



Grand Forks Combined Indoor Sports & Aquatics Complex

Grand Forks, North Dakota

Feasibility Study

Site Program & Budget

Date: July 29, 2023

Revised: August 7, 2023

Midpoint Constr: April 1, 2026



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ARCHITECTURE

Combined Indoor Facility		Combined Indoor Facility - Phase 2	
Actual Site Area	422,532	Actual Site Area	174,240
Acres	9.7	Acres	4.0
Required Site Area	283,035	Required Site Area	125,807
Acres	6.5	Acres	2.9
Total Parking	456	Total Parking	165
Total Site Budget	2,426,441	Total Site Budget	84,560

		SITE PROGRAM ELEMENTS	Qty.	Unit	Site Area	Budget	Site Area	Budget	Notes
1	2				283,035	\$ 2,426,441	119,286	\$ -	
X	X	Field House & Aquatic Complex	1		283,035 SF	\$ 2,426,441	119,286	\$ 880,764	
		x Building Site Area			136,765 SF		66,192		
		Building Gross Area			182,353 SF		66,192		
		Footprint (% of gross area)			75%		100%		If one story building put in 100%
		x Associated Parking			146,270	\$ 1,941,153	53,094	\$ 704,611	
		Number of Cars		2.5 Cars/1000 gsf	456		165		
		x Site Prep, Furnishing, Fencing, Lighting, Etc.		25% of Budget		\$ 485,288		\$ 176,153	25% of program items budget

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		Combined Indoor Facility			Combined Indoor Facility - Phase 2				
		Average Cost/ SF	\$	390	Return on Operations	Average Cost/ SF	\$	261	Return on Operations
		Gross SF	182,353			Gross Area	66,192		
		Building \$\$	71,115,598			Building \$\$	17,263,449		
		Total Gross Area	182,353	BASE		Total Gross Area	66,192	BASE	
		182,353	\$ 71,115,598	WEIGHTED		Total Budget	\$ 17,263,449	WEIGHTED	
Program Space		Gross Area	Budget / Space		PHASE 2	Budget			Notes
1	2								
X		Indoor Sports Facility Administration	3,252	\$ 1,055,000		-	\$ -		
X		Indoor Sports Facility Lobby and Support Spaces	8,856	\$ 4,500,090		-	\$ -		
X		Aquatic & Field House Locker Rooms	11,702	\$ 6,120,507		-	\$ -		
X		Indoor Courts Field House Restrooms	-	\$ -		2,096	\$ 1,175,449		
X		Indoor Playground / Adventure Park	6,960	\$ 3,007,000		-	\$ -		
X		Wet Multi Use / Party Room / Dryland Training	2,520	\$ 1,197,000		-	\$ -		
X		Additional Lounge Space @ Mezzanine	-	\$ -		5,160	\$ 1,875,000		
X	X	Dry Multi-Use - Party / Team / Rental Room	1,440	\$ 482,000		1,440	\$ 482,000		
X		Concessions	960	\$ 474,000		-	\$ -		
X		Basketball (4 HS courts)	-	\$ -		33,398	\$ 9,031,000		
X		Pickleball (8 courts) @ Mezzanine Level	17,010	\$ 4,719,000		-	\$ -		
X		Indoor Turf Field House (HS Football) & Sprint Track	87,413	\$ 23,632,000		-	\$ -		
X		Elevated Walk/Jog Track @ Mezzanine Level	-	\$ -		24,098	\$ 4,700,000		
X		Sports Training & Fitness	4,256	\$ 1,181,000		-	\$ -		
X		Aquatics Support	1,320	\$ 442,000		-	\$ -		
X		4-Lane x 25-Yard Pool Program Pool	6,770	\$ 4,342,000		-	\$ -		196 Bather Load
X		50 Meter x 25 Yard Pool w/ Bulkheads	29,890	\$ 19,783,000		-	\$ -		805 Bather Load
X		Specialty Aquatic Amenities	4	\$ 181,000		-	\$ -		