

## FACILITIES COMMITTEE MEETING NOTES

Wednesday, June 28, 2023; 11:00AM

Depot Board Room

Attended: Commissioner Dawn Morgan, Commissioner Joe Deutsch, Commissioner Vicki Dawson, Commissioner Jerry Rostad, Dave Bietz, Susan Faus, Kevin Boe, Broc Lietz, Carolyn Boutain, Tony Schmitt, Luke Evenson, Tyler Kirchner, Mark Honzay-JLG Architect, Patrick Peltier-McGough, Blake Nybakken and Brian Reinarts-EPIC Companies, and Jodi Buzick

### - **Review city of Fargo ROW Acquisition for 44<sup>th</sup> Street**

Dave Bietz, presented. Discussed the Park District has been working with City of Fargo and EPIC Companies for the past couple of years on a potential road right of way (ROW) at the Anderson/Tharaldson Complex. The initial request was to put a public road that would cut through the complex, which was not supported. Recently, working on a potential public road on the east side of EPIC's development and the far west side of Park District property. This option will provide better access, additional parking, and better circulation for the Park District as a whole. EPIC is working on a parking garage in addition to this. If achieved, would be a great benefit to the Park District, the Fargo Zoo, and the Curling Club. With this request, the City of Fargo would purchase the portion of the ROW that falls on Park District property. The total area for the ROW is 30,120 square feet for \$8.24 per square feet for a total purchase price of \$248,188.80. The cost to reconstruct the new road would be around \$3.2 million. One third of that cost, \$1.06 million, could be assessed to the Park District over 20 years.

Discussed the impact to the Park District with our maintenance building being within the requested ROW. This means relocating the Park District maintenance building, irrigation, and storage in the building. The expense to the Fargo Park District would be around \$550,000. The building itself needs maintenance, is not in the best location and the irrigation needs updating. We would recommend building a new building that better serves our needs. The plan would be to construct the building on the southwest corner of Cornerstone Bank Arena. This location joins our current maintenance needs of the ice rink with our maintenance needs of the athletic complex. Discussed options to pay for the new building and irrigation. Partly by selling 40 feet of the 46 feet to the City of Fargo for the ROW which is around \$250,000. Currently in negotiations with the City of Fargo and EPIC on what portion could be included with the City Road project. There are costs to the Park District but benefits to gain even with the cost. Discussed EPIC's parking ramp and their request to the City of Fargo for a pilot program which will allow them to leverage future tax savings and pay for the ramp in its entirety. Would be free and open to the public. The plan is for 130 surplus spaces being built to capacity even if the hotels are full.

Commissioner Jerry Rostad inquired if the road will connect on the south end. Dave Bietz advised it does on 26<sup>th</sup> ave, which is a loop around EPIC property so goes back to the west but not the east. The rink is straight to the north. The city has two dead end ROW, on 26<sup>th</sup> and then 24<sup>th</sup>. The City of Fargo is willing to purchase the ROW to not have the two dead end areas. Would like to move this to the full board for more discussion and potential decision at the board meeting. Hoping to have a number worked out with EPIC by the board meeting. The goal before the board meeting is to have all the implications and costs clearer. There is great collaboration by everyone trying to make this work. Commission Dawn Morgan asked about what issues with the east side access.

Dave Bietz stated that option was not palatable to the Fargo Park District as it was not best for activities. There were too many impacts to the Fargo Park District fields to make that work.

Commissioner Rostad stated his only concern is the Fargo Park District is going to inherit an approximate \$1.2 million tax bill. Commissioner Joe Deutsch stated to move forward to the board for discussion and/or approval with the notion that we would add something in the agreement that it gets connected to the rink. Looked into the possibility when ramp gets built could it be connected to the rink. Provide board more accurate data as to what EPIC's portion will be and break out Commissioner Rostad's concern with 20 years of cost for the ROW.

The committee recommends moving to the full board for further discussion.

**Bring to full Board: July 11, 2023**

- **Review counteroffer for Robert D. Johnson Building**

Broc Lietz, presented. Discussed the Fargo Park District Commissioners contemplating the offer and counteroffer of the sale of the Robert D. Johnson property with Cass County since August 26, 2022. Cass County made a formal offer to the Fargo Park District of \$750,000 upon formal action at their April 17, 2023, Commissioner meeting. At the May 16, 2023, Park Board meeting the Commissioners discussed Cass County's offer. Upon review of the latest 2022 appraisal that valued the property at \$1,270,000, the Park Board Commissioners made a counteroffer based on the tax assessed value of \$1,120,100. Cass County Commissioners reviewed this counteroffer at their June 5, 2023, Commission meeting wherein they rejected the counteroffer but reaffirmed their original offer of \$750,000. Discussed options of accepting Cass County's reaffirmed offer, direct staff to develop a Request for Proposals (RFP) to put out for public bid, or other alternatives they would like the staff to consider. The Park District needs to take the next course of action.

Commissioner Dawn Morgan offered an option for her to speak with Cass County Commissioners individually to discuss their thoughts of another counteroffer. Commissioner Joe Deutsch discussed the belief system with their offer, it is government and belongs to the government. It shows they want it but only at the cost of what the Fargo Park District put into it, not truly the value of the building. Fargo Park District Commissioners do not see it that way, they have the best interest of the taxpayer but if we can make it work and keep it with government entity it is great. All Commissioners are in favor of Commissioner Morgan setting up discussions. Discussed the timeline and the main driver is when the Fargo Park District moves to the Fargo Parks Sports Complex because at that point the building will be empty. The Committee recommends moving to the August Facilities Committee Meeting or to a later meeting depending on how long it takes for Commissioner Morgan to set up meetings.

- **Review design and study estimates for north concourse extension at Fargo Parks Sports Complex**

Tyler Kirchner, presented. Discussed at the May 3, 2023, Facilities Committee meeting and the May 16, 2023, Park Board meeting to bring an update to the plans and estimate where construction would be at. In the last meeting, the Park Board authorized the team to proceed with the design phase of \$47,775. The design fees should be included in the overall cost with Construction Administration (CA) Pricing and Construction Documents (CDs) would be an

additional \$88,725.00. The all-in cost for the concourse extension to the north is \$3,161,438. This topic of the extension is a continuation of value engineered items that were looked to be added back into the facility after the pricing for Phase 2 of the entire complex came in favorable.

This concourse extension would extend roughly 120 feet to the north to extend the concourse. Discussed the extension concept. Introduced Mark Honzay and Patrick Peltier. Requested to keep moving forward with the design process in an effort at the next Facilities Committee meeting and Park Board meeting we would discuss the “real” cost. Commissioner Jerry Rostad asked if the \$3.1 million is still an estimate. Tyler confirmed that was correct. Patrick Peltier discussed how they worked through the pricing for the extension over the last weeks. Received numbers from 95% of the trade and could vet out to make sure they understood the plan. Tyler stated if the Park Board decides to move forward with the design/construction phase, JLG would wrap up the study and McGough would go out for pricing to have a confident number at the August Park Board meeting.

Discussed what is being asked of the committee at this time was to approve the \$88,275 to continue the study. Commissioner Rostad asked if \$3.1 million was high? Patrick stated it was right where they expected it to be. Tyler added this project is one of the most vetted out thus far so.

Commissioner Vicki Dawson discussed the cons of not adding the north concourse extension. Lose 2<sup>nd</sup> floor view over to the north rink, a lot longer distance to walk outside, we won't have 1<sup>st</sup> floor view into that rink from the concourse, and the congestion will be worse. The extension will keep from piling up at the locker room hallway. Discussed the cost the Park Board approved with the bids being favorable and adding alternates there is a savings \$2,873,076. The additional cost being discussed today would put us in a negative. The north concourse extension was in the original vision. The strategy with the north concourse was we could save money to not do, but now we are in a good place so we can add this back in. Commissioner Rostad and Commissioner Joe Deutsch agreed in that if we don't do this, we are going to have backlash that we will need to deal with. Commissioner Rostad feels we need to continue with this concept. We will always have access with this plan and minimal future issues. Tyler agreed it makes sense to do it now. Since this was part of the original vision is why we are bringing it forward to you. Commissioner Dawson added if we can make it work financially, we should move forward with this plan. If adding later, it will cost significantly more.

Asking the Park Board to accept \$88,725 to continue the study. Patrick would bring a change order to August Park Board meeting to sign so they can move forward. Tyler stated it has zero scheduling impact to add this. Patrick stated August approval allows them to incorporate into the current plan.

Kevin Boe asked about the possibility to move kiosk up. Tyler stated in meetings with the Executive Director and Deputy Directors this is where it was decided. Kevin added people will go right upstairs.

Discussed the timeline being too close and JLG and McGough need approval of the \$88,275 from the board now to continue with the design of this. Commissioner Dawson asked to get what is

required and needed and they could have a special board meeting to have the board make the decision.

Requested to schedule a special board meeting.

- **Review Strategic Plan timeline and funding:**

Susan Faus, presented. Staff would like to discuss moving forward with the strategic planning process, timeline, and future funding. Staff believes advancing the process will build a solid foundation for the Fargo Park District and help guide our future by establishing the vision to move the district forward by creating measurable goals and objectives to reach desired outcomes. This would be a collaborative effort between Commissioners, directors, employees, and stakeholders. Requested approval to solicit Request for Proposals (RFP) for consultant services. Proposed timeline: July-RFP, August-select consultant, and September-begin (6-8 months). Also requested approval to reallocate funds from the 2023 budget from the Lindenwood Master Plan to pay for the Strategic Plan. Commissioner Dawn Morgan expressed her concern with the citizen's input on Lindenwood and their concern with inaction, and not supportive of using funds from the Lindenwood Master Plan. Dave Bietz stated there is another line item for an indoor/outdoor amenities study where the funds could come from. We could protect the Lindenwood Master Plan dollars and use the funds attributed to the amenities. Commissioner Morgan stated doing the strategic plan first is the right way to do that and then other studies would follow. Commissioner Vicki Dawson discussed with all that is going on she would get behind looking at the Lindenwood Master Plan for 2024. Dave Bietz agreed we need to be responsible for these plans. We see them as our roadmap. Susan discussed including a funding plan with the master plan so there is a timeline to accomplish which can be communicated with the public. Commissioner Morgan added doing something to show the public we are moving forward.

The Committee recommends moving to the full board on the Consent Agenda for consideration and approval.

**Bring to full board: July 11, 2023**

- **Discuss special Limited Alcoholic Beverage Sale Permit for the Foundations VIP event on August 16, 2023**

Susan Faus, presented. Staff is requesting the Park Board to discuss a one-time special Limited Alcoholic Beverage Sale Permit for the Foundation's VIP event on August 16, 2022, at the Fargo Parks Sports Complex. The Limited Permit will be issued for a maximum of three days, per the Park District's approved Alcoholic Beverage Policy. A Limited Permit, together with a Concessions Agreement will allow the applicant/seller to sell beer, wine, seltzers, and ciders in non-glass containers provided by a vendor, not the Fargo Park District. The Foundation is in the process of securing a vendor to provide the liquor. The vendor would sponsor the beverages for that event. Discussed looking to waive the fees for the vendor since they are sponsoring.

The Committee recommends moving to the full board on the Consent Agenda for consideration and approval.

**Bring to full Board: July 11, 2023**

- **Review bids for 2023 Cargo Van 250/2500 8600 GVWR**

Tony Schmitt, presented. An initial bid was held April 11, 2023, but at that time, there was no interest, and no bids were submitted. Our mechanic supervisor did more legwork and contacted the vendors which he learned some vendors did not understand the bidding process or how to submit their dollar amounts on bid form or had no vehicles available. With this information, we rebid on June 15, 2023, and received two bids: (1) McKay's Dodge and (2) Lithia CDJR of Grand Forks. Lithia did not meet specifications. McKay's Dodge was the lowest bid that met all specifications. Requested to award bid to McKay's Dodge. The new van will be used to haul chemicals and misc. equipment to our five pool locations.

Discussed the initial request in the budget was for two vans but with costs and availability, it was not feasible to purchase two. Commissioner Vicki Dawson addressed the dollar amount we budgeted for two vans, but we are only purchasing one. Dave Bietz stated we typically buy from the state contract, but they were not available, so we went to the public bidding process. Discussed the current pickup will be repurposed and outfitted for general maintenance.

The Committee recommends moving to the full board on the Consent Agenda for consideration and approval.

**Bring to full Board: July 11, 2023**

- **Review bids for Two 2023 Small SUV 4x4 Vehicles**

Tony Schmitt, presented. An initial bid was held April 11, 2023, but at that time, there was no interest, and no bids were submitted. We rebid on June 15, 2023, and received four bids: (1) Lithia CDJR of Grand Forks, (2) Luther Family Ford of Fargo, (3) Mazda of Fargo, and (4) Kia of Fargo. Mazda of Fargo was the lowest bid and met all specifications. Requested to award bid to Mazda of Fargo. These vehicles will be used by our Project Manager and Facility Manager which will be more economical.

The Committee recommends moving to the full board on the Consent Agenda for consideration and approval.

**Bring to full Board: July 11, 2023**

- **Review Supplement No. 3 to Ground Lease for Southside Library with City of Fargo and Fargo Park District**

Broc Lietz, presented. The Fargo Park District and the City of Fargo entered into a Ground Lease December 15, 2005, for the construction of a southside Library managed by the City of Fargo and southside Senior Center managed by the Park District. The original lease was not clear regarding insurance coverage. Attorney Jeff Gunkelman worked with the City Attorney on Supplement No. 3 to Ground Lease clarifying coverage and provide indemnification to the Fargo Park District by the City of Fargo, clarifies the City of Fargo is carrying Worker's Compensation coverage as required by the law and public liability for property damage arising out of their occupancy of the premises, and shall name the Fargo Park District as an additional insured on their policy. Commissioner Vicki Dawson inquired as to who the owner of the land is. Broc advised the Fargo Park District owns the land.

The Committee recommends moving to the full board on the Consent Agenda for consideration and approval.

**Bring to full Board: July 11, 2023**

Other:

Notes submitted by Jodi Buzick, Administrative Specialist