

Altru Indoor Sports & Aquatics Complex and Site Plan Update

**July 22nd, 2024
City of Grand Forks, ND
Committee of the Whole**



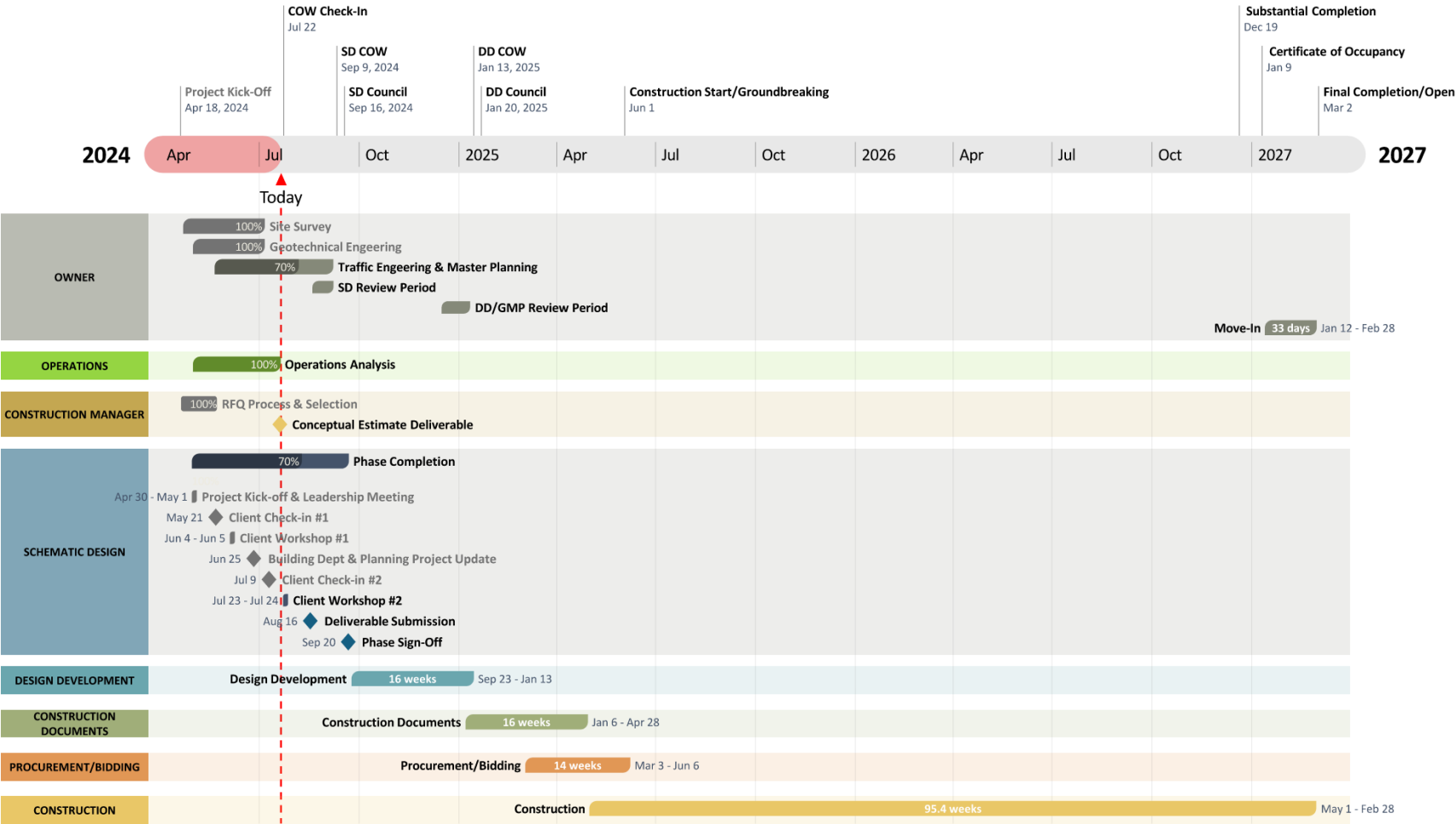
AGENDA

- Introduction & Review
- JLG/BRS/McGough Schematic Design & Project Estimates
- Altru Indoor Sports & Aquatics Complex (AISAC) Financing Scenario
- Bolton & Menk Site Master Plan & Traffic Study
- Site Support Infrastructure
- Children's Museum/Agreement Update
- Park District Operational Budget
- UND Agreement

PROJECT RECAP

- April 2024 – JLG Architects selected as Architect of Record partnering with BRS Architecture for A/E Services.
- May 2024 – Schematic Design commences, and Stakeholder Committee identified. McGough and Construction Engineers selected as Construction Manager.
- May – July 2024 – Workshop sessions ongoing covering programming and planning with Stakeholder Committee. Site development coordination with City staff.
- Today – 70% complete with Schematic Design. Progress update to City Council.
- September 2024 – 100% Schematic Design Completion. City Council Presentation.

PROJECT SCHEDULE



ALTRU INDOOR SPORTS AND AQUATICS COMPLEX
PROJECT SCHEDULE
JULY 2024 | 22033



BARKER
RINKER
SEACAT
ARCHITECTURE



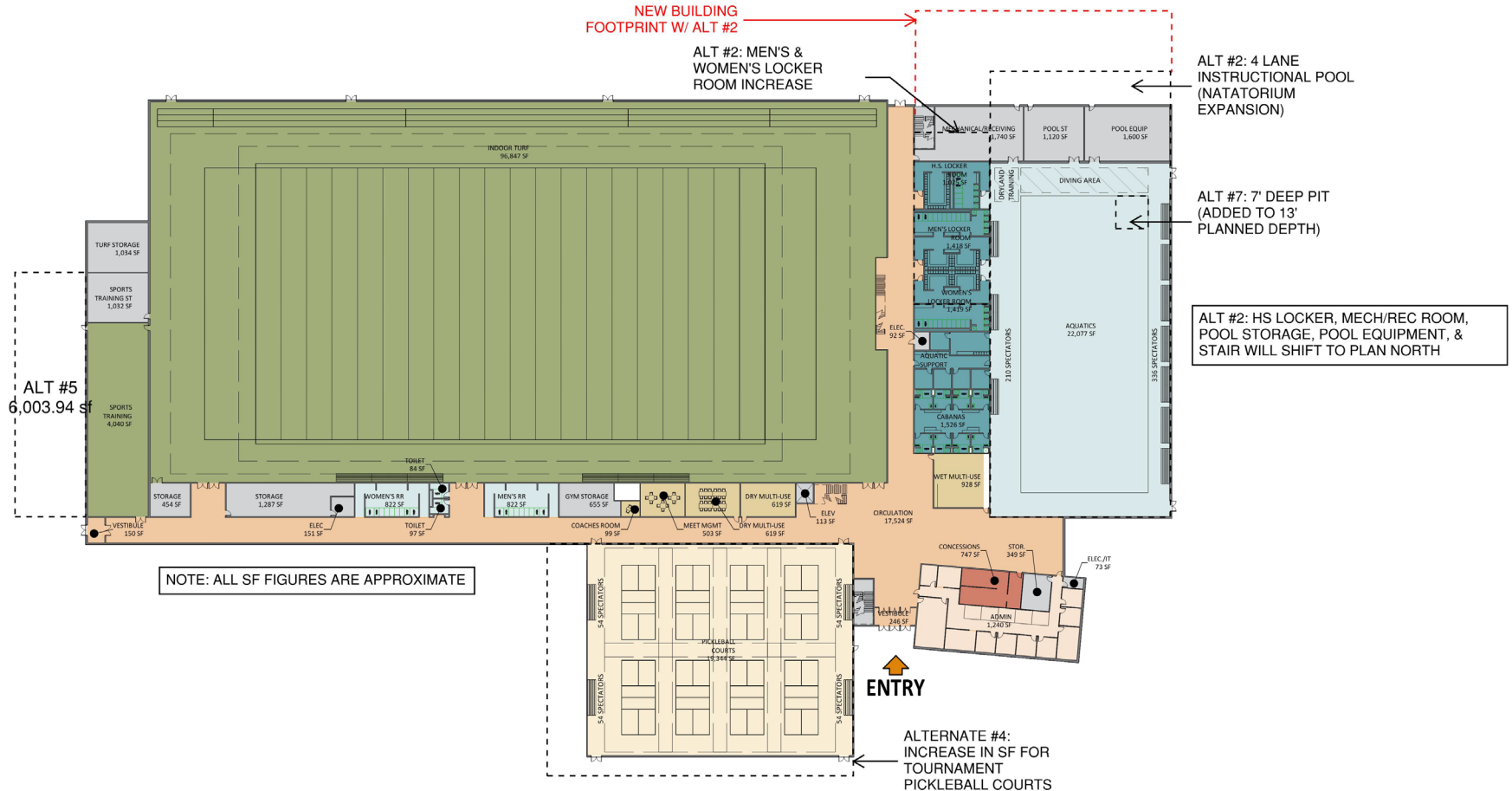
SCHEMATIC DESIGN & PROJECT ESTIMATE

Program Spaces

Program Name	Square Footage	Program Name	Square Footage
Administration <ul style="list-style-type: none"> Control Desk 7 Private Offices 5 Workstations Conference Room Break Room Work Room Storage Concessions Elec./I.T. Room 	4,490 SF 150 SF 1,049 SF 1,240 SF 501 SF 215 SF 166 SF 349 SF 747 SF 73 SF	Natatorium <ul style="list-style-type: none"> 50m Pool Men's Locker Room Women's Locker Room High School Locker Room Aquatics Support Family Change Rooms Pool Equipment Pool Storage Spectator Seating 	37,869 sf 22,200 SF 1,395 SF 1,396 SF 1,030 SF 1,300 SF 1,476 SF 1,611 SF 1,120 SF 6,341 SF
Turf Fieldhouse <ul style="list-style-type: none"> Indoor Turf Field w/100M Sprint Track Turf Storage Spectator Seating 	98,573 SF 96,867 sf 1,034 sf 672 sf	Multi-Purpose Rooms <ul style="list-style-type: none"> Wet Multi-Use Dry Multi-Use x2 Meet Management Coaches Room 	2,795 SF 935 SF 1,258 SF 501 SF 101 SF
Sports Training <ul style="list-style-type: none"> Free Weight Training & Movement/Plyometrics Storage 	5,093 SF 4,060 SF 1,033 SF	Support Spaces <ul style="list-style-type: none"> Restrooms Circulation Building Storage Mech./Receiving 	49,118 SF 3,173 SF 27,497 SF 2,012 SF 16,436 SF
Pickleball Fieldhouse <ul style="list-style-type: none"> 8 Pickleball Courts Spectator Seating Storage 	20,223 SF 19,358 SF - 865 SF	TOTAL SF	218,161 SF

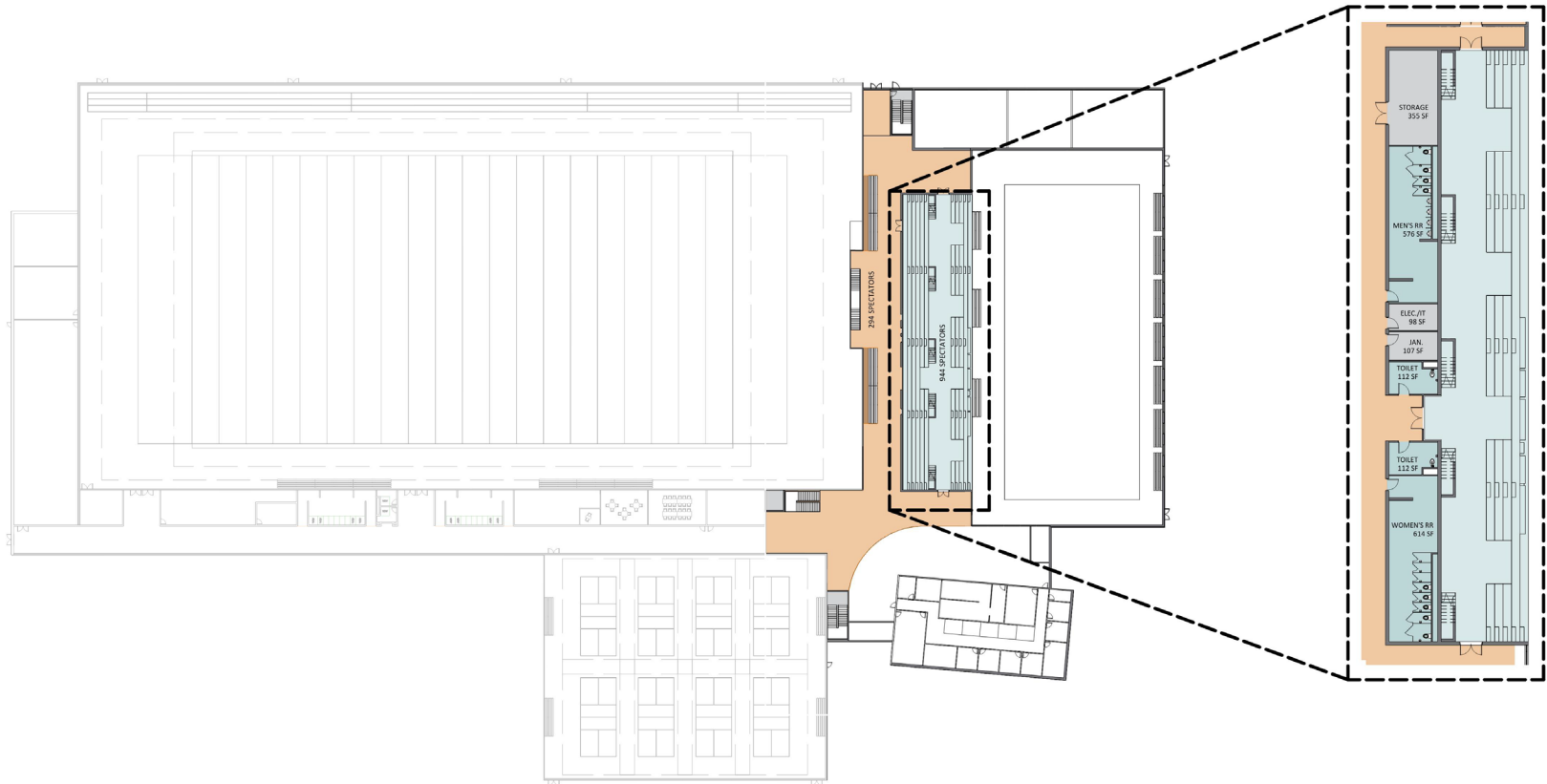
SCHEMATIC DESIGN & PROJECT ESTIMATE

Proposed First Floor Plan



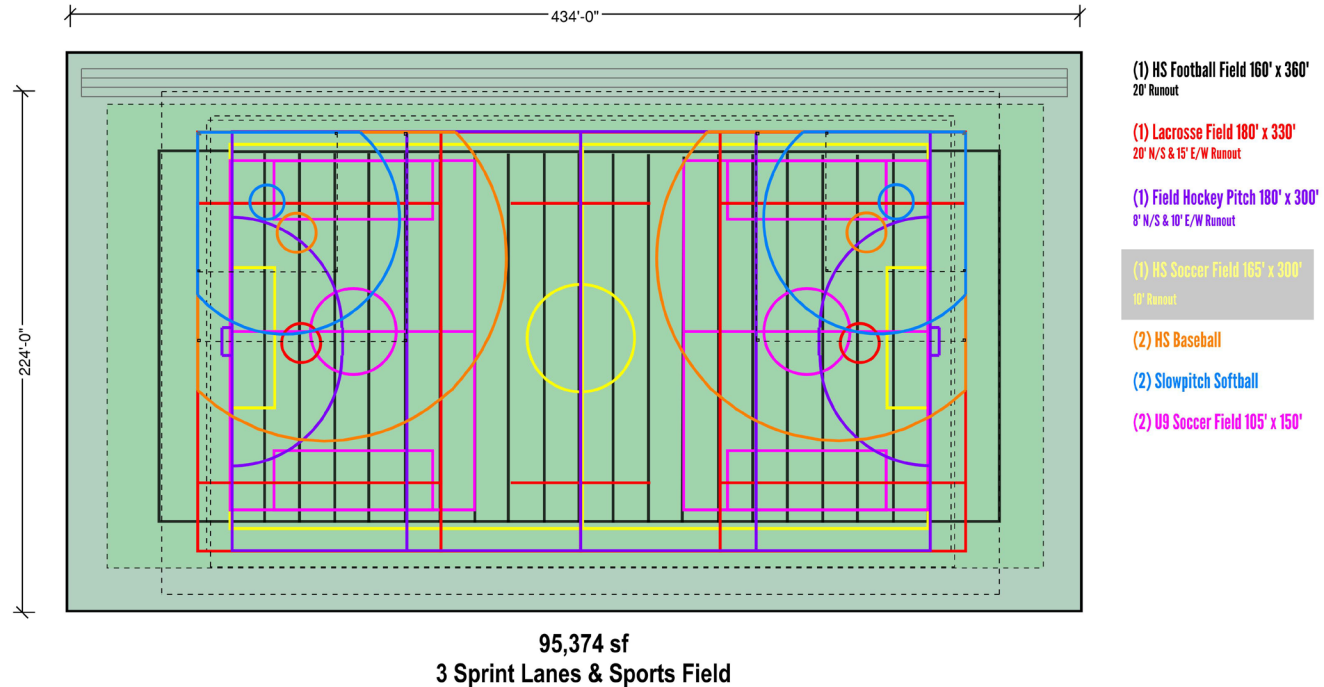
SCHEMATIC DESIGN & PROJECT ESTIMATE

Proposed Second Floor Plan



SCHEMATIC DESIGN & PROJECT ESTIMATE

Turf field multi sport diagram



Design Option Exhibits

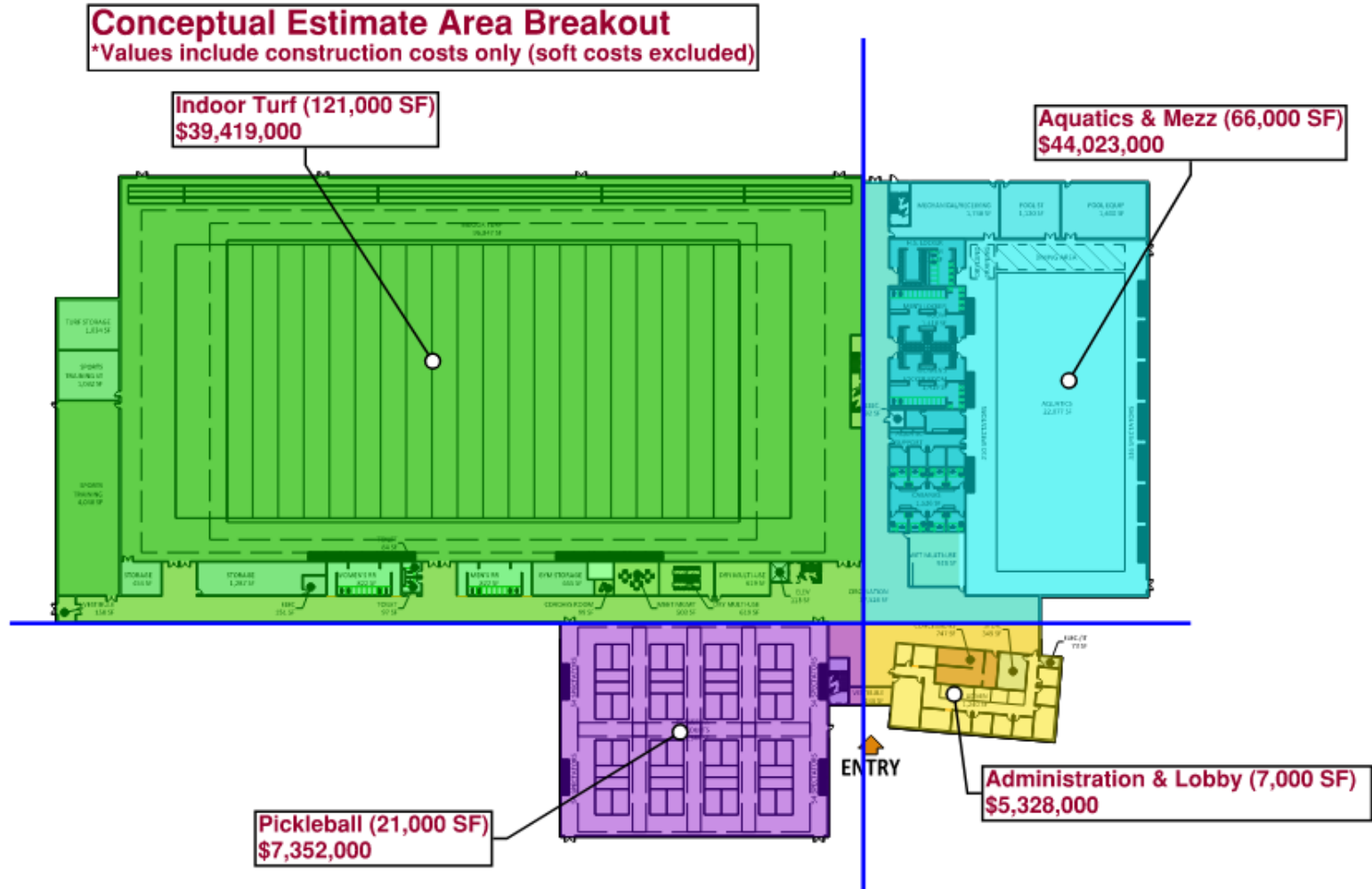
1"=40'

SCHEMATIC DESIGN & PROJECT ESTIMATE

- McGough and Construction Engineers have prepared a cost model based on a Spring 2025 start.
- Upon completion of the bidding documents in the Spring of 2025, McGough and CE will solicit bids and prepare a Guaranteed Maximum Price (GMP).



SCHEMATIC DESIGN & PROJECT ESTIMATE

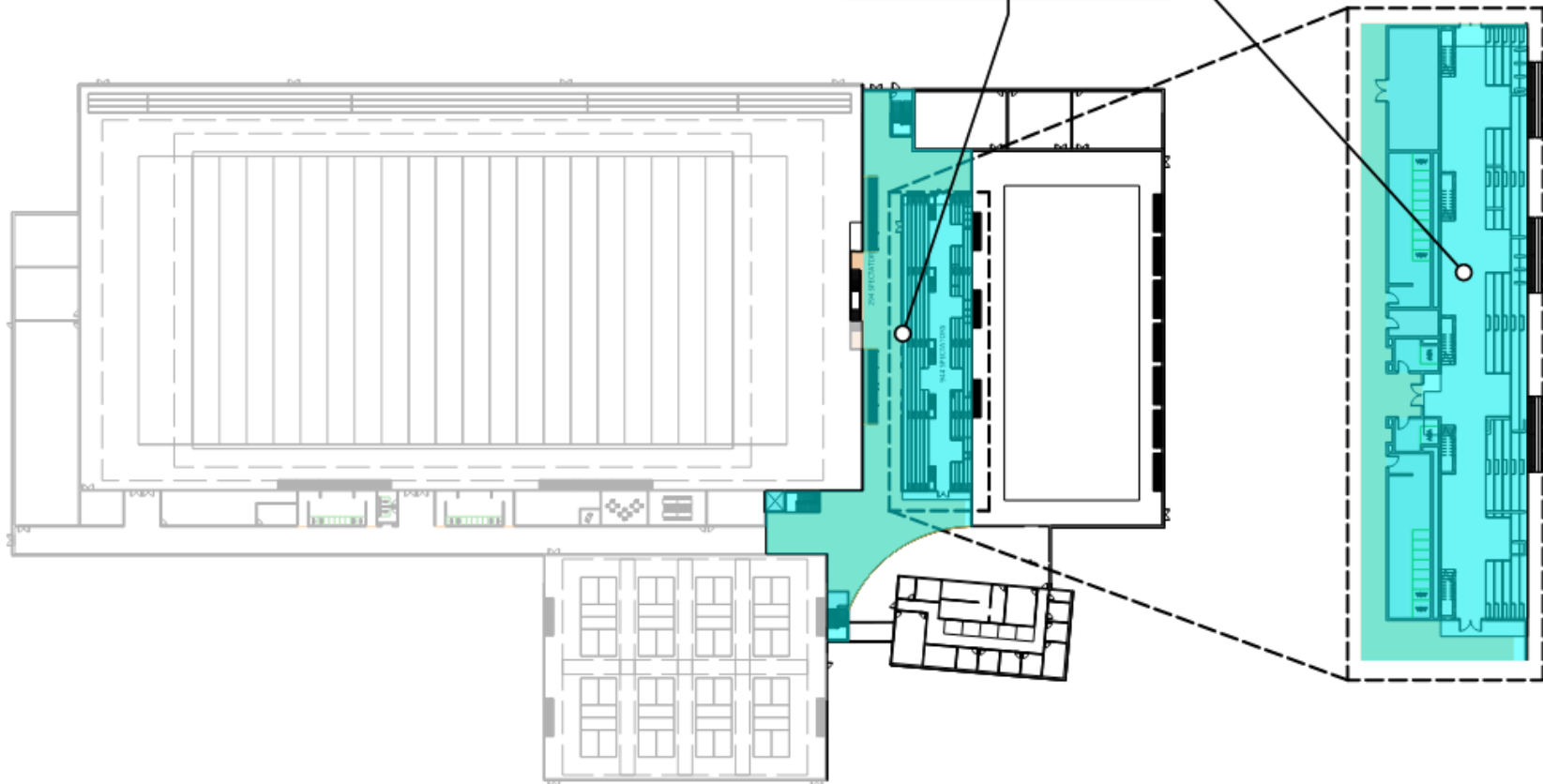


SCHEMATIC DESIGN & PROJECT ESTIMATE

Conceptual Estimate Area Breakout

*Values include construction costs only (soft costs excluded)

Aquatics & Mezz (66,000 SF)
\$44,023,000



SCHEMATIC DESIGN & PROJECT ESTIMATE

Construction Costs (Hard Costs)

Administration & Lobby	\$5,328,000
	+
Aquatics & Mezzanine	\$44,023,000
	+
Indoor Turf	\$39,419,000
	+
Pickleball	\$7,352,000
	=
SUBTOTAL CONSTRUCTION COSTS	\$96,122,000

SCHEMATIC DESIGN & PROJECT ESTIMATE

Included Contingencies

Estimating & Design Contingency	\$7,960,000
	+
Escalation to Spring 2025 Start	\$3,597,000
	+
Construction Contingency	\$2,245,000
	=
GRAND TOTAL CONTINGENCIES	\$13,802,000

SCHEMATIC DESIGN & PROJECT ESTIMATE

Soft Costs

Design & Engineering Fees	\$8,510,000
	+
Owner Project Contingency (3%)	\$2,884,000
	=
SUBTOTAL SOFT COSTS	\$11,394,000

SCHEMATIC DESIGN & PROJECT ESTIMATE

Grand Total Project Costs

Subtotal Construction Costs	\$96,122,000
	+
Subtotal Soft Costs	\$11,394,000
	=
GRAND TOTAL PROJECT COSTS	\$107,516,000

SCHEMATIC DESIGN & PROJECT ESTIMATE

Proposed Alternates

#	Space	Quantity	Add/Deduct
1	Aquatics <ul style="list-style-type: none"> Two temperature pool Adjustable floor 		ADD
2	Aquatics <ul style="list-style-type: none"> Single 4 lane 25yd instructional pool and additional pool deck Pool lifts for access of competition pool & instructional pool Stair alcove or portable stairs for accessing instructional pool 	8,401 sf	ADD
3	Aquatics <ul style="list-style-type: none"> 3m & 5m Diving Platforms 	-	ADD
4	Pickleball <ul style="list-style-type: none"> 8 Courts with tournament clearances 	4,512 sf	ADD
5	Sports Training <ul style="list-style-type: none"> Free Weight Training Movement / Plyometric Turf Area Storage 	6,000 sf 3,400 sf 1,600 sf 1,000 sf	ADD
6	Aquatics <ul style="list-style-type: none"> Remove Floor Deck Air exchange system 	-	DEDUCT
7	Aquatics – UND Aerospace <ul style="list-style-type: none"> 20' deep pit w/ grate + hoist beam + equipment Storage 	300 sf 300sf	ADD

SCHEMATIC DESIGN & PROJECT ESTIMATE

Project Alternates

Not Included in Base Project Estimate

1. Two Temperature 50M Pool with Adjustable Floor	\$1,282,000
2. 4 Lane 25 Yard Instructional Pool	\$6,798,000
3. 3 Meter & 5 Meter Diving Platforms	\$479,000
4. Expand 8 Pickleball Courts to Tournament Size	\$1,867,000
5. Expand Sports Training	\$2,112,000
6. Remove Floor Deck Air Exchange System	\$(270,000)
7. 20' Deep Dive Pit with Grate + Hoist & Beam	\$1,287,000

*Alternate values include construction and soft costs

AISAC FINANCING SCENARIO

- **3/4% Sales Tax Vote Extended & Expanded Use in Nov. 2023**
May be Used for Debt Service & Capital Needs of Alerus Center & AISAC
Generates Roughly \$10.5M/Year Currently
- **Alerus Center Debt Matures in 2029**
\$20.8M Outstanding Balance
\$4M Annual Payment - Callable in December 2025
- **Working with Bond Consultants to Determine Borrowing Capacity**
Reviewed Debt Service Coverage Ratios & Bond Reserve Requirements
Bond Rating Considerations | Interest Rate Scenarios | Capital Needs of Facilities

AISAC FINANCING SCENARIO

- **\$100M Borrowing Capacity**

- Alerus Center & AISAC Long Range Capital Improvement Plans (CIPs) Funded

- Debt Service Coverage Minimums Met

- Bond Rating Should Not be Impacted

- **Interim Financing Needed**

- Alerus Center Debt Limits Borrowing Capacity for AISAC Project

- Discussions with Local Banking Partners Shows Interim Financing Possibilities

- Draw upon Line of Credit as Project is Constructed | RFP to be Performed

- Allows Sales Tax Dollars to Grow While Taking Advantage of Low Interest Debt

- Enough Cash Built by End of Project Construction to Pay Off Alerus Center Debt (2027)

- Potentially Able to Fund Additional AISAC Soft Costs with Cash

- Permanent Financing Bonded to Repay Line of Credit

AISAC FINANCING SCENARIO

- **\$100M Borrowing Scenario (Late 2027/Early 2028)**

Sales Tax Projected to Bring in \$12M in 2028

Alerus Center “Allocation” Equal to 1/3rd of Sales Tax Collections

“Allocation” Equal to \$4M Annually

Capital Needs/Reserves Average \$3.7M Annually (Per Existing CIP)

AISAC “Allocation” Equal to 2/3rds of Sales Tax Collections

~\$6.5M Annual Debt Payment

~\$1.5M Remains Available for Capital Needs/Reserves (Initially)

Altru Naming Rights Funding (\$10M) over 25 Year Period

Dedicated to Capital Needs of Facility

Additional \$300K Annually (Initially)

Turf & Aquatic Sponsorship Funding Goal: \$4M over 10 Years
Will Designate towards Facility Soft Cost

SITE MASTER PLAN & TRAFFIC STUDY

GRAND FORKS AISAC SITE MASTER PLAN

GRAND FORKS AISAC MASTER PLAN

BOLTON & MENK

07.17.2024

21

SITE MASTER PLAN & TRAFFIC STUDY

GOALS & VALUES

RECREATION CENTER

Goals & Values

- » Community-wide destination
- » Equitable, Inclusive, & Accessible
- » Programming for a wide range of activities & age groups
- » Safe pedestrian access & connectivity

Outdoor Site Program Elements

- » Parking
- » Hardscape entry plaza
- » Stormwater feature / Retention Pond

GRAND FORKS AISAC MASTER PLAN

DESTINATION PARK

Goals & Values

- » Provide a variety of play spaces for different age groups / interests / abilities
- » Flexible community gather and programming
- » Community-wide destination
- » Safe pedestrian access & connectivity

Outdoor Site Program Elements

- » Parking
- » Flex Lawn
- » Stormwater feature / Retention Pond
- » Hardscape Plaza
- » Concession Space / Food Service
- » Vegetable Garden
- » Water Play
- » Natural Play
- » Musical Play
- » Park Shelter

BOLTON & MENK

CHILDREN'S MUSEUM

Goals & Values

- » Engage minds through play
- » Community & regional destination
- » Provide a creative space that enriches minds through exploration
- » Create exterior spaces that encourage exploration
- » Site as laboratory
- » Flexible space for community programs and partnerships
- » Equitable, Inclusive, and Accessible
- » Safe pedestrian access & connectivity

Outdoor Site Program Elements

- » Parking
- » Hardscape Plaza
- » Performance venue
- » Natural Play
- » Flex Lawn
- » Promenade
- » Food trucks
- » Outdoor Lounge
- » Outdoor Kitchen
- » Vegetable garden
- » Educational Greenhouse / Crop Area

07.17.2024

SITE MASTER PLAN & TRAFFIC STUDY

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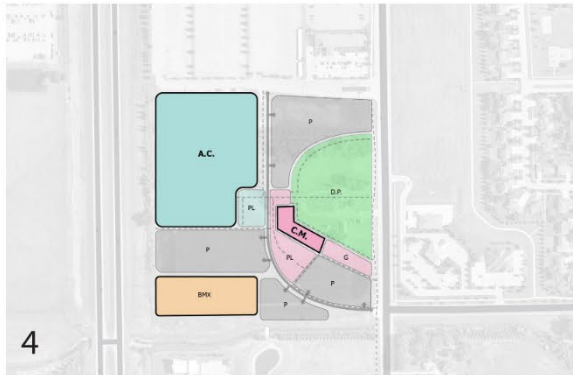
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07.17.2024

SITE MASTER PLAN & TRAFFIC STUDY

CONCEPT PLANS



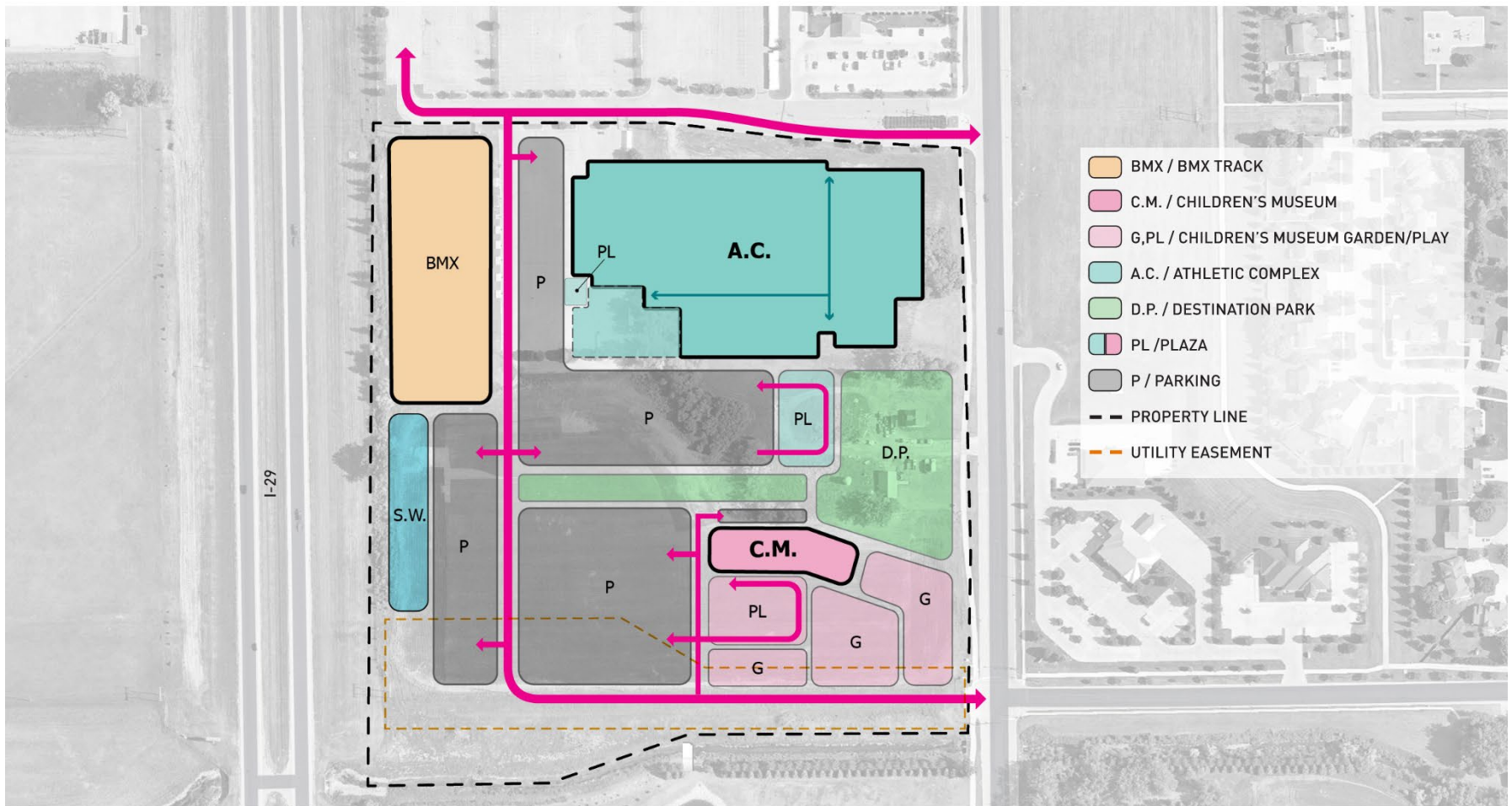
GRAND FORKS AISAC MASTER PLAN

BOLTON & MENK

07.17.2024

SITE MASTER PLAN & TRAFFIC STUDY

CONCEPT PLAN 5E



GRAND FORKS AISAC MASTER PLAN

BOLTON & MENK

07.17.2024

SITE MASTER PLAN & TRAFFIC STUDY

CONCEPT PLAN 5D-2



GRAND FORKS AISAC MASTER PLAN

BOLTON & MENK

07.17.2024

SITE MASTER PLAN & TRAFFIC STUDY

Table 1: Parking Stalls Summary per Land Use

Source	Facility	Weekday Parking	Weekend Parking
ULI	Museum/Aquarium	108	120
ULI	Public Park / Destination Open Space	4	6
Sanford Sports Complex Parking Ratios	Sports Complex	430	430
Streetlight Data during event	BMX Facility	20	100
	Total *	562	656

*Weekend total includes peak parking for events at the BMX Facility and Sports Complex

*Traffic Study is still on going with preliminary reports to be completed in the end of July

SITE SUPPORT INFRASTRUCTURE

AISAC Site Development Summary



TABLE 1 - AISAC SITE DEVELOPMENT SUMMARY

Description	Unit	Quantity	Unit Price	AISAC SITE DEVELOPMENT	
				Total Price	Notes
1-MOBILIZATION AND BOND REQUIREMENTS	LS	1	\$ 422,933.50	\$ 422,933.50	5%
1-SITE INCIDENTALS	LS	1	\$ 50,000.00	\$ 50,000.00	TRAFFIC CONTROL, EROSION CONTROL, TEMP WATER
1-REMOVALS	LS	1	\$ 264,000.00	\$ 264,000.00	110K SF PAVEMENT, LIGHTING, TREES, HOUSE(S)
1-SITE GRADING	AC	20	\$ 30,000.00	\$ 600,000.00	
2-STORMWATER POND, OUTLET CONTROL STRUCTURE	LS	1	\$ 192,000.00	\$ 192,000.00	3 ACRE/FT, OUTLET CONTROL STRUCTURE
2-TRUNK STORM SEWER	LF	950	\$ 350.00	\$ 332,500.00	36" RCP TRUNK, 12" RCP LEADS, 30" CB'S, 60" MH'S
2-SITE STORM SEWER	LF	1300	\$ 250.00	\$ 325,000.00	24" RCP TRUNK, 18" RCP LEADS, 30" CB'S, 60" MH'S
3-WATERMAIN	LF	1940	\$ 120.00	\$ 232,800.00	8" W/ HYDRANTS AT 300'
4-SANITARY COLLECTOR	LF	1030	\$ 130.00	\$ 133,900.00	8" W/ MH'S AT 400'
5-PERIMETER ROAD (17TH AVE. SOUTH)	LF	1900	\$ 500.00	\$ 950,000.00	31'
6-INTERIOR ROAD (LOT LOOP ROAD)	LF	1600	\$ 410.00	\$ 656,000.00	26'
6-PARKING LOT	STALL	800	\$ 5,000.00	\$ 4,000,000.00	9' X 18.5', INTERIOR AISLES
5-PERIMETER ROAD SIDEWALK	SY	704	\$ 130.00	\$ 91,520.00	5' BOTH SIDES
6-PARKING LOT/SITE SIDEWALKS	SY	475	\$ 130.00	\$ 61,750.00	8' ONE SIDE
5-PERIMETER ROAD LIGHTING	LF	1900	\$ 90.00	\$ 171,000.00	FIXTURES, CONDUIT, CONDUCTOR
5-PARKING LOT LIGHTING	LS	1	\$ 200,000.00	\$ 200,000.00	
5-PERIMETER ROADWAY LANDSCAPING	LS	1	\$ 48,200.00	\$ 48,200.00	TREES, SEEDING
6-SITE LANDSCAPING	LS	1	\$ 150,000.00	\$ 150,000.00	DECORATIVE LANDSCAPE, TREES, SEEDING
Subtotal - Construction Cost				\$8,881,603.50	
1	Contingency			20%	\$1,776,320.70
2	Consulting Engineering and Const. Obs.			15%	\$1,598,688.63
3	Finance/Legal			5%	\$612,830.64
4					
5					
Total Opinion of Probable Project Costs				\$12,869,443.47	

SITE SUPPORT INFRASTRUCTURE



Cost Allocation To Construction Type

TABLE 2 - COST ALLOCATION TO CONSTRUCTION TYPE

CONSTRUCTION TYPE	Direct Cost	Contingency	Const Engr + Const Obs.	Finance/Legal	Total Costs
1-General Site Development	\$ 1,336,933.50	\$ 267,386.70	\$ 240,648.03	\$ 92,248.41	\$1,937,216.64
2-Stormwater	\$ 849,500.00	\$ 169,900.00	\$ 152,910.00	\$ 58,615.50	\$1,230,925.50
3-Water Distribution	\$ 232,800.00	\$ 46,560.00	\$ 41,904.00	\$ 16,063.20	\$337,327.20
4-Sanitary Collection	\$ 133,900.00	\$ 26,780.00	\$ 24,102.00	\$ 9,239.10	\$194,021.10
5-Roadway	\$ 1,460,720.00	\$ 292,144.00	\$ 262,929.60	\$ 100,789.68	\$2,116,583.28
6-Parking	\$ 4,867,750.00	\$ 973,550.00	\$ 876,195.00	\$ 335,874.75	\$7,053,369.75
TOTAL (Check)	\$ 8,881,603.50	\$ 1,776,320.70	\$ 1,598,688.63	\$ 612,830.64	\$12,869,443.47

SITE SUPPORT INFRASTRUCTURE

Cost Allocation To Project Type



TABLE 3 - COST ALLOCATION TO USER BMX FULL PARTICIPATION (Note 4)

CONSTRUCTION TYPE	PROJECT ALLOCATION BY LAND AREA ^(note 1)				
	TOTAL COST ^(Note 2)	GF AISAC 31.8%	GF CM (+ DP) 25.3%	Shared Use 32.7%	BMX 10.1%
General Site Development	\$1,937,216.64	\$615,981.33	\$490,999.61	\$633,835.86	\$196,399.84
Stormwater	\$1,230,925.50	\$391,400.27	\$311,985.73	\$402,745.21	\$124,794.29
Water Distribution	\$337,327.20	\$107,260.72	\$85,497.68	\$110,369.73	\$34,199.07
Sanitary Collection	\$194,021.10	\$61,693.35	\$49,175.85	\$63,481.56	\$19,670.34
Roadway	\$2,116,583.28	\$673,014.96	\$536,461.20	\$692,522.64	\$214,584.48
Parking	\$7,053,369.75	\$2,242,776.56	\$1,787,720.44	\$2,307,784.57	\$715,088.18
SUBTOTAL	\$12,869,443.47	\$4,092,127.19	\$3,261,840.51	\$4,210,739.57	\$1,304,736.20

Notes:

1. Area allocation excludes 1.0 Acre stormwater pond
2. Total costs include direct construction and administrative costs
3. Total area subject to allocation is 21.7 Acres.
4. Includes full participation of BMX

TABLE 4 - COST ALLOCATION TO USER BMX LIMIT PARTICIPATION (Note 4)

CONSTRUCTION TYPE	PROJECT ALLOCATION BY LAND AREA ^(note 1)				
	TOTAL COST ^(Note 2)	GF AISAC	GF CM (+ DP)	Shared Use	BMX
General Site Development	\$1,937,216.64	\$685,476.66	\$546,394.44	\$705,345.55	\$0.00
Stormwater	\$1,230,925.50	\$435,558.25	\$347,184.12	\$448,183.13	\$0.00
Water Distribution	\$337,327.20	\$119,361.93	\$95,143.57	\$122,821.70	\$0.00
Sanitary Collection	\$194,021.10	\$68,653.62	\$54,723.90	\$70,643.58	\$0.00
Roadway	\$2,116,583.28	\$673,014.96	\$536,461.20	\$692,522.64	\$214,584.48
Parking	\$7,053,369.75	\$2,242,776.56	\$1,787,720.44	\$2,307,784.57	\$715,088.18
SUBTOTAL	\$12,869,443.47	\$4,224,841.98	\$3,367,627.67	\$4,347,301.17	\$929,672.66

Notes:

1. Area allocation excludes 1.0 Acre stormwater pond
2. Total costs include direct construction and administrative costs
3. Total area subject to allocation is 21.7 Acres.
5. Includes participation of BMX in roadway and parking only.

CHILDREN'S MUSEUM UPDATE

- **Prefer City Land Location South of Alerus Center Over Altru Land Near Choice Health & Fitness**
- **JDA to Reimburse City for ~5-Acre Plot of Land**
\$1,690,000 - To be Added to Alerus Center/AISAC Cash Reserves
- **Children's Museum to Lease Land from JDA**
Request for a Minimal Land Lease Payment
Request for Support Infrastructure/Special Assessment Exemption
Work to Secure Property Tax Exempt Status

PARK DISTRICT OPERATIONAL BUDGET

- **Major Revenue Categories**
Pool & Turf Rentals | Program Revenue | Concessions/Vending
- **Major Expense Categories**
Staffing | Maintenance Contracts | Utilities | Capital & Capital Reserves
- **Altru Indoor Sports & Aquatics Complex Facility Budget**
Total Revenues: \$1,794,460
Total Expenses: \$2,155,594
Net Operating Loss: (\$361,134)
- **City to Pay Water Utility Bill, Building Insurance, & Snow Removal**
Effectively Result in Break Even Budget for Park District

UND AGREEMENT UPDATE

- **UND Athletic Usage Agreement**

UND Pollard Center – Indoor Turf & Track Facility

UND Softball Complex

Memorial Village Outdoor Turf & Track Facility

Thank You

July 22nd, 2024
City of Grand Forks, ND
Committee of the Whole

