



A **SPECIAL MEETING** OF THE BOARD OF COMMISSIONERS OF THE PARK DISTRICT OF THE CITY OF FARGO WILL BE HELD ON **JULY 5, 2023 AT NOON** IN THE BOARD ROOM OF THE PARK DISTRICT OFFICES AT 701 MAIN AVENUE, FARGO, WITH PRESIDENT DAWN MORGAN, PRESIDING. **Please note:** This is an in-person event and streamed virtual. Members of the public and media can view the live meeting at www.fargoparks.com/news/special-park-board-meeting-july-5-agenda-2023

A G E N D A

1. Call to Order
2. Approval of the Agenda
3. Board to consider for approval design and study costs for north concourse extension at Fargo Parks Sports Complex; Dave Bietz, presenter.
4. Adjournment

Individuals who wish to attend Park Board meetings but need special arrangements or would like to address the Board, please contact the Fargo Park District office at 499-6060 by noon on the Monday before the Board Meeting.



MEMORANDUM

DATE: July 3, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Bietz, Deputy Director of Operations

RE: Agenda Item No. 1 – Board to consider for approval design and study costs for north concourse extension at Fargo Parks Sports Complex

History:

It was discussed at the May 3, 2023, Facilities Committee Meeting and May 16, 2023 Park Board Meeting to secure a proposal to study the concourse extension at the Fargo Parks Sports Complex. Most recently this item was heard at the June 28, 2023 Facilities Meeting. At that meeting it was decided to hold a special board meeting to consider the continuation of this study.

If approval is given it would mean entering the second phase of this study which would include construction documents as well as a construction estimate for the project. The cost of this portion of the study is \$88,725.00. A total cost break down is included below.

Design Phase:	\$47,775.00	First Phase of Study (Complete)
<u>CDs, Pricing, & CA:</u>	<u>\$88,725.00</u>	Second Phase of Study
Total:	\$136,500.00	

Current:

Please see attached schematic design drawing and renderings related to the Fargo Parks Sports Complex north concourse extension. This will be our first chance to review the project at the schematic design phase and discuss if we would like to continue to move the project forward into the design/construction document phase. The schematic design estimate for the project at this point in the process is \$3,161,438. This price includes all design fees, construction fees and furnishing for this space.

The two options we will have at this time are:

1. Continue to move forward into the design/construction document phase.
2. End the study at this time.

If the decision is made to continue with the next design phase, we will have the opportunity at the July Facility Committee and August Board Meeting to review the design and estimate at that time. This final estimate would give us the needed information to approve the concourse extension for construction or decide to end the study with no further action.

If you should have any questions, please feel free to contact me prior to the meeting.

Thank you.

Sample Motion: I make a motion to approve design and study costs in the amount of \$88,725 for the north concourse extension of Fargo Parks Sports Complex as presented.



Owner: Fargo Park District
Project: Phase II Concourse Extension

Design Phase: Design Development
Date: 6/27/2023

McGough has completed an estimate for the construction costs of the north concourse extension on Phase II of the Fargo Parks Sports Complex. The estimate is based upon the 50% design development documents issued by JLG on June 2nd, 2023. We are assuming approval of the change order for this work at the August board meeting. An August approval allows for the concourse extension to turnover with Phase II in January 2025.

Upon completion of the construction documents in July, McGough will solicit pricing from the existing contractors performing work on the project. This pricing will be used to prepare a change order to the Guaranteed Maximum Price. In order to make the turnover date and enable better continuity in the construction, McGough anticipates awarding the work to the existing contractors through a change order.

Scope Inclusions

- Concourse and Mezzanine Extension (6,920 SF)
- Additional Parking (16 Stalls)
- Additional Toilet Fixtures in Mezzanine Toilet Rooms
- Second Floors Baffles to Match Phase I and II
- Scrim and Lighting at North Entrance

Scope Exclusions

- General Conditions (Assumed Phase II general conditions can cover added scope)
- Demolition of Phase II Work (Assumed approval prior installation of Phase II work affected by extension)
- Escalation (Assumed project pricing will be approved in August 2023)
- Owner Soft Costs (FF&E, Design Fees, Financing, Testing, Commissioning, etc.)

Estimate Summary

Construction Costs

Concourse Extension 50% Design Development Construction Estimate	\$	2,861,138
Estimating & Design Contingency (Required Until Design Completion)	\$	138,800
Total Estimated Construction Cost	\$	2,999,938

Owner: Fargo Park District
Project: FPSC - Phase II
GSF: 6,920

Estimator: TW
Design Phase: 50% DD
Date: 6/26/2023

Description	Quantity	Unit	Rate	Total \$	Total %
Construction Costs					
1 Existing Conditions	6,920	GSF	0.00	\$0	0.00%
2 Sitework	6,920	GSF	8.28	\$57,322	1.91%
3 Substructure	6,920	GSF	25.29	\$175,000	5.83%
4 Structure	6,920	GSF	80.03	\$553,838	18.46%
5 Exterior Enclosure	6,920	GSF	67.95	\$470,196	15.67%
6 Roofing	6,920	GSF	17.81	\$123,213	4.11%
7 Interiors	6,920	GSF	98.45	\$681,245	22.71%
8 Building Equipment	6,920	GSF	0.00	\$0	0.00%
9 Fire Protection	6,920	GSF	3.76	\$26,000	0.87%
10 Mechanical & Plumbing	6,920	GSF	31.65	\$219,025	7.30%
11 Electrical & Low Voltage	6,920	GSF	52.02	\$360,000	12.00%
12 General Conditions	20	MO	0	\$0	0.00%
13 Weather Conditions	6,920	GSF	2.00	\$13,840	0.46%
14 Hoisting	20	MO	0	\$0	0.00%
15 Alternates	6,920	GSF	0.00	\$0	0.00%
Subtotal of Construction Costs	6,920	GSF	387.24	\$2,679,679	89.32%
Miscellaneous Costs					
16 Permit Fees				\$15,600	0.52%
17 Unemployment Bond				\$0	0.00%
18 Surveying & Layout				\$0	0.00%
19 Testing & Inspections				\$0	0.00%
20 Builders Risk Insurance Premium				\$3,000	0.10%
21 Performance Bond				\$19,500	0.65%
22 Subcontractor Default Insurance				\$32,096	1.07%
23 Pre-Construction Services				\$0	0.00%
24 General Liability Insurance				\$26,124	0.87%
Subtotal Construction & Misc. Items	6,920	GSF	401.16	\$2,775,998	92.54%
Fees & Contingency					
25 Estimating & Design Contingency	5.00	%		\$138,800	4.63%
26 Construction Contingency	1.00	%		\$27,760	0.93%
27 Escalation & Supply Chain Management Allowance	0.00	LS		\$0	0.00%
28 Design Fees	0.00	%		\$0	0.00%
29 Construction Fee	1.95	%		\$57,380	1.91%
Grand Total Construction Costs	6,920	GSF	433.52	\$2,999,938	100.00%

Owner: Fargo Park District
 Project: FPSC - Phase II
 GSF: 6,920

Estimator: TW
 Design Phase: 50% DD
 Date: 6/26/2023

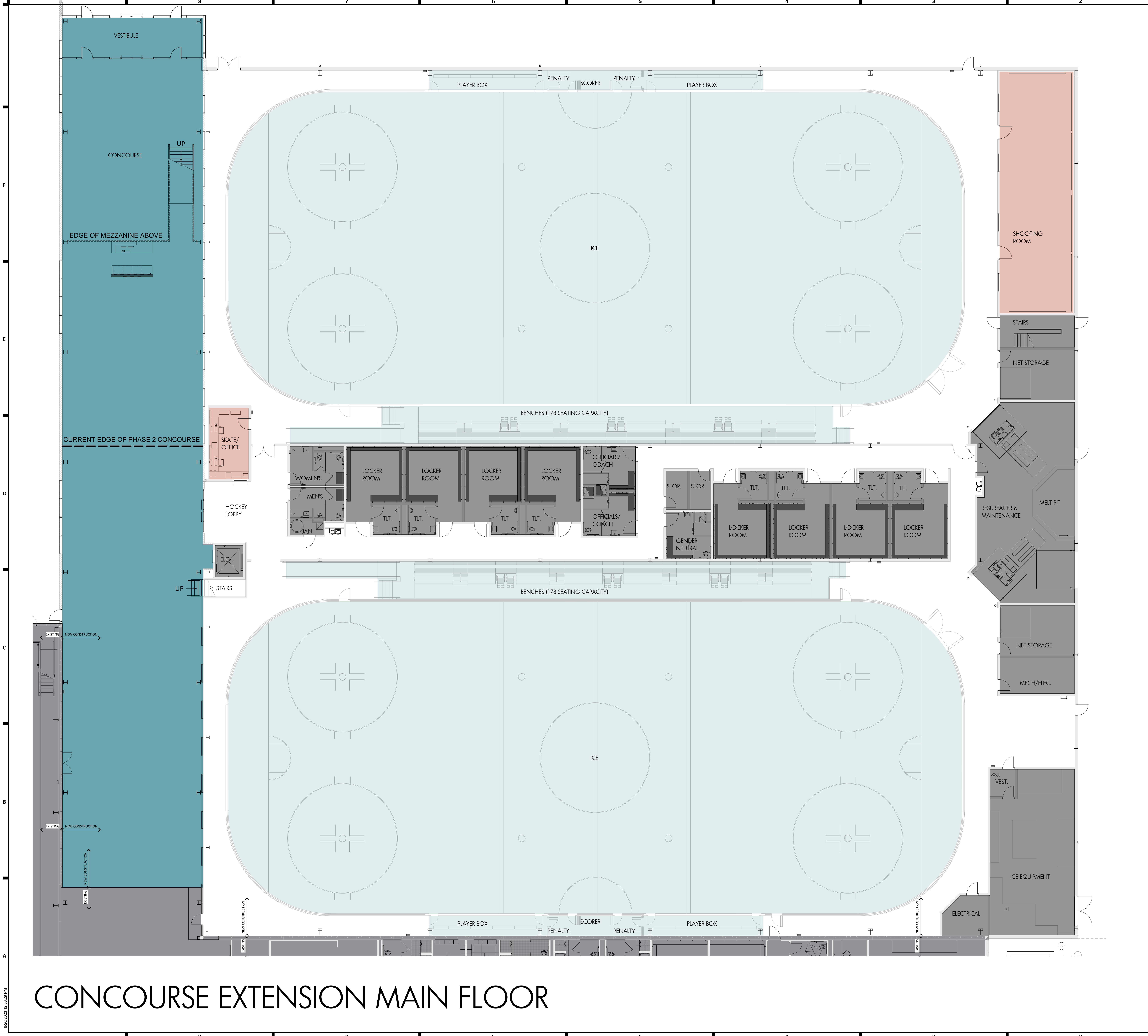
ID #	Description	Quantity	Unit	Rate	Total
2	Sitework	6,920	GSF	\$8.28	\$57,322
2.8	Earthwork	6,920	GSF	6.67	46,122
2.9	Earthwork & Excavation	1	LS	46,122.00	46,122
2.16	Bituminous Paving	6,920	GSF	1.11	7,700
2.17	Asphalt Paving	1	LS	7,700.00	7,700
2.18	Site Concrete	6,920	GSF	-0.72	-5,000
2.19	Site Hardscapes	1	LS	-5,000.00	-5,000
2.23	Landscaping	6,920	GSF	1.23	8,500
2.24	Landscaping, Irrigation, and Site Features	1	LS	8,500.00	8,500
3	Substructure	6,920	GSF	\$25.29	\$175,000
3.1	Building Concrete	6,920	GSF	25.29	175,000
3.2	Building Concrete	1	LS	175,000.00	175,000
4	Structure	6,920	GSF	\$80.03	\$553,838
4.1	Pre-Engineered Metal Building	6,920	GSF	6.63	45,877
4.2	Pre-Engineered Metal Building	1	LS	45,877.00	45,877
4.7	Structural Steel - Material	6,920	GSF	43.76	302,800
4.8	Structural Steel Supply	1	LS	287,800.00	287,800
4.9	Misc. Metals Supply	1	LS	15,000.00	15,000
4.10	Structural Steel - Install	6,920	GSF	21.64	149,745
4.11	Structural Steel Erection	1	LS	124,745.00	124,745
4.12	Tie-In Coordination	1	LS	25,000.00	25,000
4.18	Precast Concrete	6,920	GSF	8.01	55,416
4.19	Precast Concrete	1	LS	55,416.00	55,416
5	Exterior Enclosure	6,920	GSF	\$67.95	\$470,196
5.5	Metal Panels	6,920	GSF	37.86	262,000
5.6	Metal Wall Panels	1	LS	262,000.00	262,000
5.10	Entrances, Storefront & Curtain Wall	6,920	GSF	30.09	208,196
5.11	Storefronts, Curtain Walls, Glass and Glazing	1	LS	188,196.00	188,196
5.12	Skrim Coordination	1	LS	20,000.00	20,000
6	Roofing	6,920	GSF	\$17.81	\$123,213
6.1	Roofing	6,920	GSF	17.81	123,213
6.2	Roofing	1	LS	123,213.00	123,213
7	Interiors	6,920	GSF	\$98.45	\$681,245
7.4	Rough and Finish Carpentry	6,920	GSF	8.74	60,500
7.5	Carpentry, Millwork, Doors, Hardware, Specialties, and Signage	1	LS	60,500.00	60,500
7.6	Joint Protection & Expansion Control	6,920	GSF	0.72	5,000
7.7	Interior Sealants	1	LS	5,000.00	5,000
7.8	Framing & Drywall	6,920	GSF	56.09	388,175

Owner: Fargo Park District
Project: FPSC - Phase II
GSF: 6,920

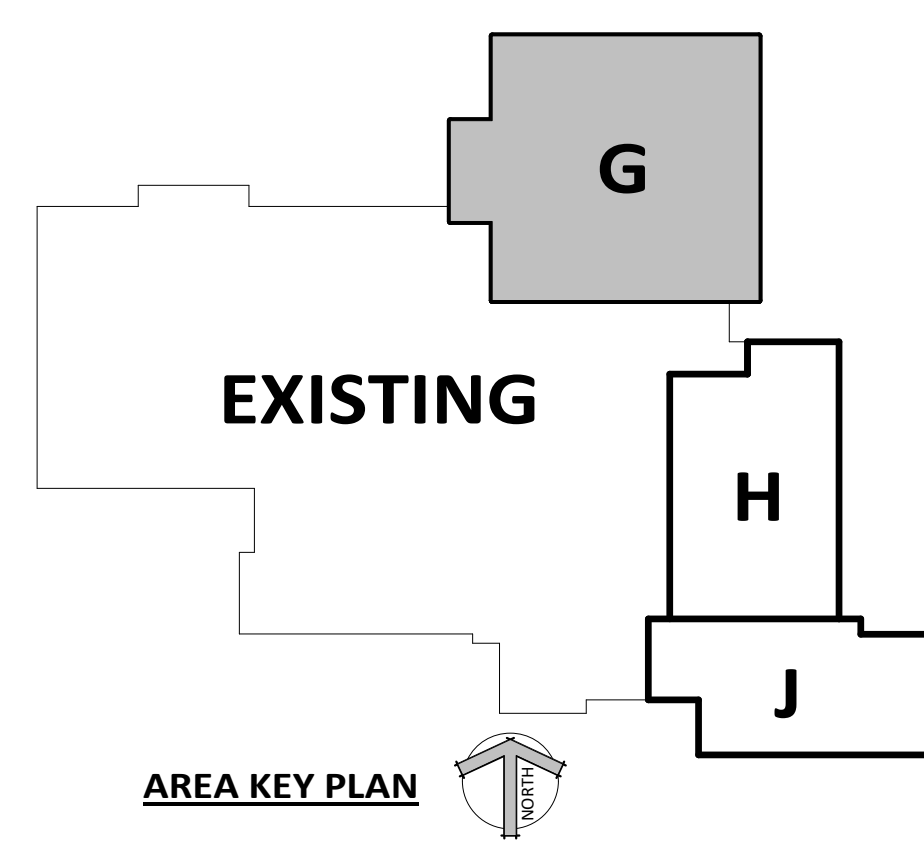
Estimator: TW
Design Phase: 50% DD
Date: 6/26/2023

ID #	Description	Quantity	Unit	Rate	Total
7.9	Cold Formed Framing and Drywall	1	LS	388,175.00	388,175
7.12	Tile Systems	6,920	GSF	0.43	3,000
7.13	Tiling	1	LS	3,000.00	3,000
7.14	Acoustical Ceilings	6,920	GSF	17.08	118,225
7.15	Acoustical Panels 1st Floor	1	LS	10,290.00	10,290
7.16	Acoustical Baffles 2nd Floor	1	LS	107,935.00	107,935
7.18	Concrete Floor Finishes	6,920	GSF	3.25	22,500
7.19	Concrete Floor Finishes	1	LS	22,500.00	22,500
7.20	Flooring	6,920	GSF	2.63	18,195
7.21	Flooring	1	LS	18,195.00	18,195
7.32	Painting	6,920	GSF	5.35	37,000
7.33	Painting	1	LS	37,000.00	37,000
7.36	Window Treatments	6,920	GSF	2.17	15,000
7.37	Window Treatments	1	LS	15,000.00	15,000
7.40	Final Cleaning	6,920	GSF	1.25	8,650
7.41	Final Cleaning	1	LS	8,650.00	8,650
7.42	Temporary Protections, Cleaning, and Waste Management	6,920	GSF	0.72	5,000
7.48	Protection of Finished Surfaces	1	LS	5,000.00	5,000
9	Fire Protection	6,920	GSF	\$3.76	\$26,000
9.1	Fire Protection	6,920	GSF	3.76	26,000
9.2	Fire Suppression	1	LS	26,000.00	26,000
10	Mechanical & Plumbing	6,920	GSF	\$31.65	\$219,025
10.1	Mechanical & Plumbing	6,920	GSF	31.65	219,025
10.2	Plumbing, HVAC, and Controls	1	LS	219,025.00	219,025
11	Electrical & Low Voltage	6,920	GSF	\$52.02	\$360,000
11.1	Electrical & Low Voltage	6,920	GSF	52.02	360,000
11.2	Electrical, Communications, and Security	1	LS	360,000.00	360,000
13	Weather Conditions	6,920	GSF	\$2.00	\$13,840
13.1	Weather Conditions	6,920	GSF	2.00	13,840
13.2	Weather Conditions	6,920	GSF	2.00	13,840

NO.	DESCRIPTION	DATE
1	ADDITIONAL #1	03.16.23

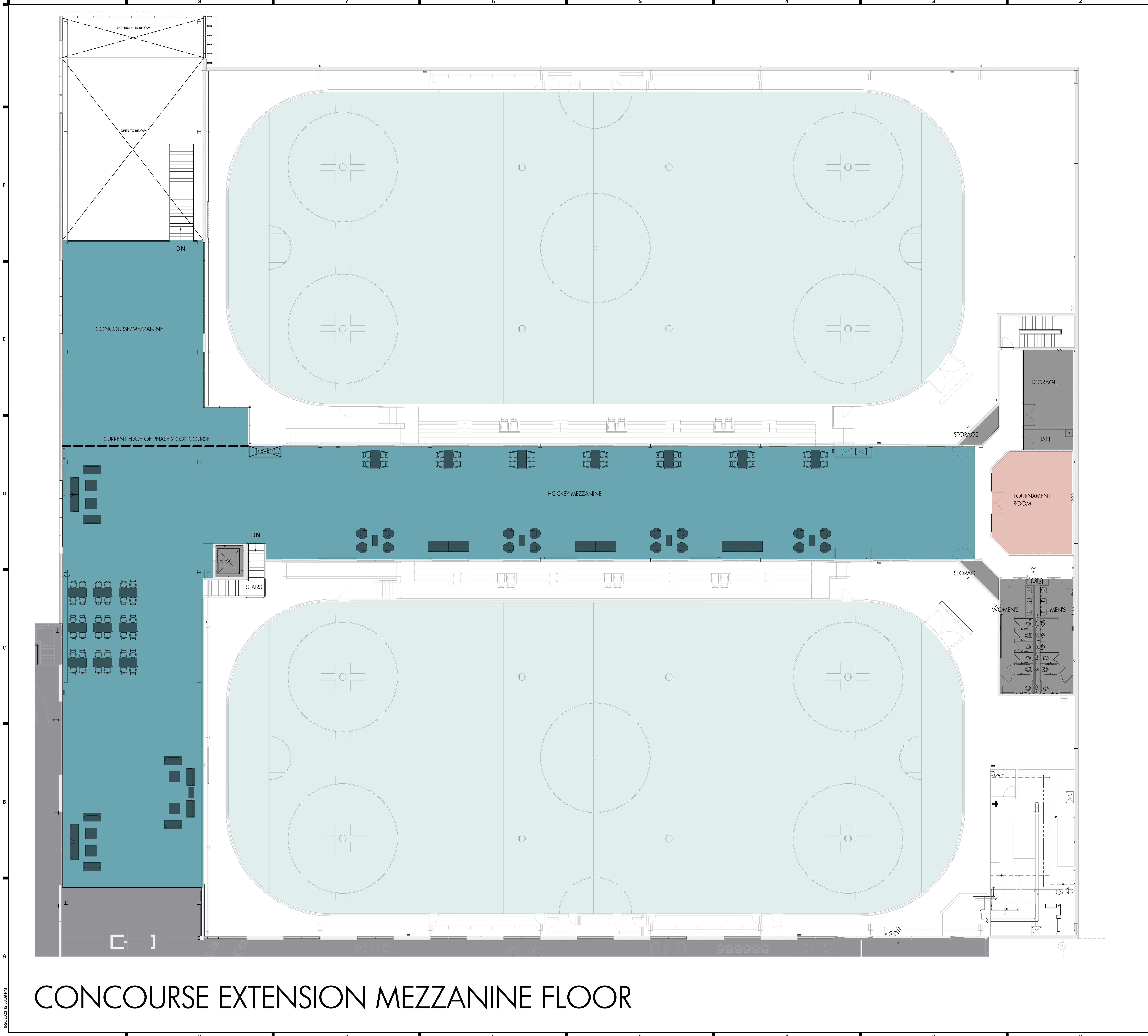


CONCOURSE EXTENSION MAIN FLOOR

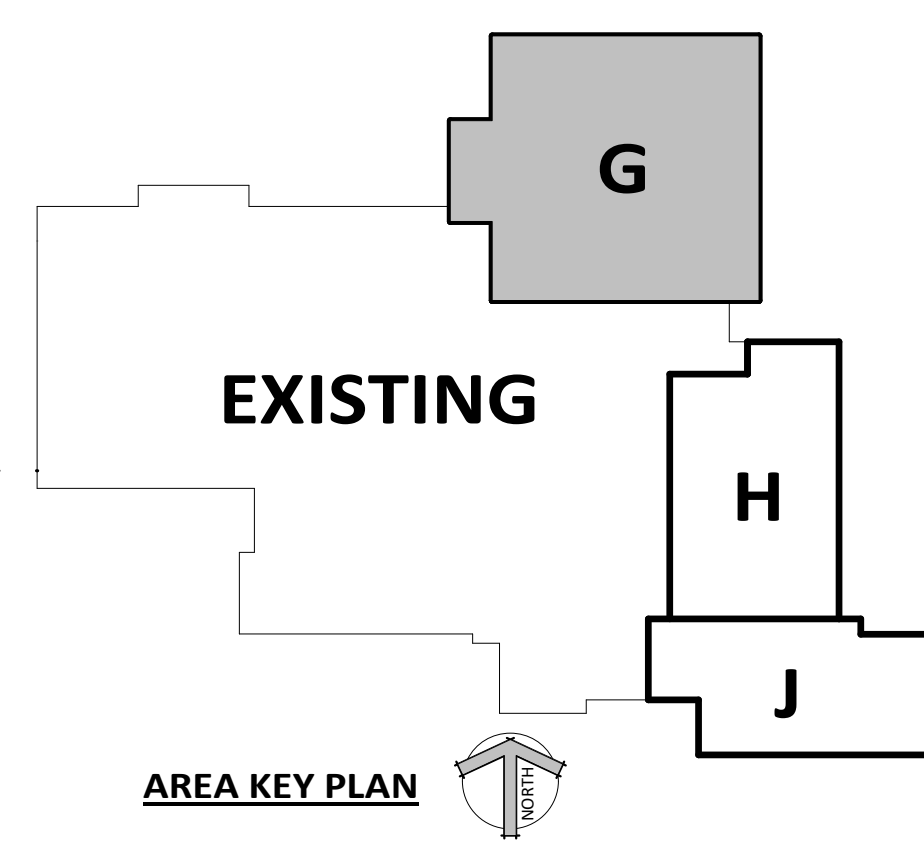


FARGO PARK DISTRICT FARGO PARKS SPORTS COMPLEX - PHASE II FARGO, ND

DATE	06/19/23
PHASE	CONCOURSE EXTENSION DESIGN
PROJECT	16182.03
SHEET	A1000
	MAIN CONCOURSE EXTENSION



CONCOURSE EXTENSION MEZZANINE FLOOR







BUILDING SIGNAGE