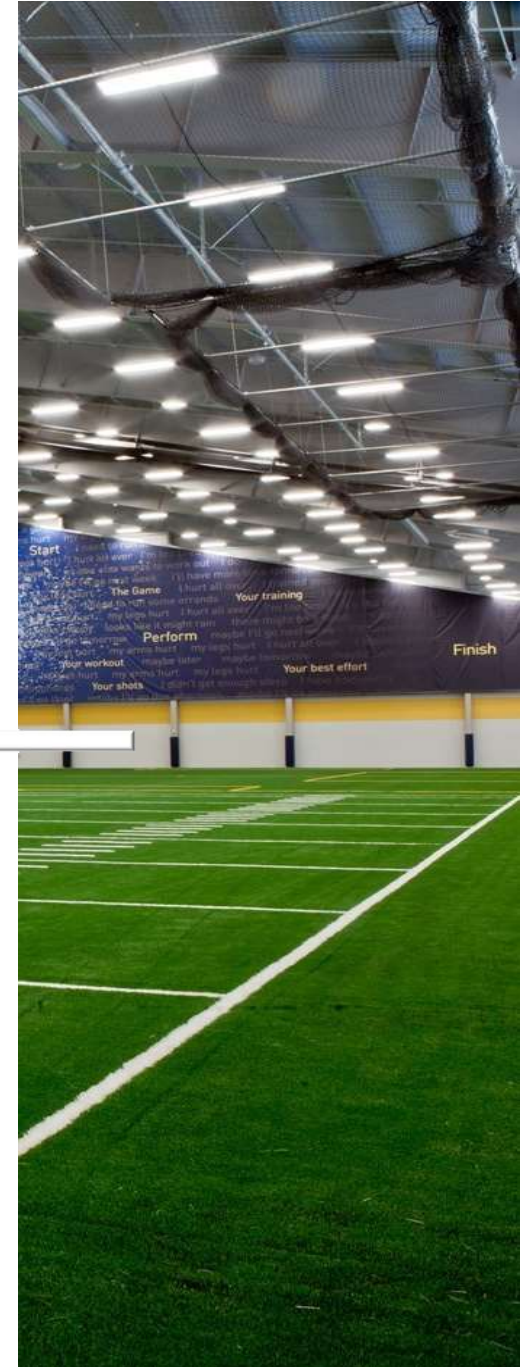


GRAND FORKS INDOOR SPORTS FACILITY & INDOOR AQUATIC FACILITY

Feasibility Study Update
May 30th, 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

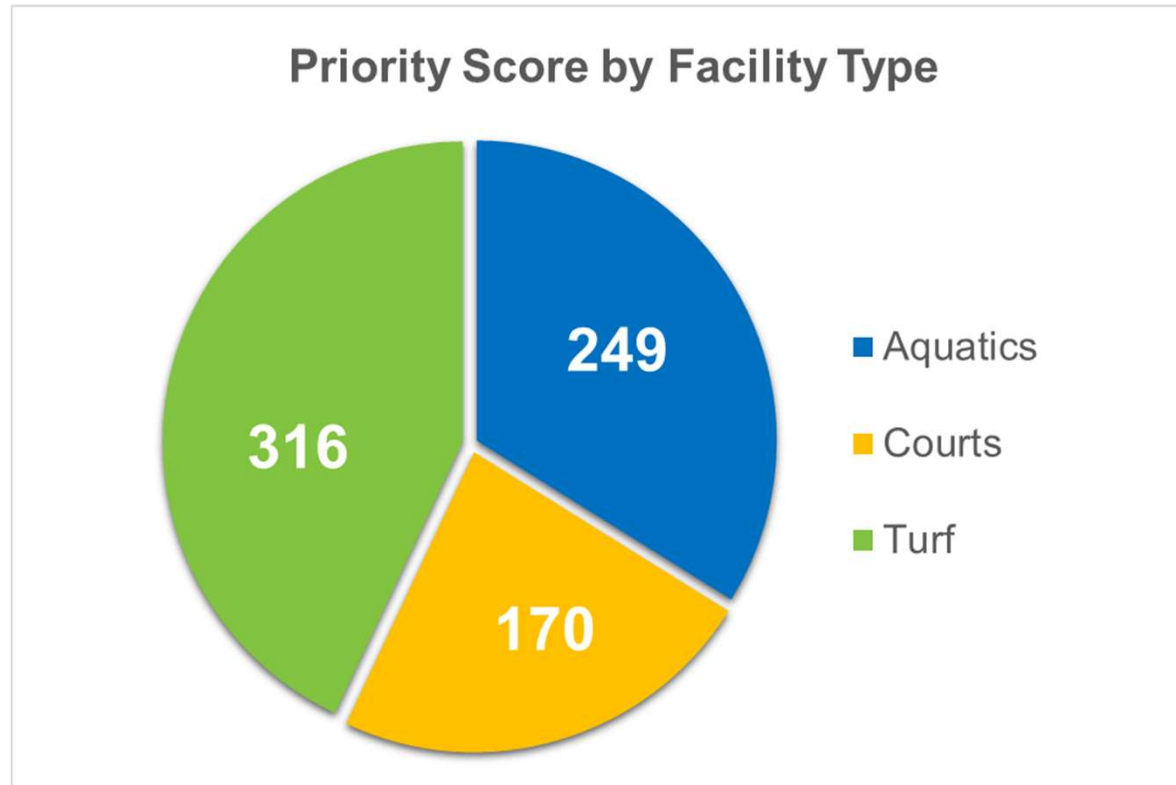
ONLINE PUBLIC POLL

PUBLIC SURVEY

FOCUS GROUPS / STAKEHOLDER INTERVIEWS

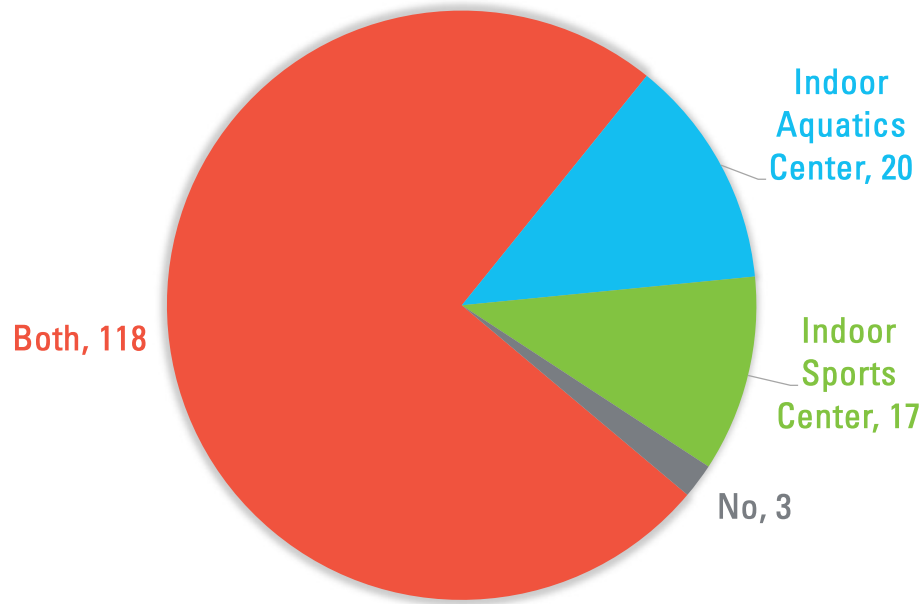
- 9 STAKEHOLDER FOCUS GROUPS
- 1 SUMMARY WEBINAR WITH 77 PARTICIPANTS
- 152 TOTAL PARTICIPANTS

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>

SURVEY METHODS

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% will definitely not support a tax extension.

SURVEY RESULTS

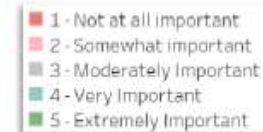
Preferred Features of the Indoor Sports Complex

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%	36%	22%	22%	20%	42%
	Open Link	3.7	554	9%	11%	20%	19%	20%	41%	61%
Indoor Competitive Swimming Pool	Invite	2.8	420	30%	17%	46%	19%	16%	19%	35%
	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

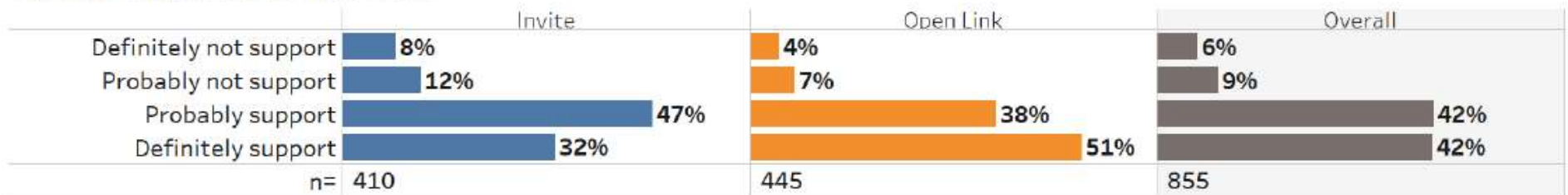
- 1 - Not at all likely
- 2 - Somewhat likely
- 3 - Moderately likely
- 4 - Very likely
- 5 - Extremely likely

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 CONCEPT

INITIAL INDOOR AQUATIC FACILITY STUDY CONCEPTS – PROJECT SITES CONSIDERED

• Choice Health & Fitness Facility 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 ICON Sports Center facility
 - Existing Master Plan for property north of the existing Choice Health & Fitness 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
- EXISTING TENANTS NEED TO BE EVICTED / NOT NECESSARILY AVAILABLE
- POTENTIAL TO EXTEND PROJECT TIMELINE
- OPERATIONALLY INEFFICIENT IF OPERATED BY PARK DISTRICT

• 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
- OPERATIONALLY INEFFICIENT IF OPERATED BY PARK DISTRICT

• UND Site

• CONS

- PARK DISTRICT WOULD PREFER UND AS THE OPERATOR
- OPERATIONALLY INEFFICIENT IF OPERATED BY PARK DISTRICT

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



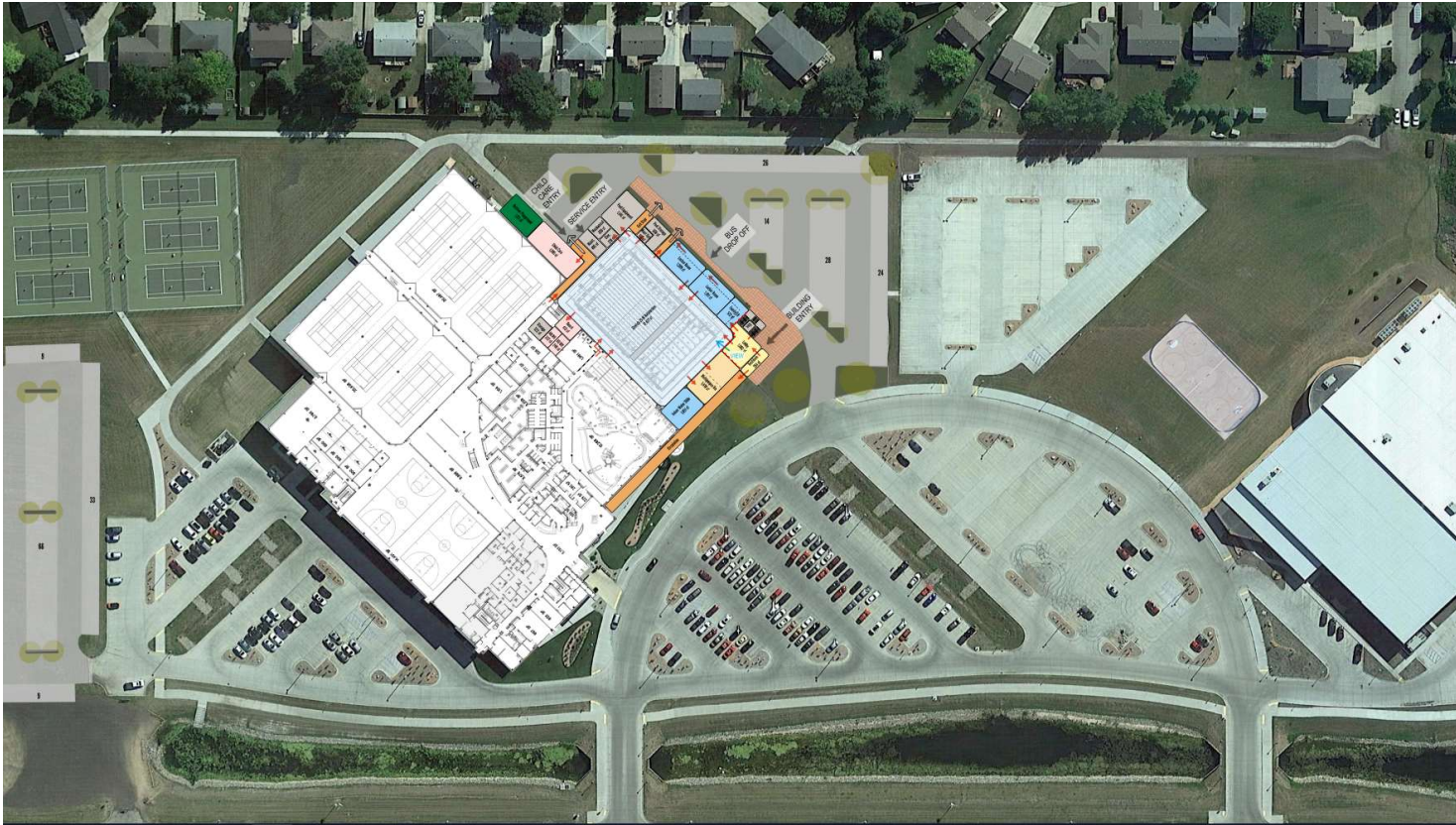
PREFERRED AQUATIC CONCEPT (10 LANE X 15 LANE - STRETCH 25 WITH BULKHEAD) – SITE PLAN



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

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



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- New East Entry Child Care & 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
- Main Level Space Program
 - 1,350 sf Lobby and Entry
 - 3,000 sf locker Rooms
 - 1,500 sf Multi-Use Party/Classroom Rooms
 - 17,000 sf - Stretch 25 Pool
 - 10-15 – 25 Yard Swim lanes
 - 10 – 25 Meter Swim Lanes
 - 1 - 6' Moveable Bulkhead
 - Room for 1M and 3M Diving Boards
 - Room for Ceiling Suspended Drop-Down Ninja Cross Course
 - 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 SPORTS FACILITY STUDY CONCEPTS – PROJECT SITES CONSIDERED

• 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

• 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
 - EXISTING TENANTS NEED TO BE EVICTED / NOT NECESSARILY AVAILABLE
 - POTENTIAL TO EXTEND PROJECT TIMELINE

• Choice Health & Fitness Facility 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

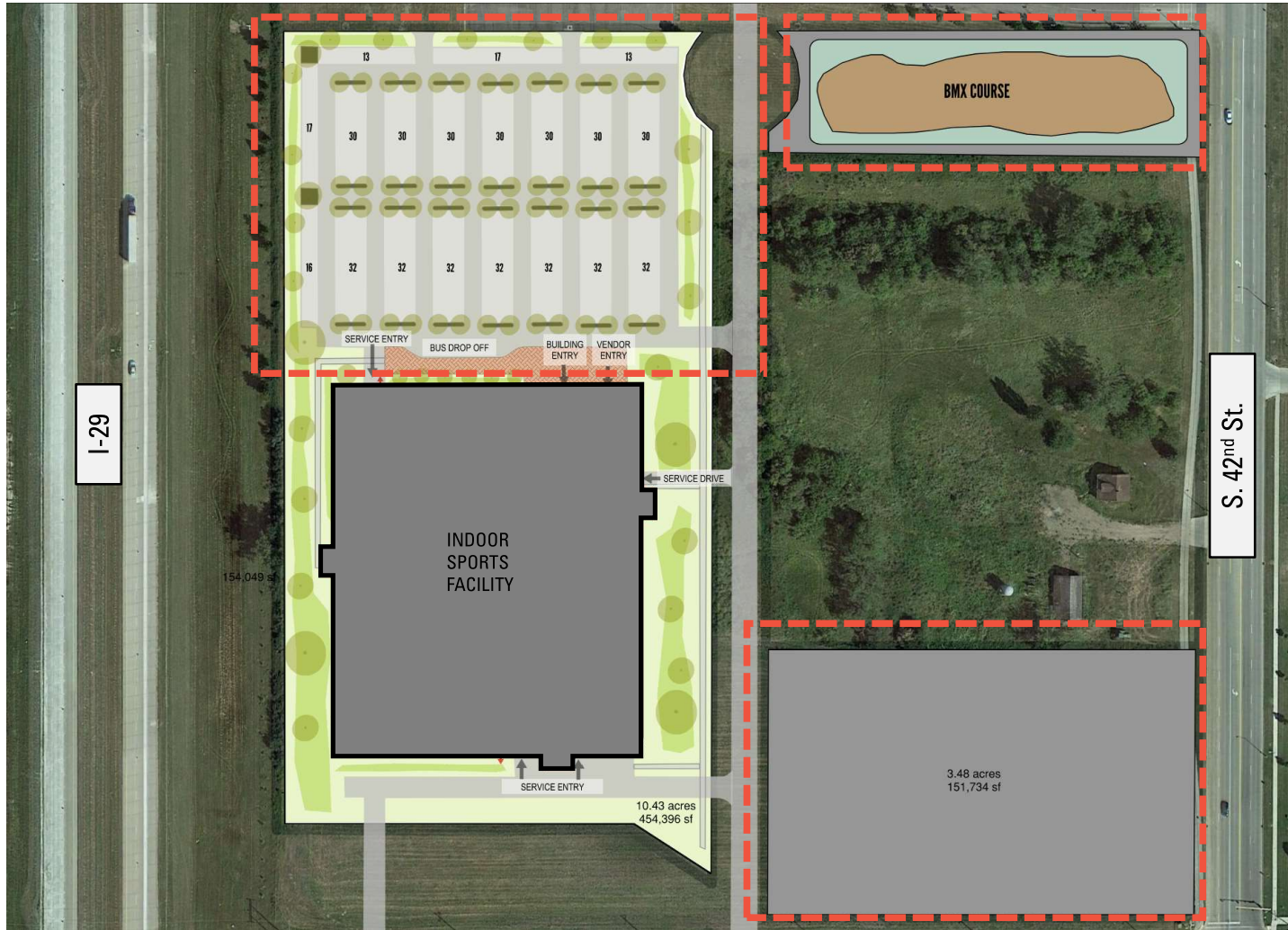
• UND Site

- CONS
 - UND PREFERS TO USE THEIR SITE FOR AQUATICS NOT SPORTS FACILITY

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



PREFERRED INDOOR SPORT CONCEPT – SITE PLAN

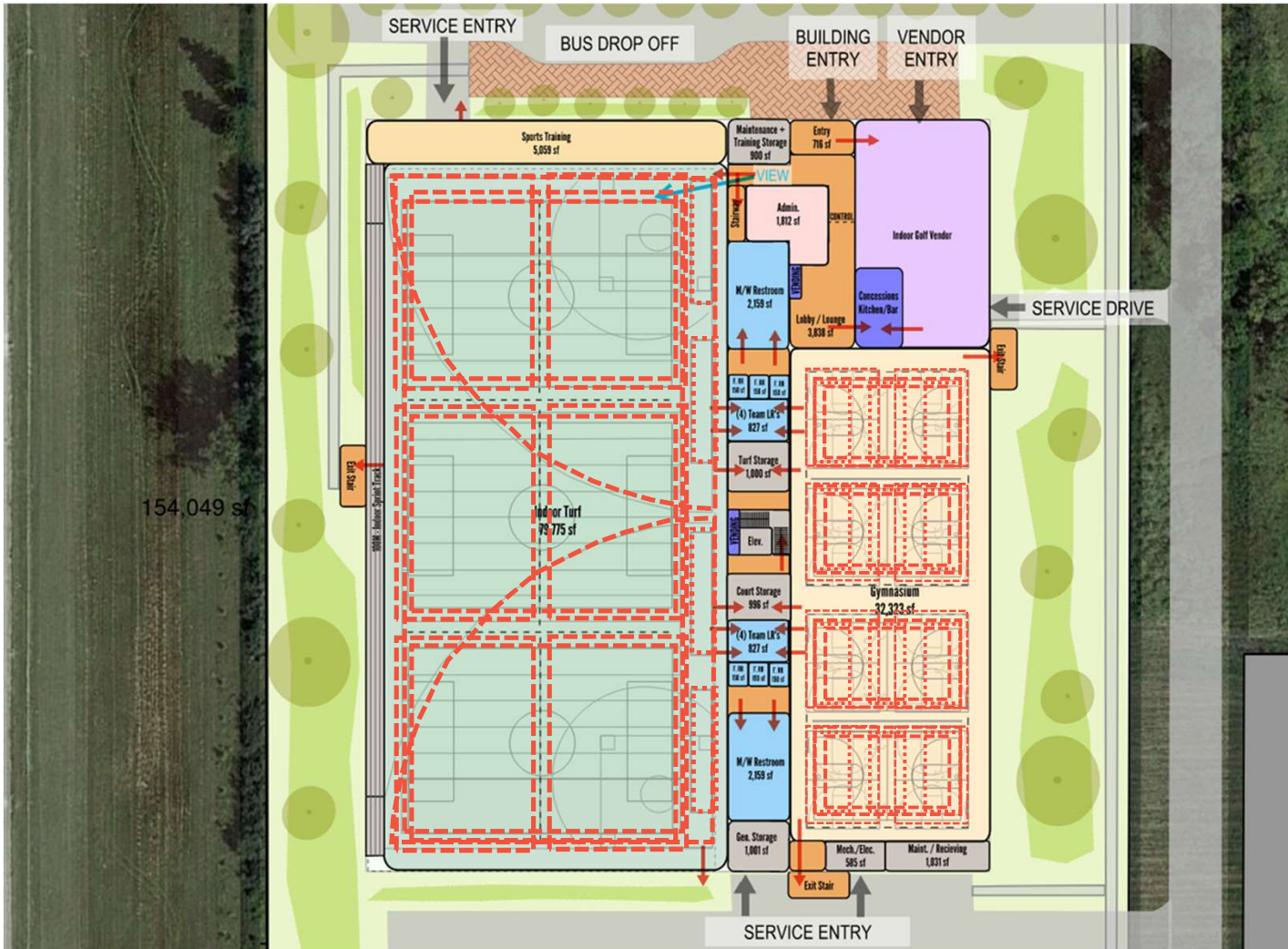


SITE PROGRAM

- 510 Parking Spaces
 - 490 Indoor Sports Facility
 - 20 Vendor Space
- Share Overflow Parking with Alerus Center
- Maintain Existing Undeveloped 3.5 acres to the SE
- 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

- 1,800 sf Administration Space
- 10,000 sf Vendor Space
 - Indoor Golf Simulator
 - Food Services

• 80,000 sf Indoor Turf

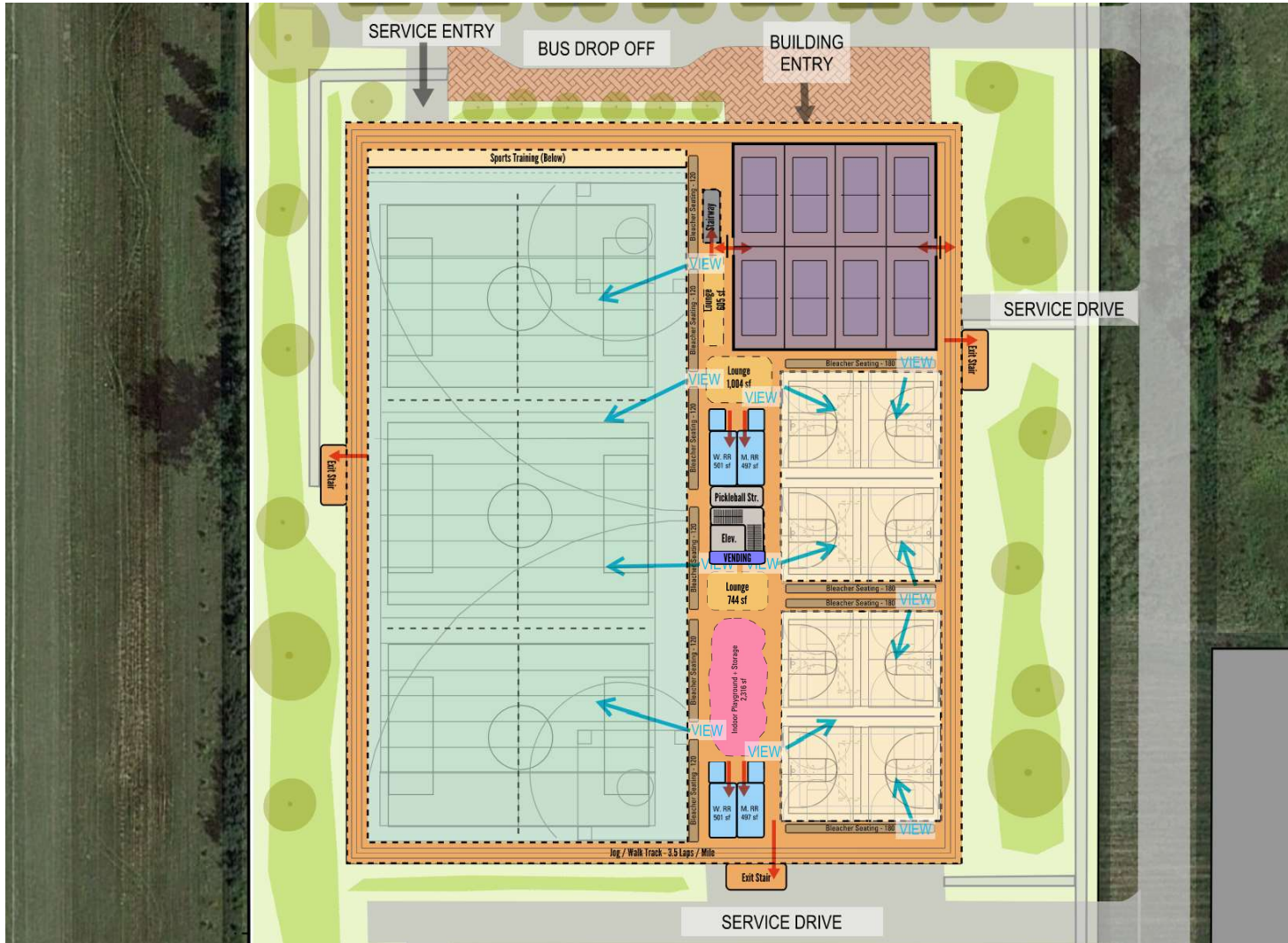
- 1 - High School Football/Soccer Field
- 6 - U8 Soccer Fields
- 3 - U9 Soccer Fields
- 1 - U10 / U11 / U12 Soccer Field
- 2 - Modified HS/NCAA Softball
- 4 - Suspended Batting Cages

• 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

- 5,000 sf Sports Training Space
- 5,000 sf Indoor Sprint Training
 - 3 lanes x 100M
- 6,900 sf Locker Rooms
 - Team, Men's, Women's, Unisex
- 3,900 sf Storage

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



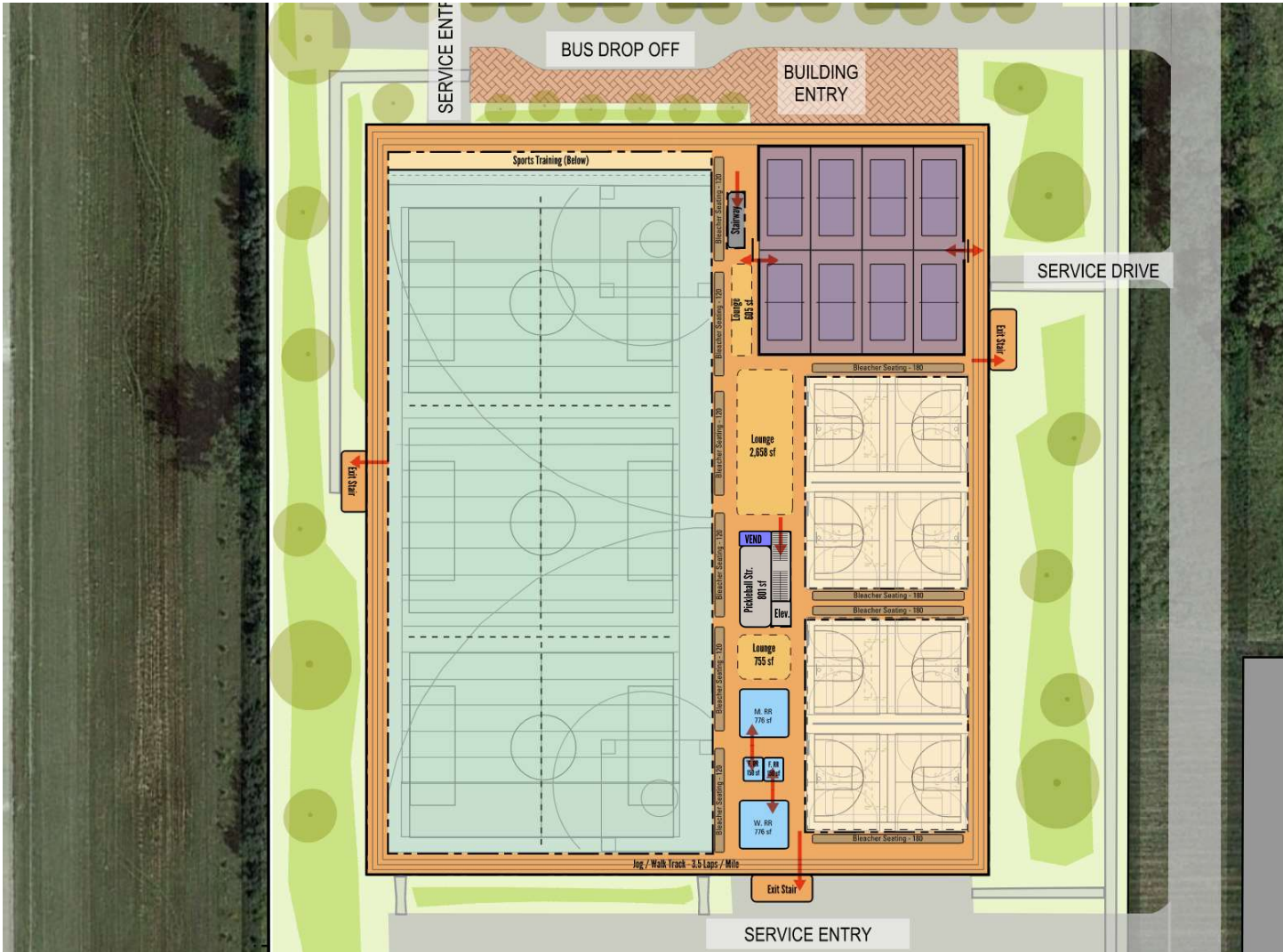
- 208,000 Square Foot New Construction
 - Main Level – 154,000
 - Mezzanine Level – 54,000
- Mezzanine Level Space Program
 - 15,000 sf Pickleball Courts
 - 8 Dedicated Pickleball Courts
 - 2,500 sf Indoor Playground
 - 2,300 sf Lounge Space
 - 23,000 sf Elevated Jog/Walk Track
 - 3.5 Laps Per Mile
 - 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
 - 1,800 sf Administration Space
 - 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
 - 7,700 sf Locker Rooms
 - Team, Men's, Women's, Unisex
 - 3,900 sf Storage

PREFERRED INDOOR SPORT CONCEPT – WITHOUT INDOOR VENDOR



- 208,000 Square Foot New Construction
 - Main Level – 154,000
 - Mezzanine Level – 54,000
- Mezzanine Level Space Program
 - 15,000 sf Pickleball Courts
 - 8 Dedicated Pickleball Courts
 - 4,000 sf Lounge Space
 - 23,000 sf Elevated Jog/Walk Track
 - 3.5 Laps Per Mile
 - 5,000 sf Spectator Seating
 - 710 Spectators
 - 1,800 sf Spectator Restrooms
 - Men's, Women's, Unisex
 - 800 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	208,000	208,000	42,000
Facility Hard Cost ⁽¹⁾ ⁽³⁾	\$ 59,918,500	\$ 61,638,650	\$ 21,582,100
Building Cost /SF	\$ 288	\$ 295	\$ 514
Site Costs ⁽¹⁾	\$ 3,003,325	\$ 3,003,350	\$ 1,136,450
Soft Costs ⁽⁹⁾ ⁽¹⁾	\$ 9,826,850	\$ 10,019,050	\$ 3,872,600
Contingency ⁽²⁾ ⁽¹⁾	\$ 6,485,475	\$ 6,658,150	\$ 2,897,250
Total Project Cost As of May 2023 ⁽¹⁾	\$ 79,234,100	\$ 81,320,200	\$ 29,488,400

- 1) Estimated Cost indicated are based on May 2023 pricing and does not include inflation. Capital costs should assume between a 6%-11% annual inflation carried out to the mid-point of construction date.
- 2) A Project Contingency of 10% for Indoor Sports Facility and 12.5% 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) Aerospace 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
 - a. Assume an additional \$140/SF (\$1.4 Mil.) from Vendor for Space Build-Out based on May 2023 pricing. Interior build out does not include inflation.)
- 9) Soft Costs include
 - a. Furniture, Fixtures, Equipment, Owner's Rep., Pre-Con. Services, Arch. & Eng. Aquatic Fees, Utility Tap Fees, Survey, Geotech, Testing, Permit Fees, etc.

ESTIMATED OPERATIONS & MAINTENANCE COSTS

ESTIMATED O&M BUDGET SUMMARY – INDOOR AQUATIC FACILITY

<u>EXPENSES</u>	
Personnel	\$332,477
Contractual Services	\$396,064
Commodities	\$34,500
TOTAL EXPENSES	\$763,041
<u>REVENUES</u>	
Additional Memberships	\$49,903
Guest Passes	\$28,030
Programs	\$211,440
Rentals	\$249,500
TOTAL REVENUE	\$538,873
NET	-\$224,168
COST RECOVERY	71%
Based on 2023 Figures	

ESTIMATED O&M BUDGET SUMMARY– INDOOR SPORTS FACILITY

<u>EXPENSES</u>	
Personnel	\$507,058
Contractual Services	\$836,320
Commodities	\$93,000
TOTAL EXPENSES	\$1,436,378
<u>REVENUES</u>	
Rentals	\$799,248
Programs	\$349,040
Concessions	\$20,000
TOTAL REVENUE	\$1,168,288
NET	-\$268,090
COST RECOVERY	81%
Based on 2023 Figures	

FEASIBILITY STUDY

FINAL STEPS

COMPLETE FEASIBILITY STUDY – FINAL STEP

- ✓ 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**

OPTIONS TO CONSIDER – DIFFICULT DECISIONS NEED TO BE MADE

Additional Funding

Find additional funding resources to build and operate both facilities within the current project scope that was requested by the community and user groups.

To close the funding gap for construction and operations through additional funding, a significant property tax increase would be needed. Other significant funding sources are not currently known.

Downsizing

Reduce the project scope by decreasing the building size and/or amenities of Indoor Sports Facility and/or Indoor Aquatic Facility.

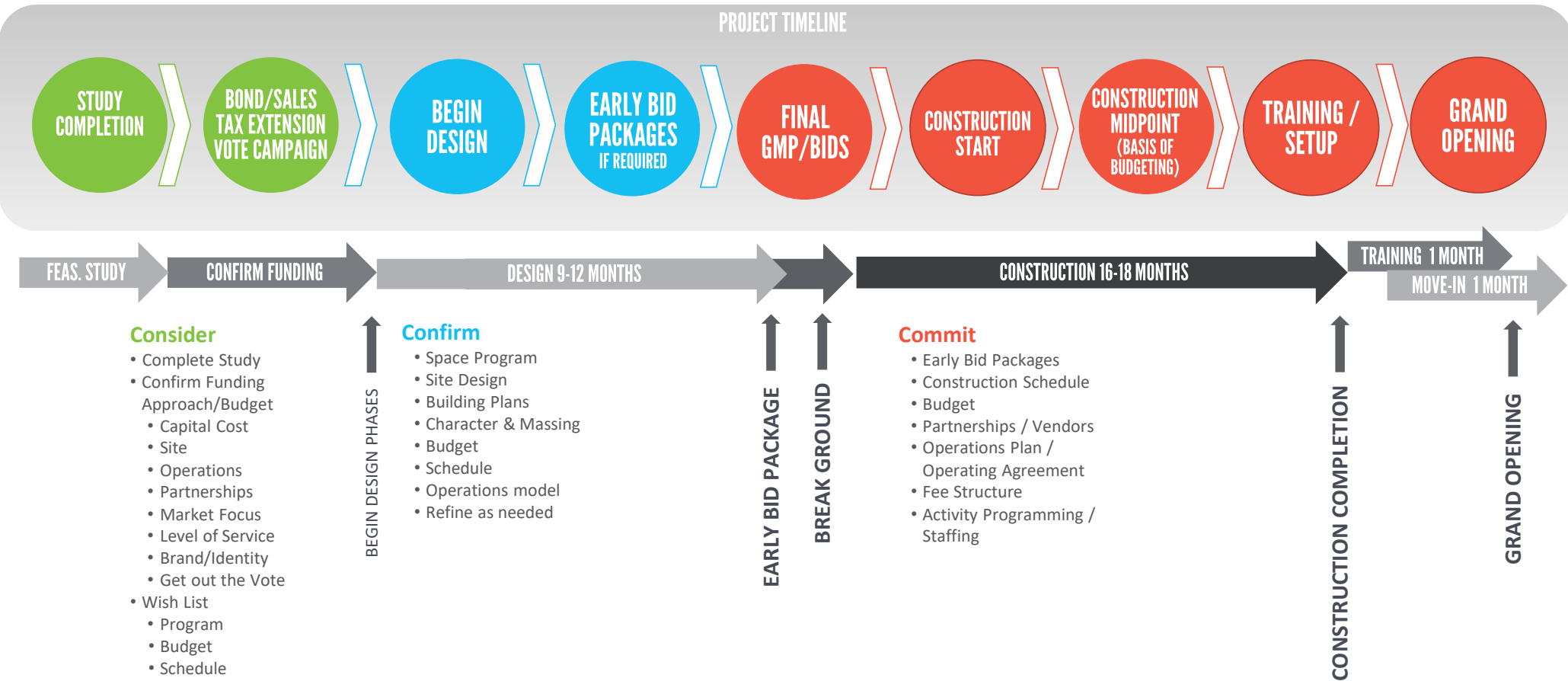
Reducing the building size and amenity scope of either facility would limit what the community and user groups have requested for usage. Removing certain amenities could result in some user groups being unable to utilize the facility completely. Reducing the building size scope could result in all user groups having to limit the activities, including tournaments/meets, they had intended to operate or host within the facility.

Phasing

Build using a phased approach, with one facility built right away, and a second facility built when additional funding is available.

If a phased approach is chosen to build one facility, there is no guarantee on when additional funding would be secured and therefore no timeline on when the second facility would be built.

ESTIMATED PROJECT TIMELINE



THANK YOU

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