection.

Agenda #3.

City of Great Falls e-mails may be subject to Montana's Right To Know law (Article II Sec 9, Montana Constitution) and may be a Public Record (2-6-1002, M.C.A.) and available for public inspection.