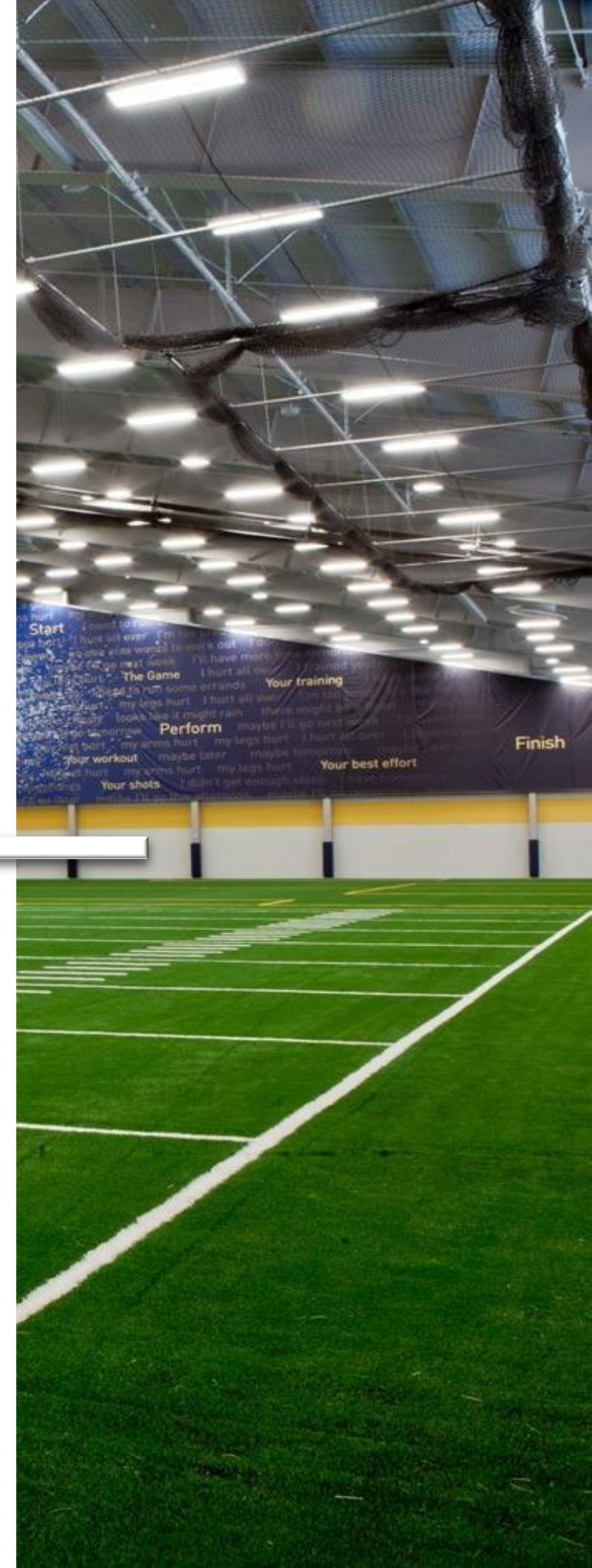




GRAND FORKS INDOOR SPORTS FACILITY & INDOOR AQUATIC FACILITY



Feasibility Study Update
January 11, 2023

FEASIBILITY STUDY

THE PROCESS

FEASIBILITY STUDY PROCESS

- ✓ **Project Kick-off**
- ✓ **Community Engagement**
 - ✓ In-Person Focus Groups / Stakeholder Interviews
 - ✓ SWOT Analysis
 - ✓ Online Input - Social PinPoint
 - ✓ Statistically-Valid Public Survey
- ✓ **Market Analysis**
 - ✓ Demographics
 - ✓ Trends
- ✓ **Prioritization of Amenities / Number / Square Footage**
- ✓ **Site Analysis**
- ✓ **Conceptual Drawings**
- ✓ **Capital Cost Estimates**
- Refine and Finalize Concepts / Capital Cost Estimates**
- Create Annual O&M Budget Pro Forma Projections**
- Final Report**

COMMUNITY FEEDBACK

FOCUS GROUPS / STAKEHOLDER INTERVIEWS

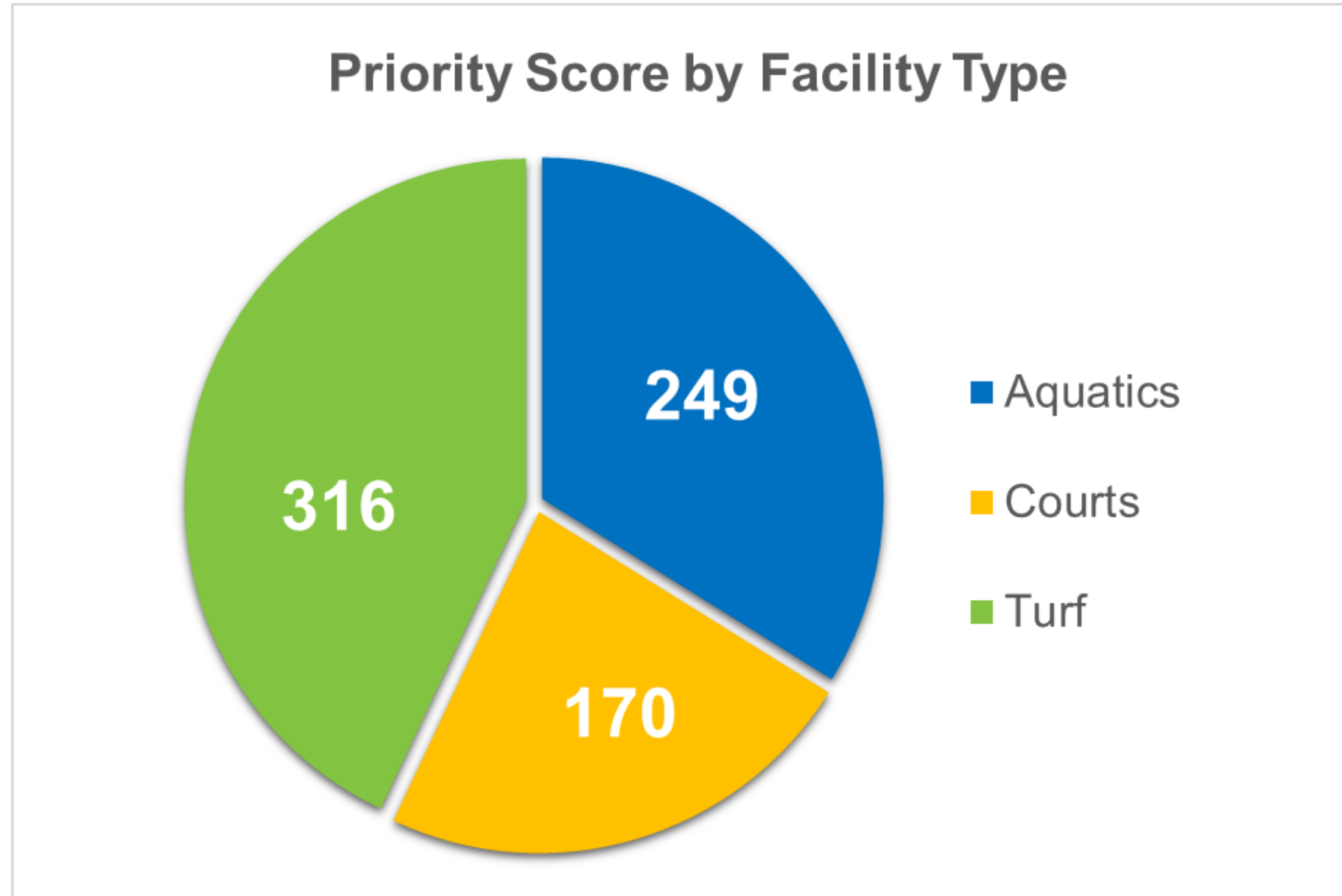
ONLINE PUBLIC POLL

PUBLIC SURVEY

FOCUS GROUPS / STAKEHOLDER INTERVIEWS

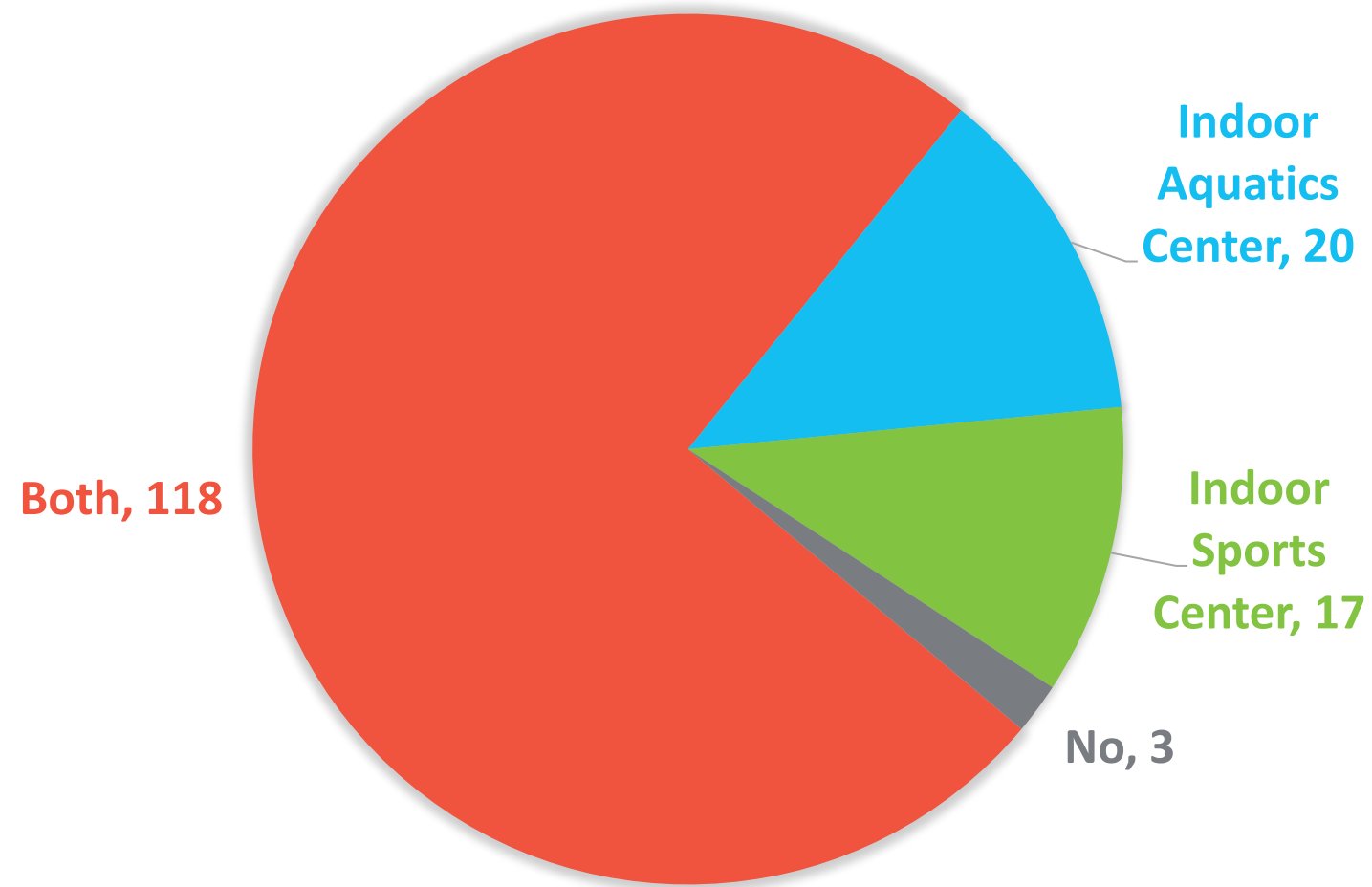
- **9 STAKEHOLDER FOCUS GROUPS**
- **1 SUMMARY WEBINAR WITH 77 PARTICIPANTS**
- **152 TOTAL PARTICIPANTS**

FOCUS GROUPS / STAKEHOLDER INTERVIEWS RESULTS



ONLINE PUBLIC POLL (SOCIAL PINPOINT)

Does Grand Forks need an Indoor Multi-Sports Facility or an Indoor Aquatic Facility?



<https://berrydunn.mysocialpinpoint.com/grand-forks-feasibility-study>

Research Methods

Method 1 = Statistically Valid (Invitation Survey)

Postcards were mailed to 8,500 residential addresses in Grand Forks, with instructions to complete online through a password protected website (1 response per household).



458 Invitation surveys completed
+/- 3.51% Margin of Error

Method 2 = Open link Survey

Later, the online survey was made available to all Grand Forks stakeholders, including non-county residents (e.g., residents of nearby communities who may use GF facilities).



650 Open link surveys completed

8,500 Postcards Mailed

1,108

Total
Surveys
Completed

SURVEY RESULTS



More than half of all respondents feel it's either very important or extremely important to develop a community center with either an indoor turf, courts, or an indoor competitive swimming pool. Of the different components, approximately 30% of respondents saw the indoor competitive swimming pool as not that important.



About 79% of the Invite respondents responded they will probably or definitely support an Alerus Center sales tax extension in order to support the complex. In total for both samples, 9% of respondents will probably not support a tax extension, and 6% with definitely not support a tax extension.

SURVEY RESULTS

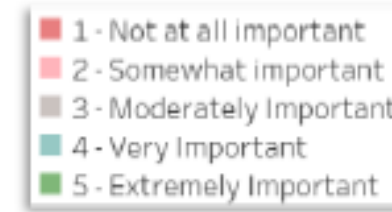
Preferred Features of the Indoor Sports Complex

In your opinion, how important is it to develop an Indoor Sports Complex in Grand Forks with the following features?

Rating Category	Sample	Avg.	n=	Percent Responding:						
				1 & 2	3	4 & 5				
Indoor Turf	Invite	3.5	419	8%	13%	21%	26%	26%	27%	53%
	Open Link	4.0	546	9%	13%		18%	25%	44%	69%
Indoor Recreation Courts	Invite	3.6	423		13%	20%	24%	27%	28%	55%
	Open Link	3.9	562	9%	13%		22%	26%	39%	65%
Indoor Competitive Swimming Pool	Invite	3.4	419	15%	14%	29%	21%	23%	28%	51%
	Open Link	3.8	552	8%	11%	18%	18%	18%	46%	64%

*Ratings categories are sorted in descending order by the average rating

Source: RRC Associates



SURVEY RESULTS

Likelihood to Use Features of the Indoor Sports Complex

How likely would you or your family be to use each feature at the Indoor Sports Complex in Grand Forks?

Rating Category	Sample	Avg.	n=	Percent Responding:						
				1 & 2		3	4 & 5			
Indoor Recreation	Invite	3.3	429	12%	18%	30%	25%	23%	22%	45%
Courts	Open Link	3.8	565	12%	18%	20%	23%	39%	62%	
Indoor Turf	Invite	3.1	415	18%	18%	22%	22%	20%	42%	
	Open Link	3.7	554	9%	11%	19%	20%	41%	61%	
Indoor Competitive	Invite	2.8	420	30%	17%	46%	19%	16%	19%	35%
Swimming Pool	Open Link	3.3	559	23%	13%	36%	14%	14%	36%	50%

*Ratings categories are sorted in descending order by the average rating

Source: RRC Associates

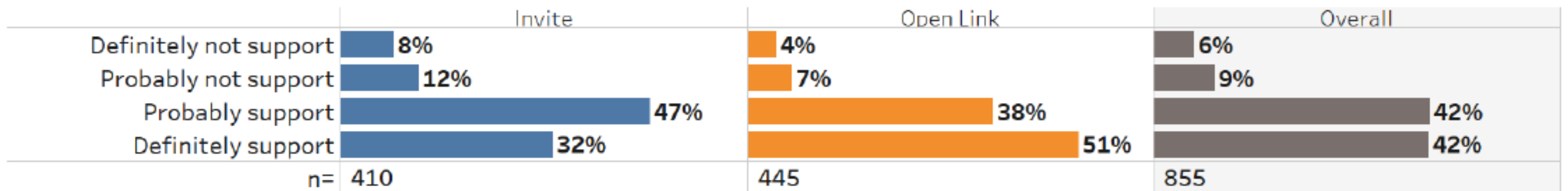
- 1 - Not at all likely
- 2 - Somewhat likely
- 3 - Moderately likely
- 4 - Very likely
- 5 - Extremely likely

SURVEY RESULTS

Sales Tax Extension

- Among Invite respondents, approximately 79% of would either “probably” or “definitely” support the Alerus Center sales tax extension. Only 20% are not likely to support. However, it’s not a guarantee that those in the “probably support” category will not change their minds once plans are further rolled out. This should be taken into consideration when releasing communication materials.
- The Open link sample has a significantly higher percentage indicating they would “definitely support (51%)” the extension.

How likely would you be to support an Alerus Center sales tax extension to fund the Indoor Sports Complex and/or Aquatic Complex in Grand Forks?



Source: RRC Associates

*Responses are sorted in descending order by the Invite Sample

INDOOR AQUATICS

SITES & FACILITY CONCEPTS

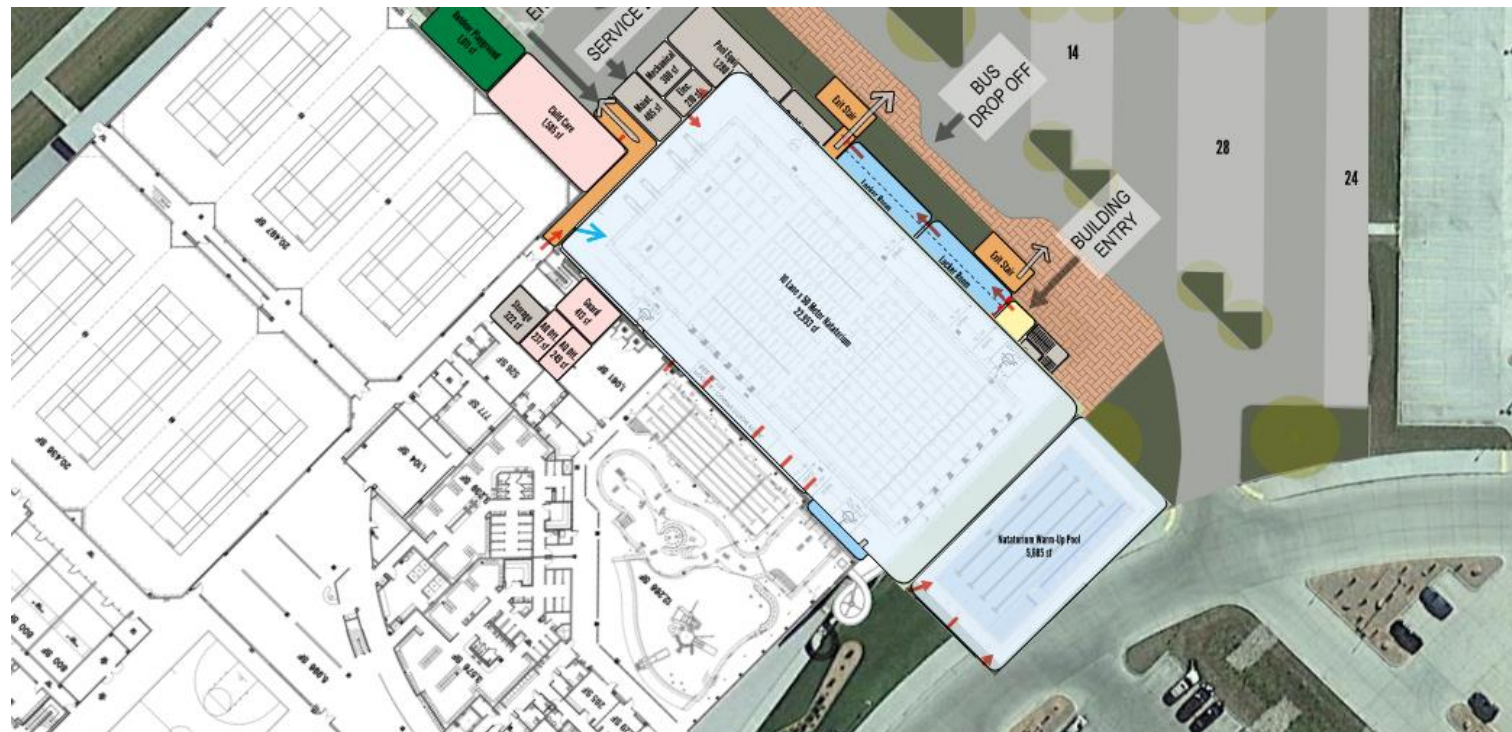
INITIAL AQUATIC STUDY CONCEPTS – PROJECT SITES CONSIDERED



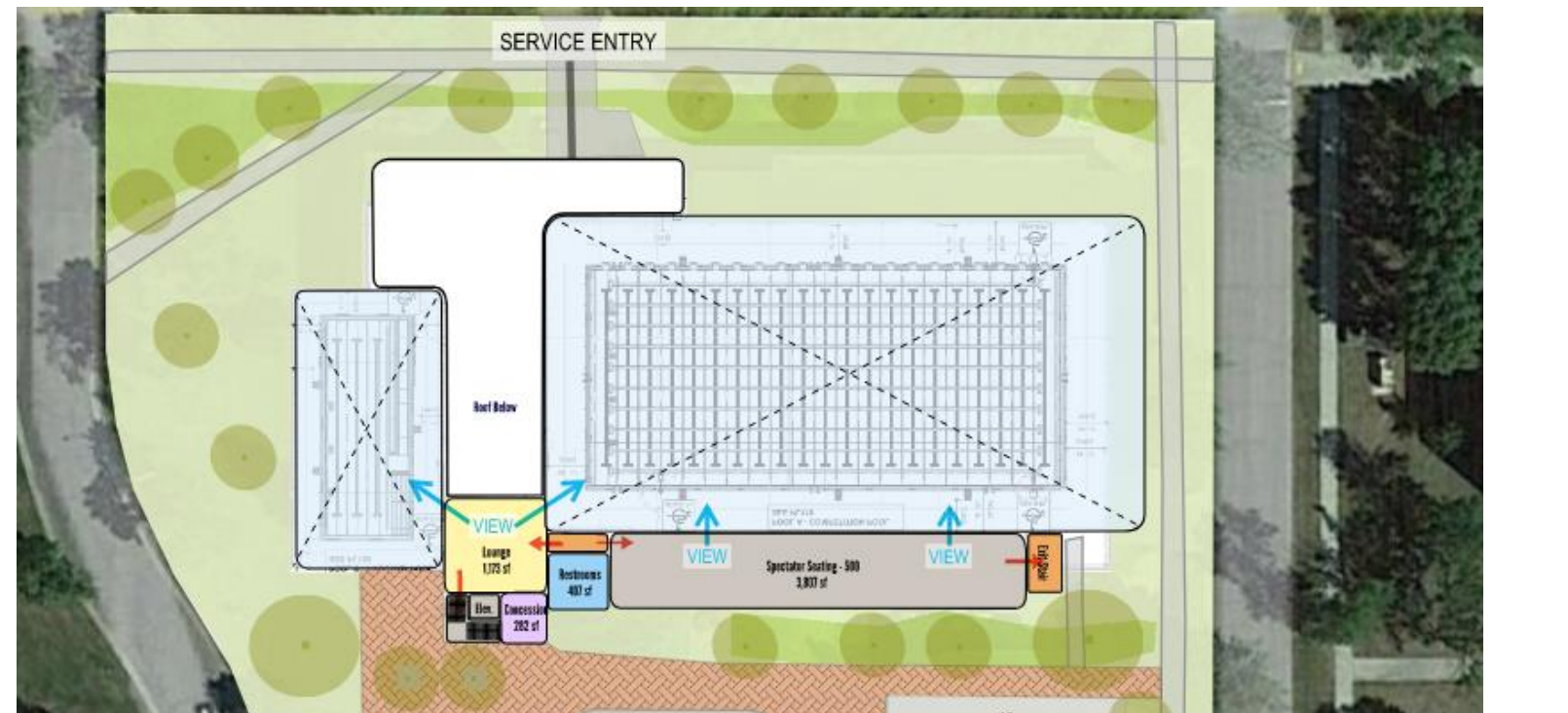
8 Lane: 25-Yard Competition Pool Expansion to CHF



10 Lane: 25-Yard x 25 Meter Competition Pool Expansion to CHF



50 Meter Competition Pool Expansion to CHF



50 Meter Competition Pool on UND Campus

PREFERRED AQUATIC CONCEPT (10 LANE X 15 LANE - STRETCH 25 WITH BULKHEAD) – SITE PLAN



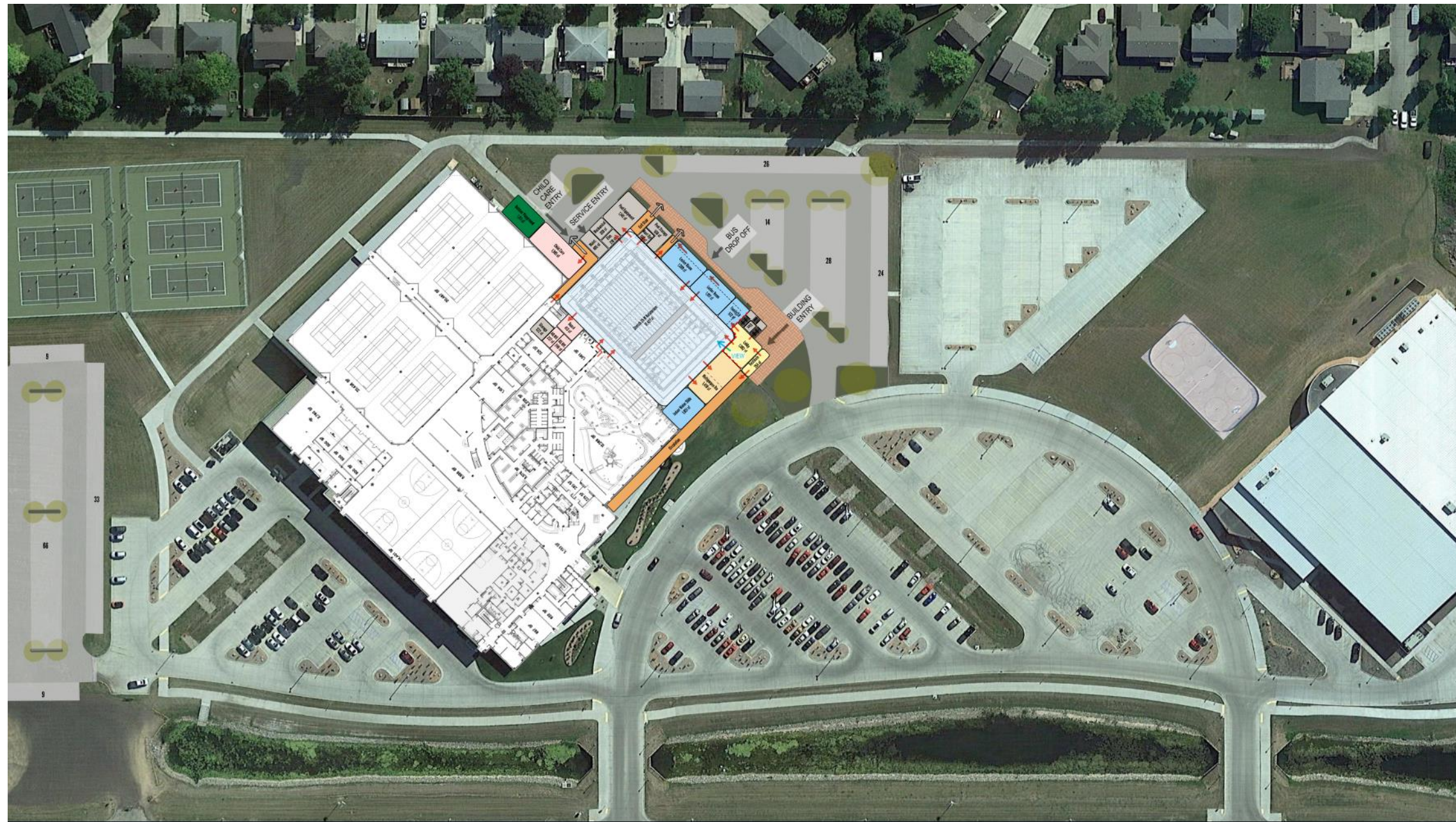
PREFERRED AQUATIC CONCEPT (10 LANE X 15 LANE - STRETCH 25 WITH BULKHEAD) – SITE PLAN



SITE PROGRAM

- 146 Additional Parking Spaces Req.
- 101 Existing Parking Spaces Demo'd.
- 247 Total Relocated Parking Spaces
 - 92 South Side
 - 155 North Side
- Maintain Existing ICON Sports Center Expansion Space
- Relocate Spray Park
- New East Entry Child Care & Playground

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PREFERRED AQUATIC CONCEPT – (10 LANE X 15 LANE - STRETCH 25 WITH BULKHEAD)



- 42,000 Square Foot Expansion
 - Main Level – 34,500
 - Mezzanine Level – 7,500
- Main Level Space Program
 - 17,000 sf - Stretch 25 Pool
 - Room for 1M and 3M Diving Boards
 - Room for Ceiling Suspended Drop-Down Ninja Cross Course
 - 1 - 6' Moveable Bulkhead
 - 10-15 – 25 Yard Swim lanes
 - 10 – 25 Meter Swim Lanes
 - 3,000 sf locker Rooms
 - 1,350 sf Lobby and Entry
 - 1,500 sf Multi-Use Party/Classroom Rooms
 - 1,000 sf New Indoor Water Slide Enclosure
 - 4,000 sf of Support Spaces
 - 1,500 sf Relocated Childcare Room
 - 1,000 sf Relocated Outdoor Playground

PREFERRED AQUATIC CONCEPT – (10 LANE X 15 LANE - STRETCH 25 WITH BULKHEAD)



- 42,000 Square Foot Expansion
 - Main Level – 34,500
 - Mezzanine Level – 7,500
- Mezzanine Level Space Program
 - 1,300 sf Lounge and Observation Deck
 - 4,000 sf Spectator Seating
 - 600 Spectators
 - 400 sf Concessions Room
 - 550 sf Spectator Restrooms

INDOOR SPORTS

SITES & FACILITY CONCEPTS

INITIAL INDOOR SPORT FACILITY STUDY CONCEPTS – PROJECT SITES CONSIDERED

• Choice Health & Fitness Site

• Pros

- OPERATIONAL EFFICIENCIES HAVING STAFF AT ONE LOCATION
- SHARED PARKING
- PARK DISTRICT OWNED PROPERTY

• Cons

- LIMITED SPACE FOR BUILDING & PARKING
 - *Geothermal fields to the north*
 - *Existing master plan for property north of the existing Choice Health & Fitness facility*
 - *Existing master plan for property north of the existing ICON Sports Center facility*

• Columbia Mall Site

• Pros

- CENTRAL LOCATION
- LARGE SITE
- ADJACENT TO SPORTING GOOD RETAILER

• Cons

- LARGE DEMOLITION COST IN ADDITION TO SAME NEW BUILDING COSTS
- PARKING LOTS NOT IN GOOD SHAPE AND NEED RESURFACING
- PROPERTY COST IN ADDITION TO SAME NEW BUILDING COSTS
- EXISTING TENANTS NEED TO BE EVICTED / NOT NECESSARILY AVAILABLE
- POTENTIAL TO EXTEND PROJECT TIMELINE

• Alerus Center Site

• Pros

- HIGH VISIBILITY
- SHARED OVERFLOW PARKING WITH ALERUS CENTER
- CITY OWNED PROPERTY
- CENTRALLY LOCATED
- GREAT ACCESS
- SITE IS LARGE ENOUGH FOR FACILITY PROGRAM WITH SPACE TO GROW IF DESIRED.

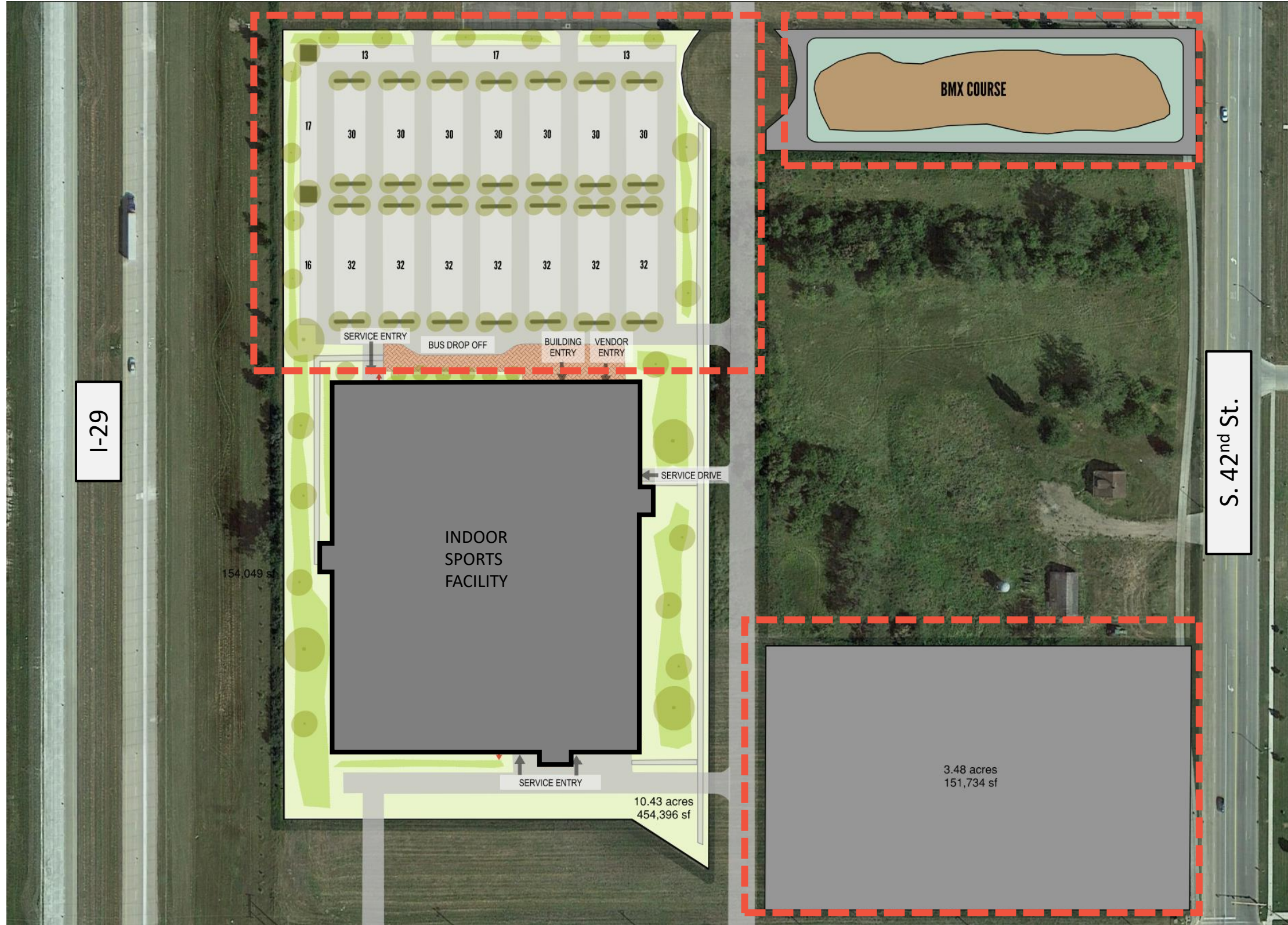
• Cons

- ADDED COST TO RELOCATE BMX TRACK TO ADJACENT CITY OWNED LOT
 - *Cost to relocate is included in project*

PREFERRED INDOOR SPORT CONCEPT – SITE PLAN



PREFERRED INDOOR SPORT FACILITY CONCEPT – SITE PLAN



SITE PROGRAM

- 510 Parking Spaces
 - 490 Indoor Sports Facility
 - 20 Vendor Space
- Share Overflow Parking with Alerus Center.
- Maintain Existing Undeveloped 3.5 acres to the SW.
- Relocate BMX Track to Adjacent 1.5-Acre property to the NE

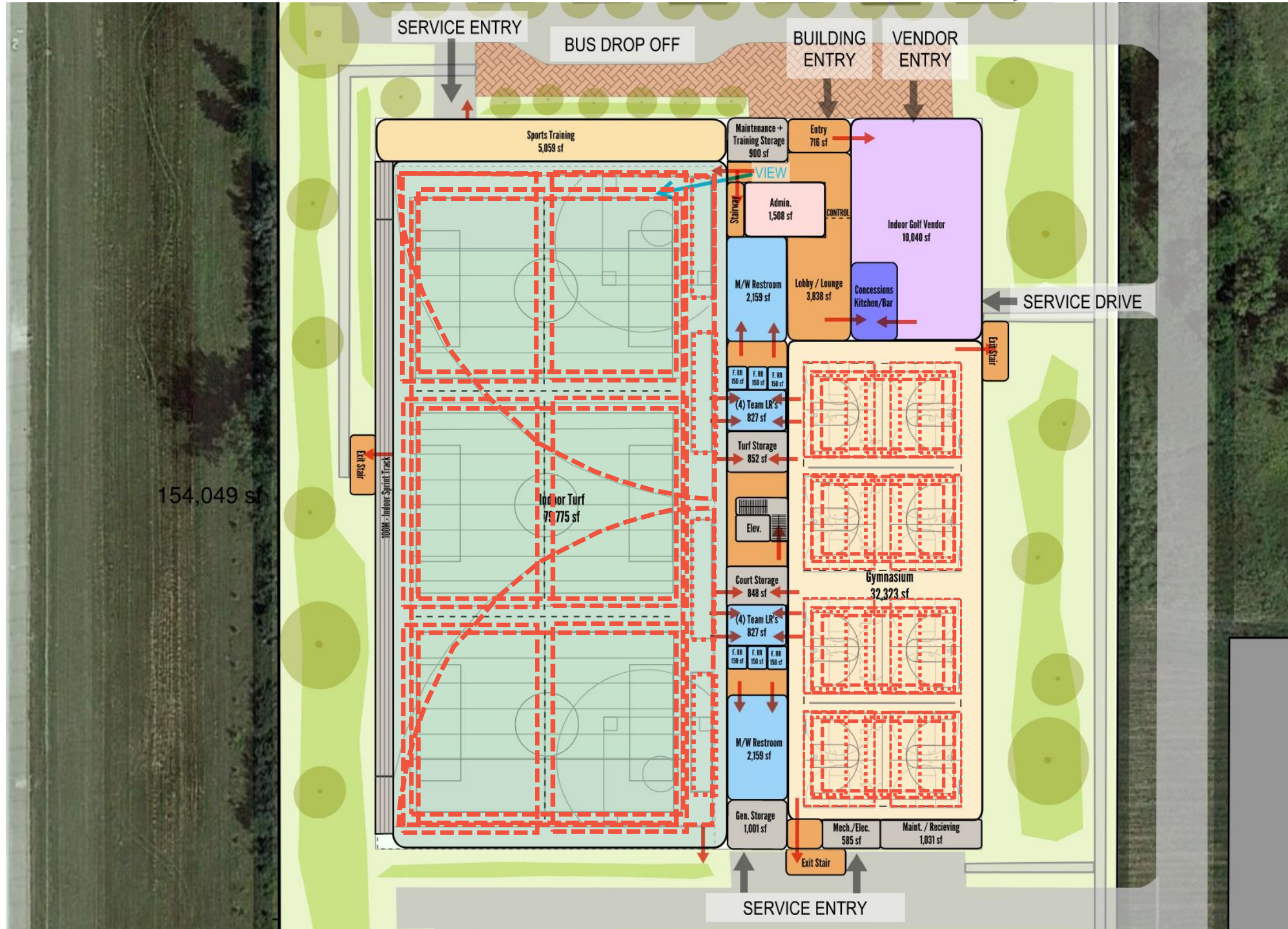
PREFERRED INDOOR SPORT CONCEPT – SITE PLAN



SITE PROGRAM

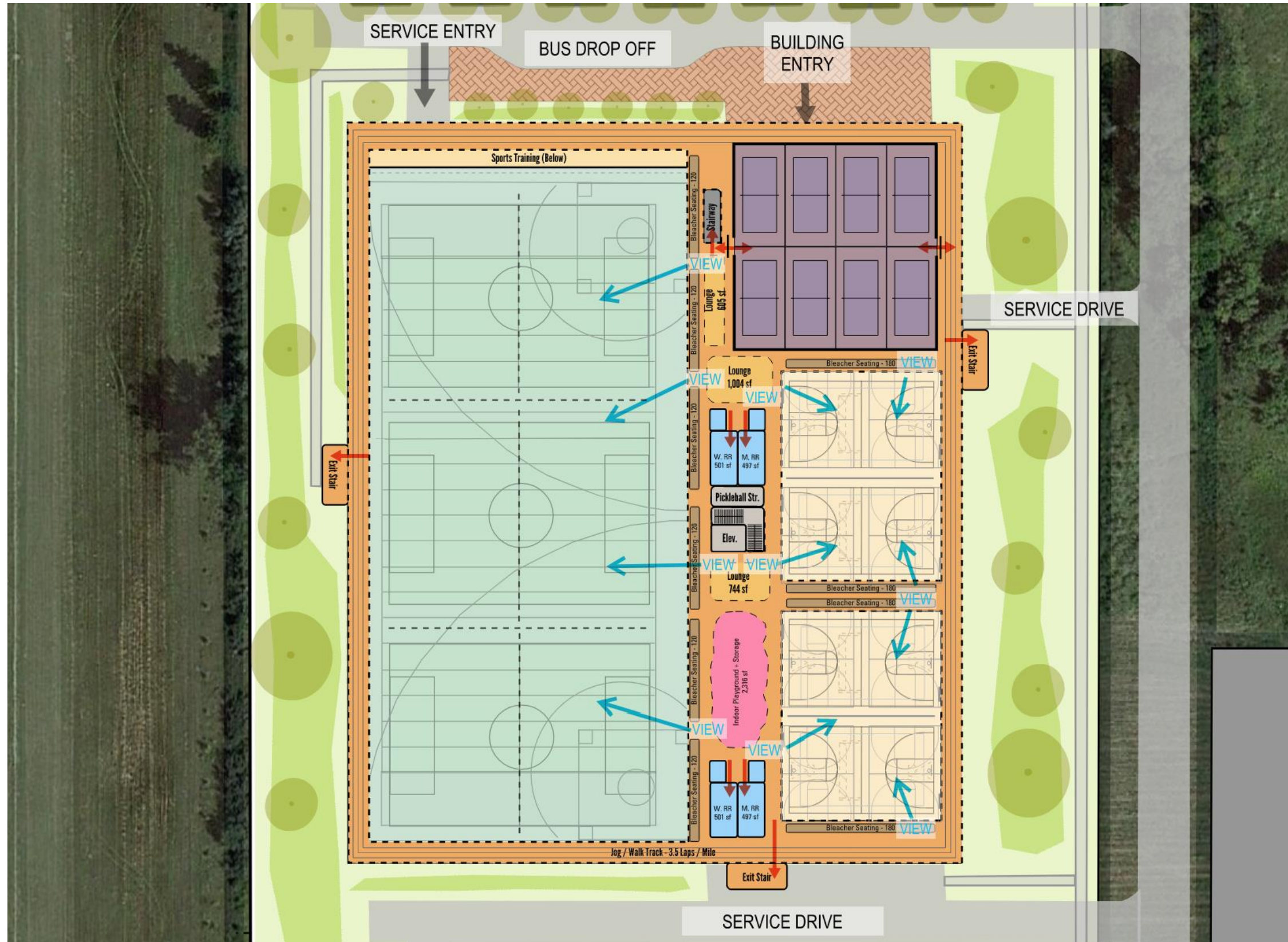
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- Relocate BMX Track to Adjacent 1.5-Acre property to the NE

PREFERRED INDOOR SPORT CONCEPT – WITH INDOOR VENDOR (GOLF SIMULATOR)



- 208,000 Square Foot New Construction
 - Main Level – 154,000
 - Mezzanine Level – 54,000
- Main Level Space Program
 - 80,000 sf Indoor Turf
 - 1 - High School Football Field
 - 6 – U8 Soccer Fields
 - 3 – U9 Soccer Fields
 - 1 – U10 / U11 / U12
 - 2 – Modified HS/NCAA Softball
 - 4 – Suspended Batting Cages
 - 32,000 sf Indoor Gymnasium
 - 4 – High School Basketball Courts
 - 8 – U8 Youth Ball Courts
 - 4 – High School Volleyball Courts w/overhead suspended goals
 - 12 – Badminton Courts
 - 5,000 sf Sports Training Space
 - 5,000 sf Indoor Sprint Training
 - 3 lanes x 100M
 - 10,000 sf Vendor Space
 - Indoor Golf Simulator
 - Food Services
 - 1,500 sf Administration Space
 - 6,900 sf Locker Rooms
 - Team, Men’s, Women’s, Unisex
 - 3,600 sf Storage

PREFERRED INDOOR SPORT CONCEPT – WITH INDOOR VENDOR (GOLF SIMULATOR)



- 208,000 Square Foot New Construction
 - Main Level – 154,000
 - Mezzanine Level – 54,000
- Main Level Space Program
 - 15,000 sf Pickleball Courts
 - 8 Dedicated Pickleball Courts
 - 2,500 sf Indoor Playground
 - 2,300 sf Lounge Space
 - 23,000 sf Elevated Jog/Walk Track
 - 3.5 Laps Per Mile
 - 5,000 sf Spectator Seating
 - 710 Spectators
 - 2,600 sf Spectator Restrooms
 - Men's, Women's, Unisex
 - 400 sf Storage

PREFERRED INDOOR SPORT CONCEPT – WITHOUT INDOOR VENDOR



- 208,000 Square Foot New Construction
 - Main Level – 154,000
 - Mezzanine Level – 54,000
- Main Level Space Program
 - 80,000 sf Indoor Turf
 - 32,000 sf Indoor Gymnasium
 - 5,000 sf Sports Training Space
 - 5,000 sf Indoor Sprint Training
 - 3 lanes x 100M
 - 2,000 sf Party Rooms (2)
 - 5,500 sf Indoor Adventure Space
 - Indoor Playground
 - 635 sf Concessions
 - 1,500 sf Administration Space
 - 7,700 sf Locker Rooms
 - Team, Men's, Women's, Unisex
 - 3,500 sf Storage

PREFERRED INDOOR SPORT CONCEPT – WITHOUT INDOOR VENDOR



- 208,000 Square Foot New Construction
 - Main Level – 154,000
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 - 1,800 sf Spectator Restrooms
 - Men's, Women's, Unisex
 - 600 sf Storage

ESTIMATED CAPITAL COSTS

ESTIMATED CAPITAL COSTS

	Indoor Sports Facility W/Golf Vendor ⁽⁷⁾ ⁽⁸⁾	Indoor Sports Facility w/Out Golf Vendor ⁽⁷⁾	CHF Stretch 25 Pool Option ⁽⁴⁾ ⁽⁵⁾ ⁽⁶⁾
Building SF ⁽¹⁾	208,000	208,000	42,000
Facility Hard Cost ⁽¹⁾ ⁽³⁾	\$ 76,157,000	\$ 78,380,000	\$ 27,275,000
Building Cost /SF ⁽¹⁾ ⁽³⁾	\$ 366.14	\$ 376.83	\$ 649.40
Site Costs ⁽¹⁾	\$ 3,806,000	\$ 3,808,000	\$ 1,423,000
Soft Cost + Contingency ⁽²⁾ ⁽¹⁾	\$ 21,102,000	\$ 20,900,000	\$ 8,350,000
Total Project Cost ⁽¹⁾	\$ 101,065,000	\$ 103,089,000	\$ 37,048,000
Estimated Cost of Project (if build today, Dec. 2022)	\$ 81,968,000	\$ 83,609,000	\$ 30,048,000

- 1) Estimates are based on a mid-point of construction of April 2025.
- 2) 10% Project Contingency for Indoor Sports Facility and 12.5% Project Contingency for Indoor Aquatics Facility have been included.
- 3) Facility pricing is based on a "Better" level of construction. Up to a 5%-10% savings may be achievable if an alternate lower cost construction methods were considered.
- 4) Includes cost for Demo of Existing parking lot and Spray Park.
- 5) New Spray Park included in the project costs at an alternate site.
- 6) Aero-Space Pool requirements not included in these costs.
- 7) Includes cost for Relocation of Existing BMX Park along with current budgeted facility upgrades.
- 8) Includes Core & Shell Cost for Indoor Golf Vender space Only (Assume an additional \$177/SF (\$1.77 Mil.) from Vendor for Space Build-Out).

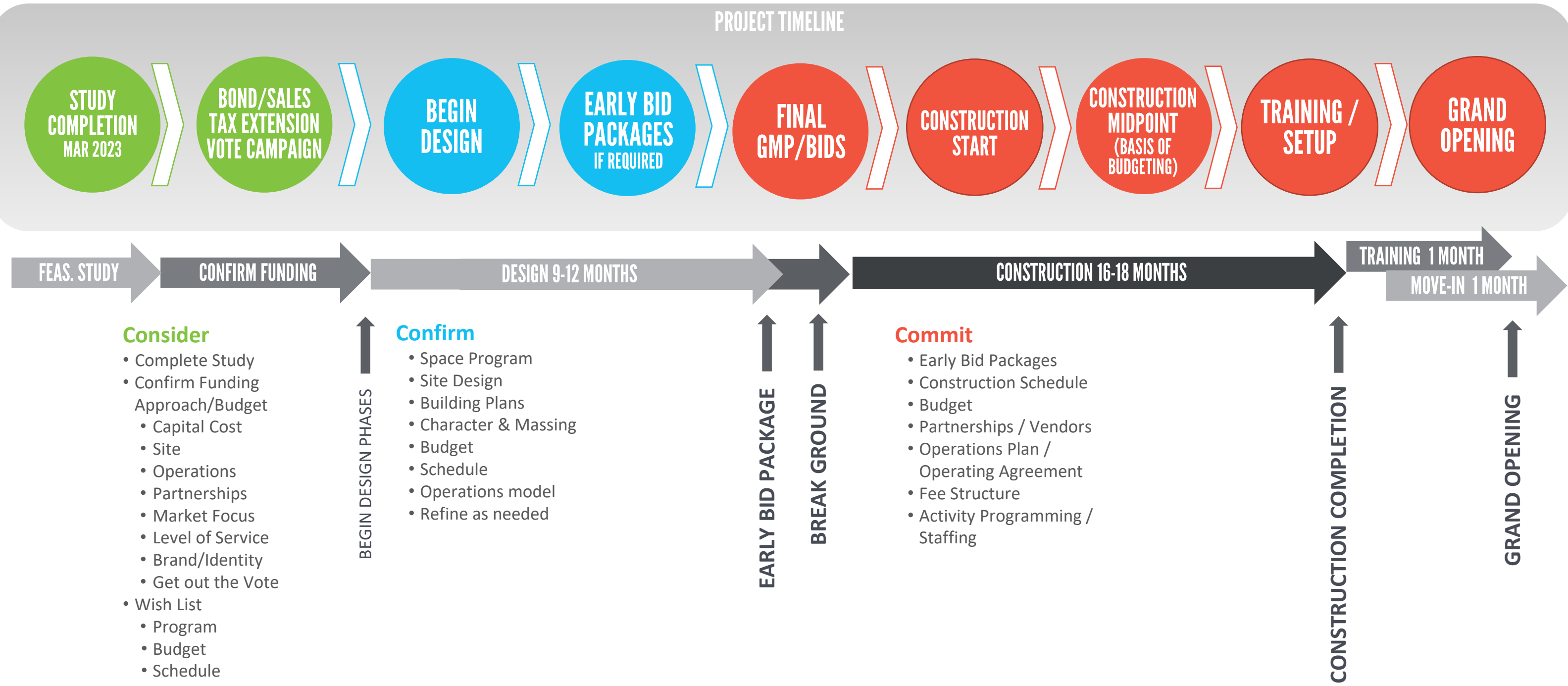
FEASIBILITY STUDY

FINAL STEPS

FINISH FEASIBILITY STUDY – FINAL STEPS

- ✓ **Project Kick-off**
- ✓ **Community Engagement**
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ESTIMATED PROJECT TIMELINE



THANK YOU

To learn more about the feasibility study and view the survey results, visit:
www.gfparks.org/feasibility-study/