

GRAND FORKS COMBINDED INDOOR SPORTS FACILITY & INDOOR AQUATIC FACILITY

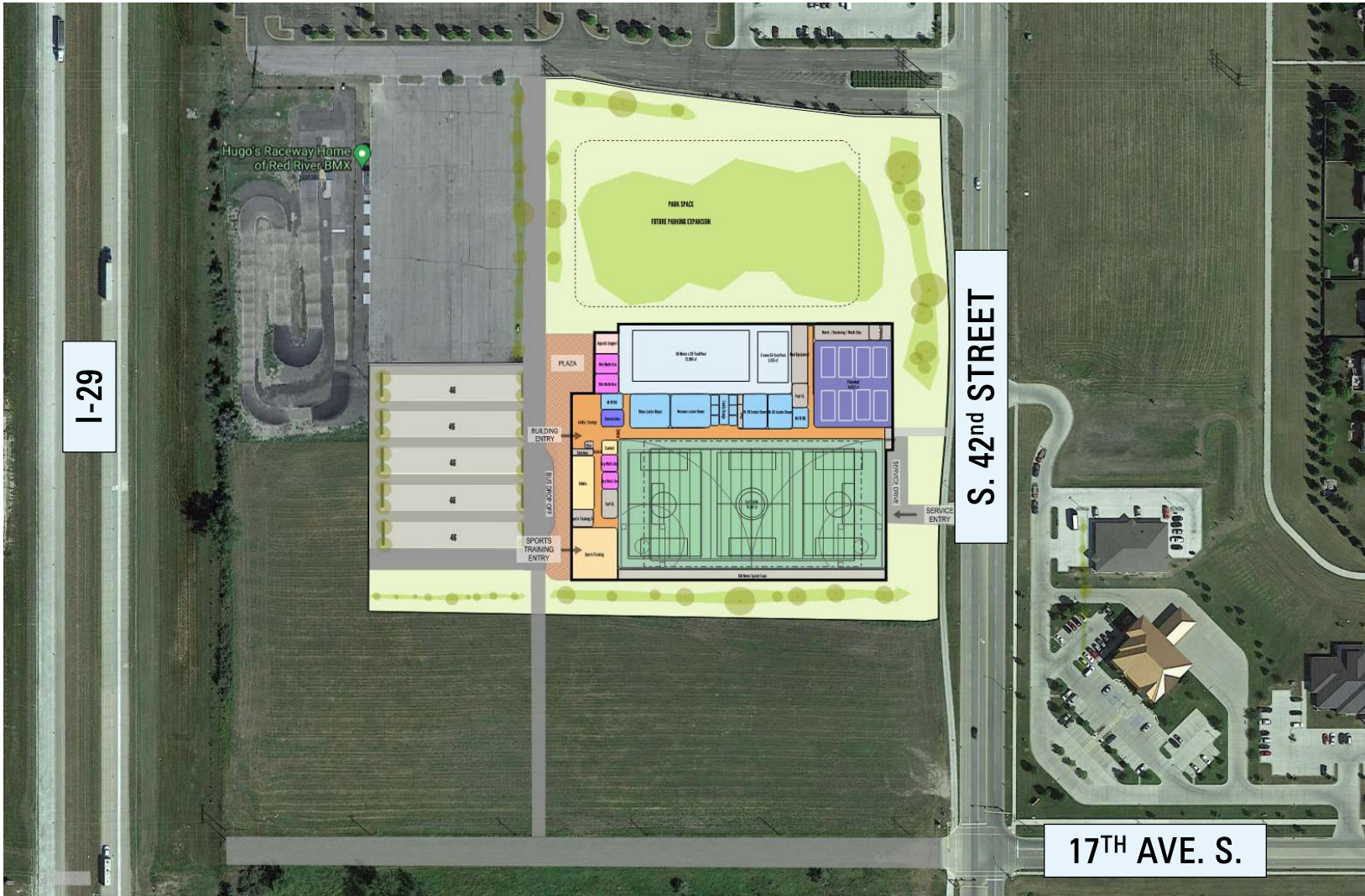
Feasibility Study Update
Aug. 28th, 2023



INDOOR AQUATICS & TURF

50-METER POOL + PROGRAM POOL +
HS SOCCER & FOOTBALL TURF

COMBINED INDOOR SPORT CONCEPT – AQUATICS, TURF, PICKLEBALL

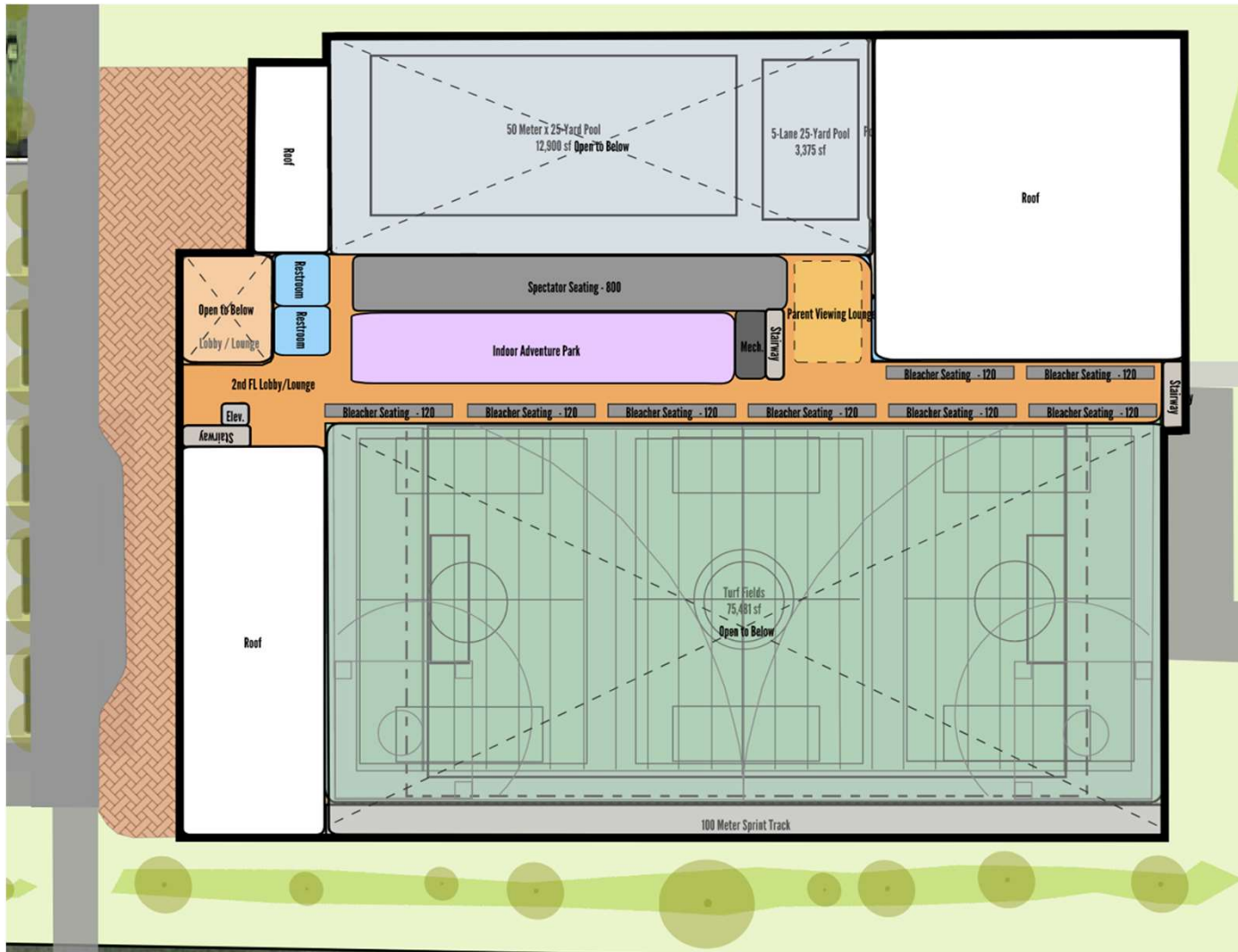


COMBINED INDOOR SPORT CONCEPT – AQUATICS, TURF, PICKLEBALL

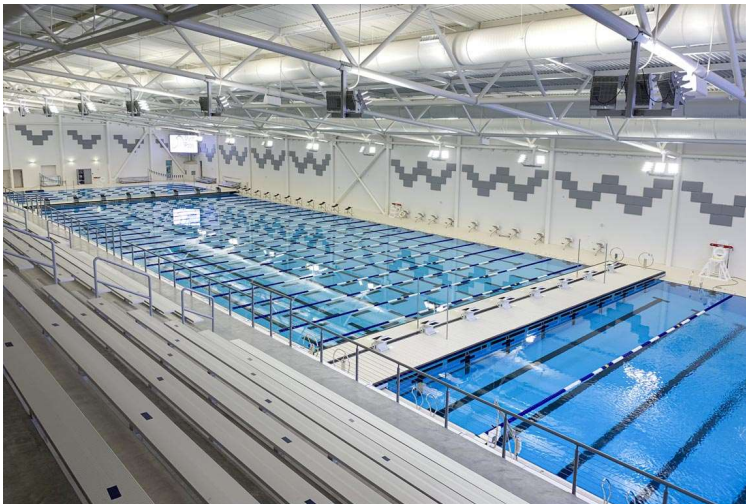


- 185,000 SQ. FT. New Construction
 - Main Level – 165,000
 - Mezzanine Level – 20,000
- Main Level Space Program
 - 16,300 sf Natatorium
 - 50 Meter Competition Pool
 - 5 Lane Warm Water Program Pool
 - 1M & 3M Diving Boards
 - Overhead Ninja Cross
 - 75,000 sf Indoor Turf
 - 1 High School Soccer (300' x 165') (55y x 106y)
 - 1 High School Football (360' x 160') (110y x 53.3y)
 - 1 lacrosse (300' x 159.9') (100y x 53.3y)
 - 6 – U8 Soccer Fields
 - 3 – U9 Soccer Fields
 - 1 – U10 / U11 / U12 Soccer Field
 - 2 – Modified HS/NCAA Softball
 - 4 – Suspended Batting Cages
 - 15,000 sf Pickleball Courts
 - 8 Pickleball Courts
 - 5,200 sf Sports Training Space
 - 5,860 sf Indoor Sprint Training
 - 3 lanes x 100M
 - 10,500 sf Locker Rooms
 - Men's, Women's, Unisex, HS, USA Swimming
 - 3,300 sf (4) Multi-Use Rooms
 - 5,700 sf Storage

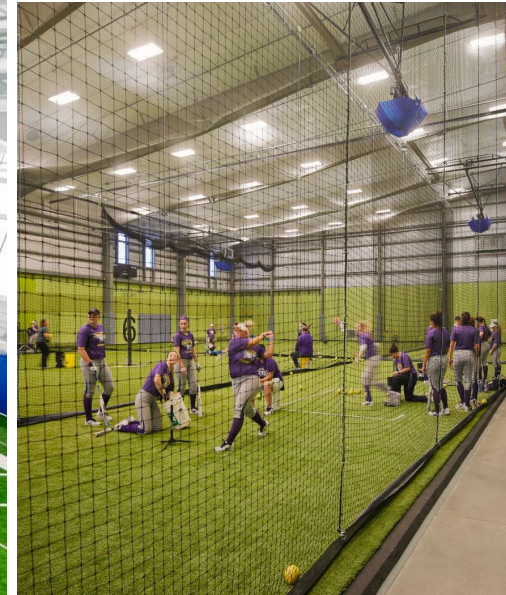
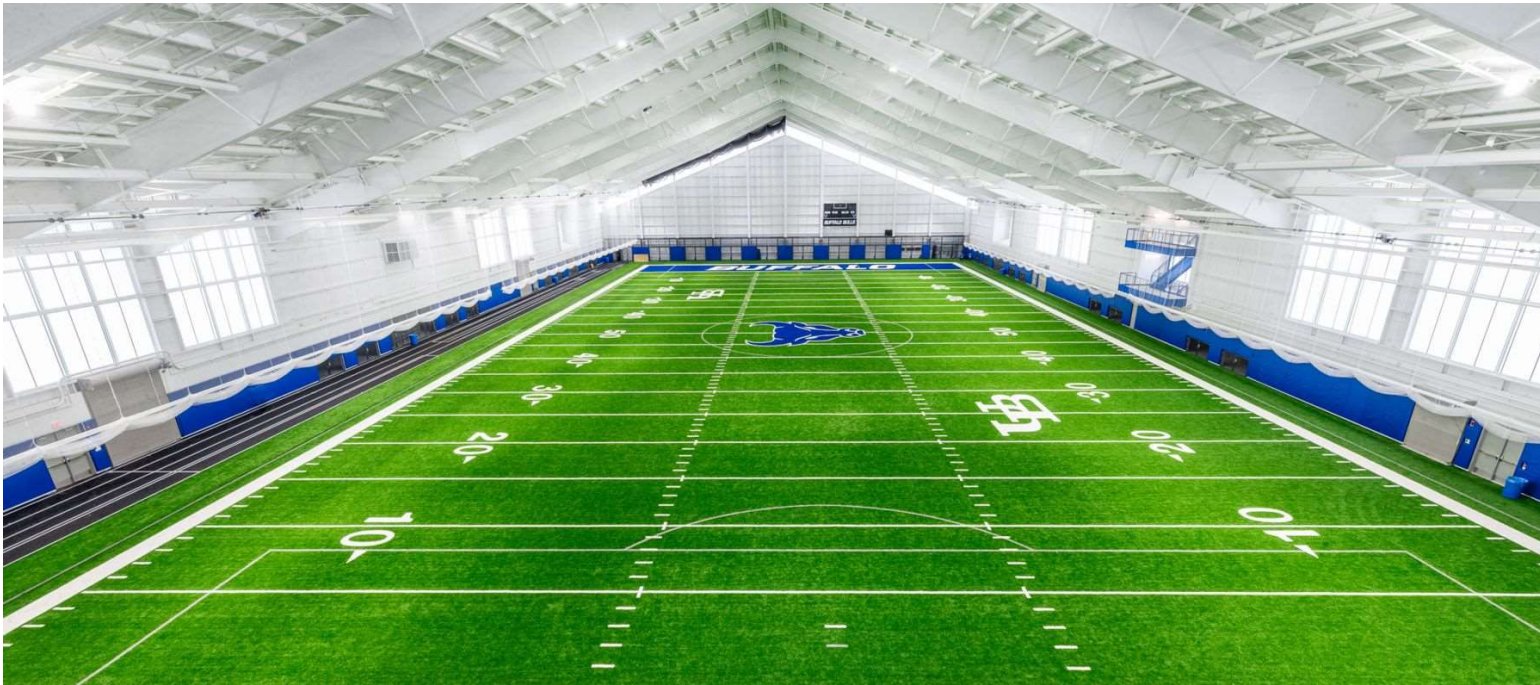
COMBINED INDOOR SPORT CONCEPT – AQUATICS, TURF, PICKLEBALL

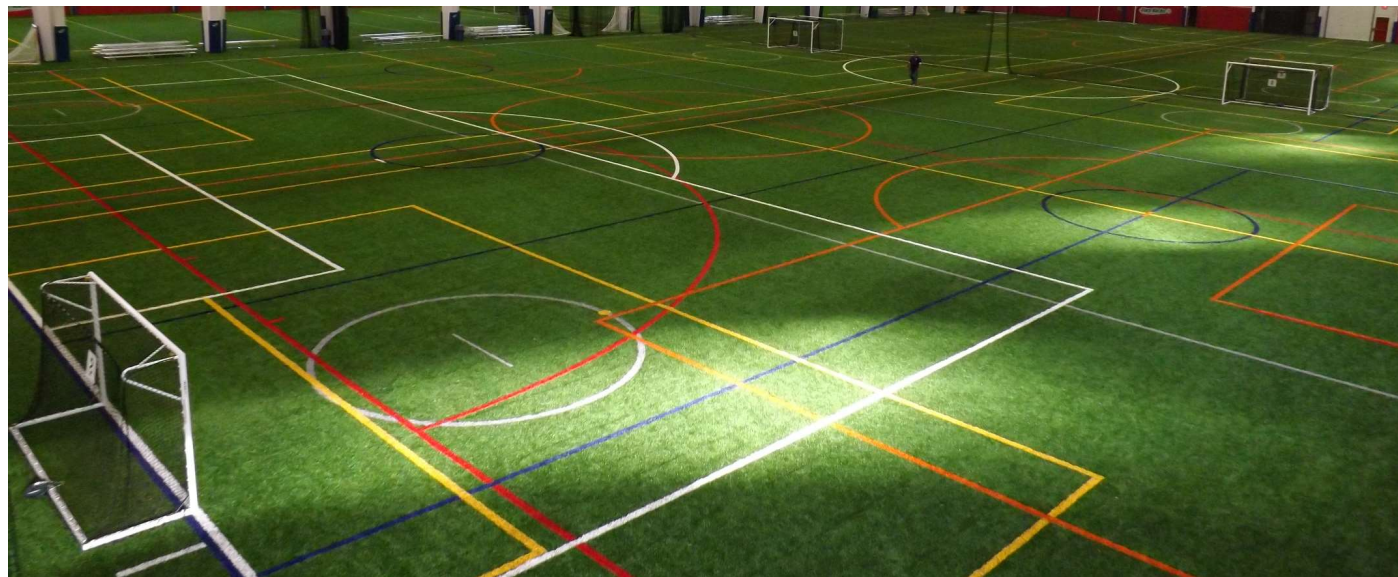


- 185,000 SQ. FT. New Construction
 - Main Level – 165,000
 - Mezzanine Level – 20,000
- Mezzanine Level Space Program
 - 5,600 sf Aquatics Spectator Seating
 - 800 Spectators
 - 3,600 sf Turf Spectator Seating
 - 600-700 Spectators
 - 5,800 sf Indoor Playground
 - 2,000 sf Lounge / Parent Swim Lesson Viewing

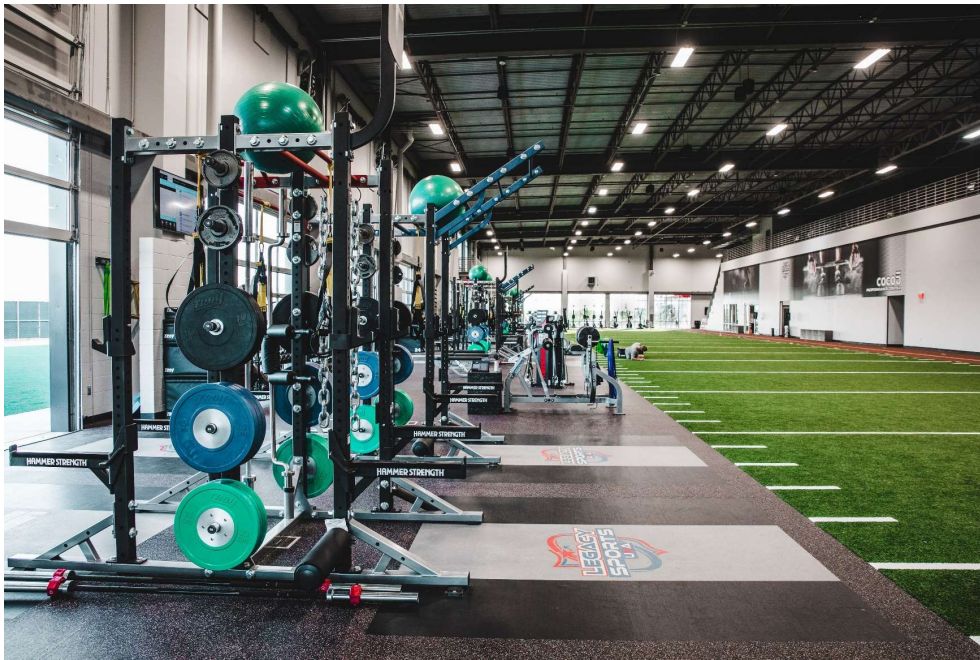










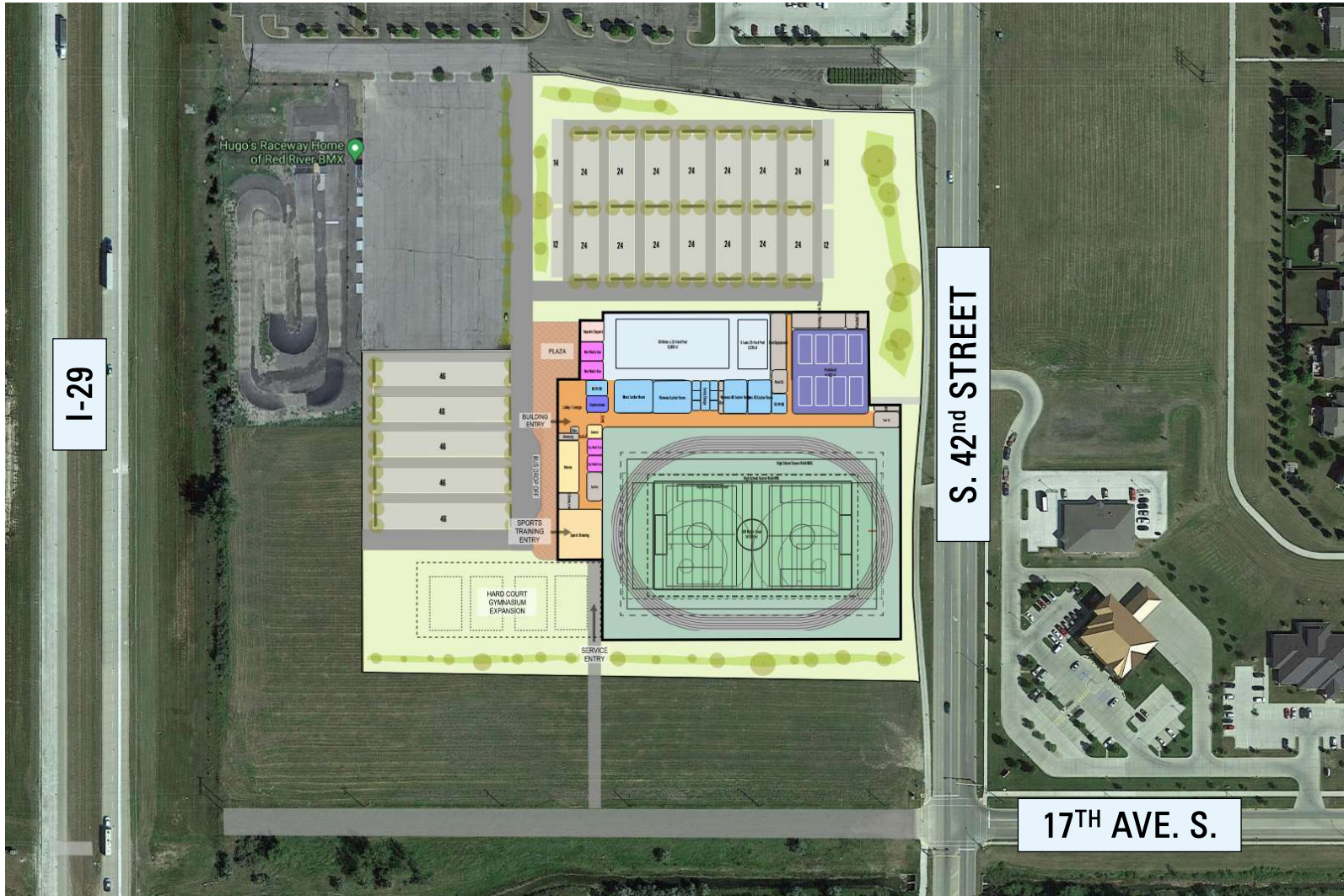




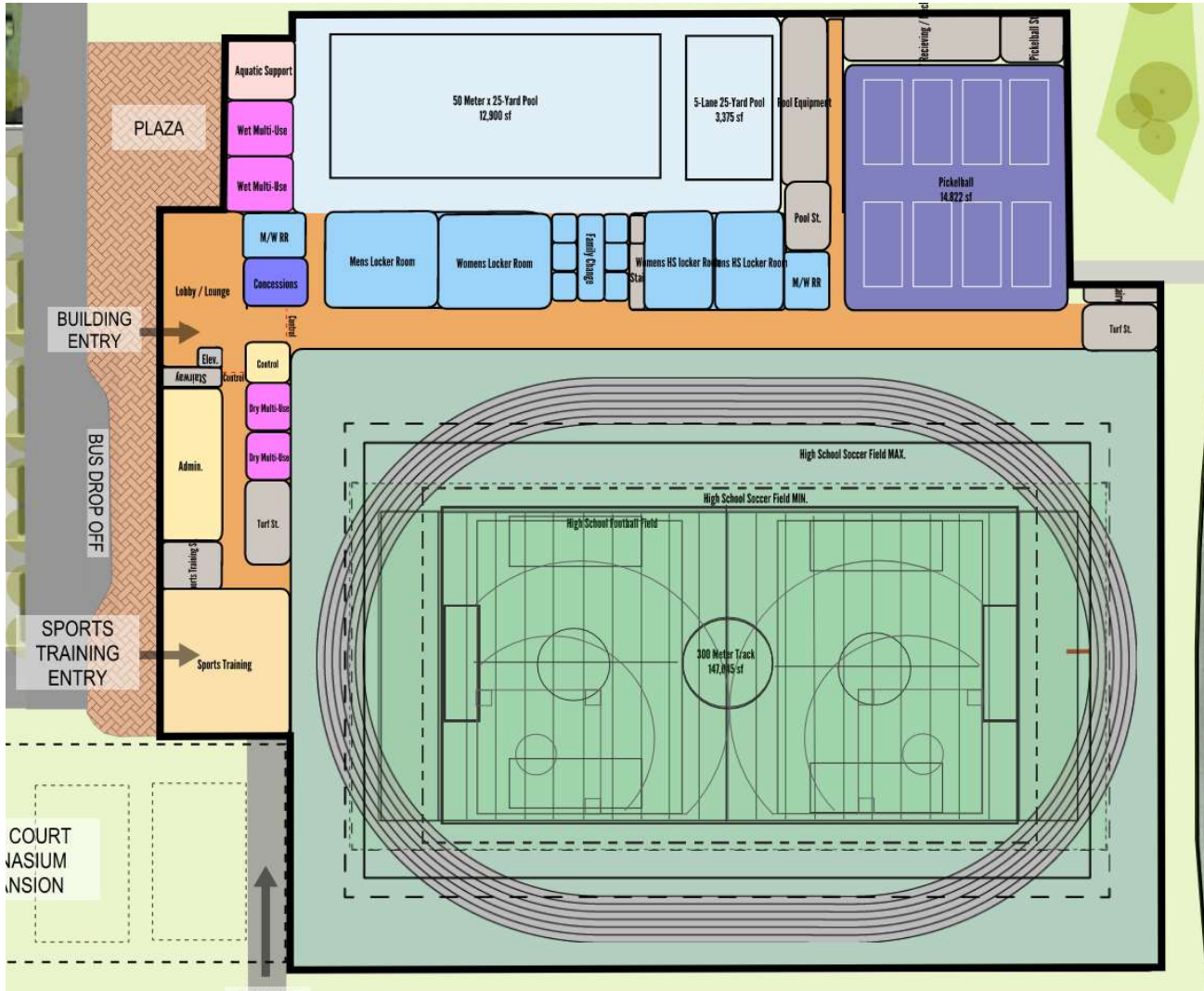
INDOOR AQUATICS & TURF

50-METER POOL + PROGRAM POOL +
300-METER INDOOR TRACK +
HARDCOURT GYMNASIUM

COMBINED INDOOR SPORT CONCEPT – 300 METER TRACK & TURF INFIELD + HARDCOURT GYMNASIUM

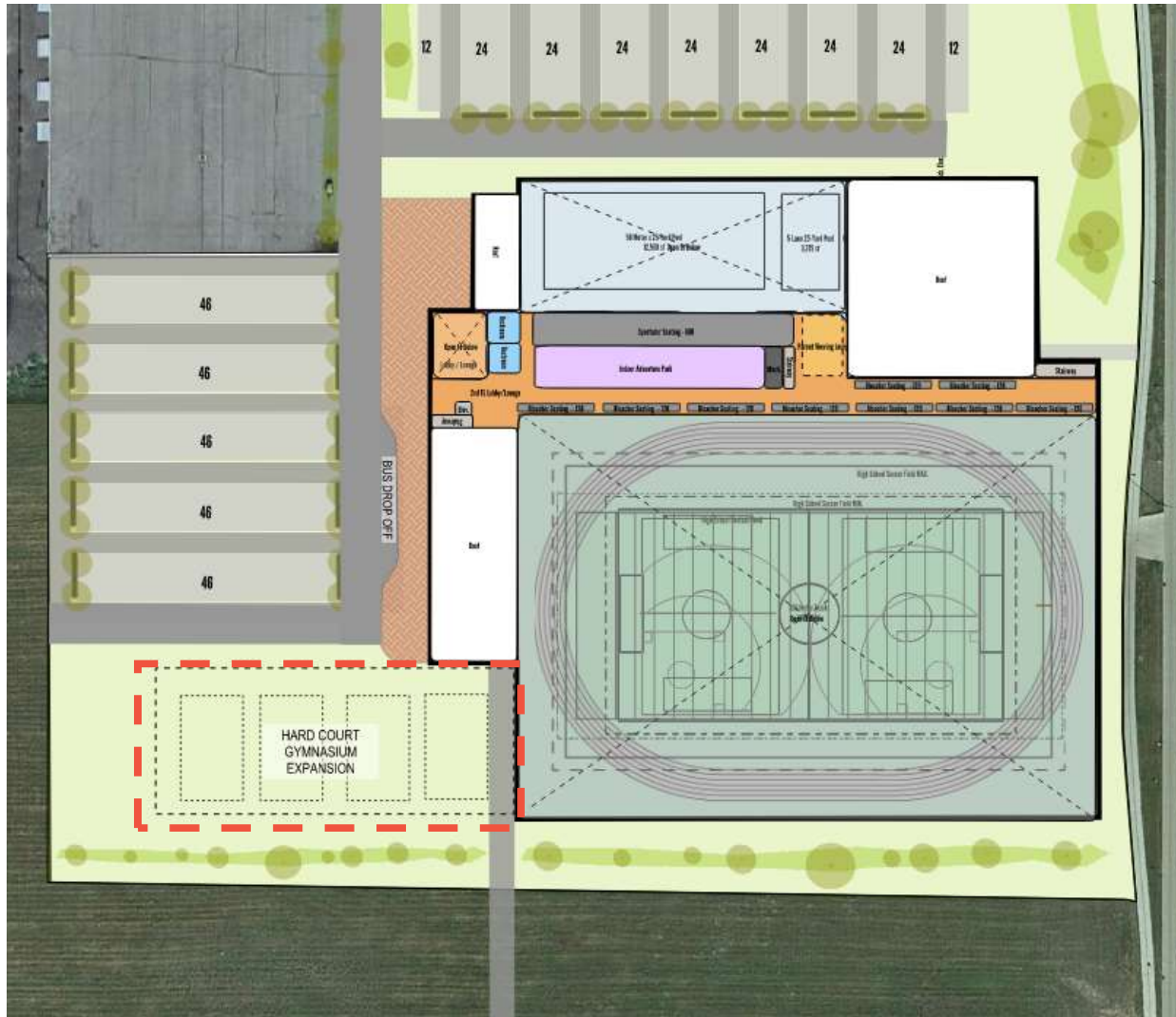


COMBINED INDOOR SPORT CONCEPT – (ALTERNATE 1) 300 METER INDOOR TRACK & TURF INFIELD



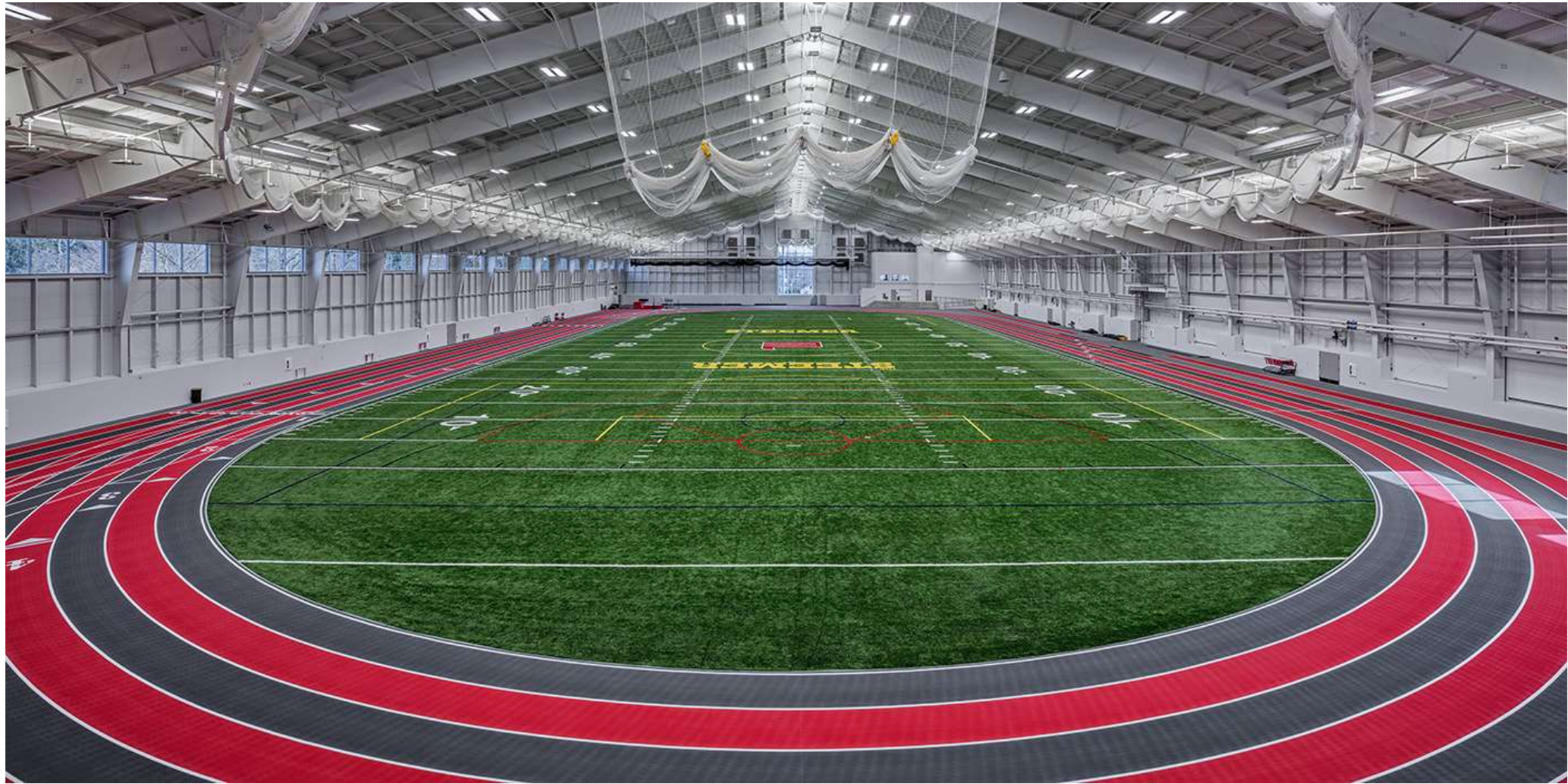
- 255,000 SQ. FT. New Construction
 - Main Level – 230,000
 - Mezzanine Level – 25,000
- Main Level Space Program
 - 16,300 sf Natatorium
 - 50 Meter Competition Pool
 - 5 Lane Warm Water Program Pool
 - 1M & 3M Diving Boards
 - Overhead Ninja Cross
 - 147,000 sf 300 Meter Indoor Track
 - 300 Meter Track
 - 1 High School Soccer (300' x 165') (55y x 106y)
 - 1 High School Football (Clipped End Zone Corners)
 - 1 lacrosse (300' x 159.9') (100y x 53.3y)
 - 4 – U8 Soccer Fields
 - 2 – U9 Soccer Fields
 - 1 – U10 Soccer Field
 - 2 – HS/NCAA Softball/Baseball Infields
 - 4 – Suspended Batting Cages
 - 15,000 sf Pickleball Courts
 - 8 Dedicated Pickleball Courts
 - 5,200 sf Sports Training Space
 - 10,500 sf Locker Rooms
 - Men's, Women's, Unisex, HS, USA Swimming
 - 3,300 sf (4) Multi-Use Rooms
 - 6,700 sf Storage

COMBINED INDOOR SPORT CONCEPT – (ALTERNATE 2) 8 YOUTH HARDCOURT GYMNASIUM

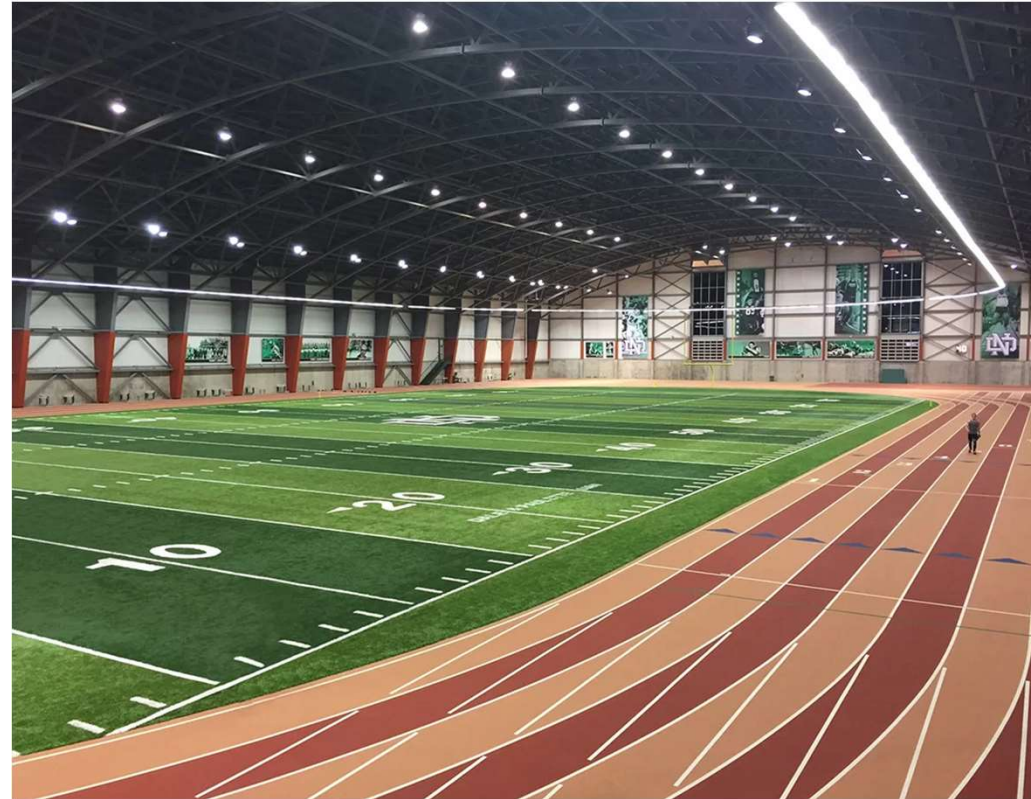


- 66,000 SQ. FT. New Construction
 - Main Level – 66,000
- Main Level Space Program
 - 32,000 sf Indoor Gymnasium
 - 4 – High School Basketball Courts
 - 8 – U8 Youth Basketball Courts
 - 4 – High School Volleyball Courts w/overhead suspended goals
 - 12 – Badminton Courts
 - 4,300 sf Lounge / Team Space
 - 2,880 sf Gym Spectator Seating
 - 400 Spectators
 - Elevated Jog/Walk Track around the Gym
 - 6.6 Laps per Mile
 - 2,000 sf Restrooms
 - 1,000 sf Storage

ALTERNATE 1 – 300 METER TRACK & TURF INFIELD & TURF INFIELD



ALTERNATE 1 – 300 METER TRACK & TURF INFIELD



ALTERNATE 2 – (8 YOUTH HARDCOURT BASKETBALL) GYMNASIUM



ESTIMATED CAPITAL COSTS

ESTIMATED PROJECT COSTS

	Combined Indoor Sports Aquatics, Turf & Pickleball Facility	300m Track & Turf Expansion Alternate 1	Hardcourt Expansion Alternate 2
CONSTRUCTION ⁽¹⁾⁽⁷⁾	\$74,905,000	\$16,464,000	\$15,604,000
LAND ACQUISITION ⁽²⁾	\$2,100,000	\$ 0	\$ 0
DESIGN/ENGINEERING ⁽³⁾	\$3,746,000	\$906,000	\$ 1,249,000
TOTAL	\$80,751,000	\$17,370,000	\$16,853,000
CONTINGENCY (12.5%) ⁽⁴⁾	\$10,230,000	\$ 2,134,000	\$2,152,000
ADDITIONAL SOFT COSTS ⁽⁵⁾⁽⁷⁾	\$889,000	\$ 195,000	\$186,000
FF&E ⁽⁶⁾⁽⁷⁾	\$3,033,000	\$ 362,000	\$246,000
TOTAL PROJECT COST	\$94,903,000	\$20,061,000	\$19,437,000

- 1) Estimated hard construction cost based on August 2023 pricing. Does not include inflation for time of construction.
- 2) Estimated land purchase cost.
- 3) Estimated 5% design/engineering cost based on current concept and program.
- 4) A project contingency of 12.5% has been included within the total project budget.
- 5) Soft Costs include
 - a. Owner’s Rep., Pre-Con. Services, Utility Tap Fees, Survey, Geotech, Testing, Permit Fees, etc.
- 6) FF&E includes:
 - a. Furniture, Fixtures, Computer Equipment, Kitchen Equipment, Indoor Playground Equipment, Exercise Equipment, Drop Down Ninja Cross
- 7) We recommend that all capital costs estimates should assume between a 3%-6% annual inflation cost be included, carried out to the mid-point of construction date once established.

THANK YOU