

An architectural rendering of the Altru Sports Complex. The building is a large, modern structure with a curved roof and large glass windows. The Altru logo and 'sports complex' are visible on the facade. In the foreground, there is a parking lot with several cars and a sidewalk with two people walking. The scene is set against a clear blue sky with some trees.

GRAND FORKS INDOOR SPORTS & AQUATIC COMPLEX UPDATE

Grand Forks Committee of the Whole
January 8th, 2024

AGENDA

1. OVERVIEW SCHEDULE
2. ARCHITECTURAL PARTNERING AND LOCAL ARCHITECT SELECTION
3. CONTRACTUAL RELATIONSHIP(S)
4. NEXT STEPS AND NEAR-TERM ACTIONS



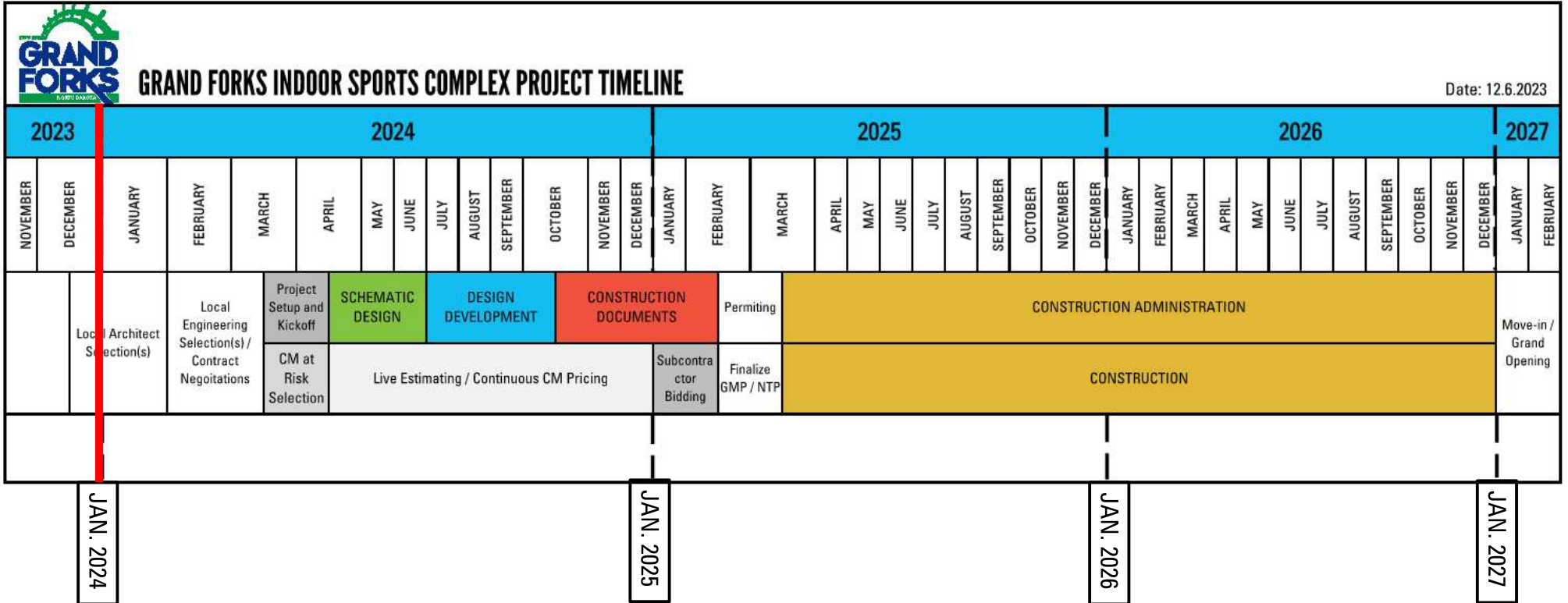
GRAND FORKS, NORTH DAKOTA - INDOOR SPORTS & AQUATIC COMPLEX



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ESTIMATED PROJECT TIMELINE



GRAND FORKS, NORTH DAKOTA - INDOOR SPORTS & AQUATIC COMPLEX ESTIMATED PROJECT TIMELINE



ARCHITECT PARTNERING & LOCAL ARCHITECT (RFQ) REQUEST FOR QUALIFICATIONS SELECTION PROCESS



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SUCCESSFUL PARTNERSHIP - TEAMING GOALS

BRS (Recreation Specialist)

Value Add:

- Proven Recreation Design Leadership – Developed, Lead and Partnered on Similar Projects Around the Country.
- Project History Knowledge - Involved From Start to End / Decision Mgmt.
- Aquatic/Natatorium Expert – Reduce Project Risk
- National Recreation Experience – Best Practice / Latest Trends / Trusted Advisor
- In-House Operational Resources – Impact of Design Decisions on Operations

Partnership Conditions of Satisfaction:

- Ability to Make an Impact
- Maintain Firm Reputations
- Enough Fee - (Meat on the Bone) for the Effort of involvement
- Minimize Risk for the Client – (And Each Other)
- Minimize Ego - (True Partnership with Long Term Goals)

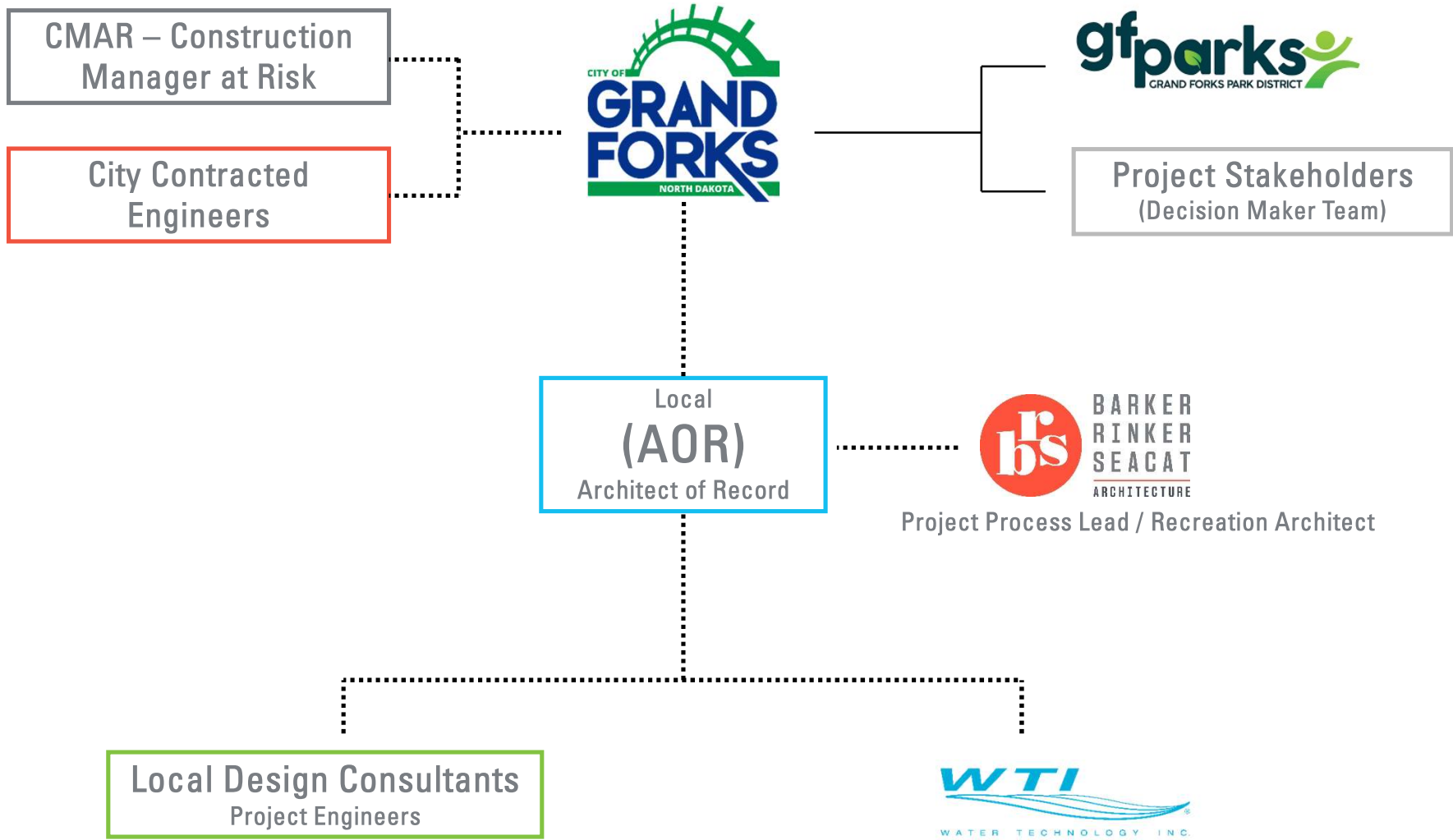
AOR (Local Architect of Record)

Value Add:

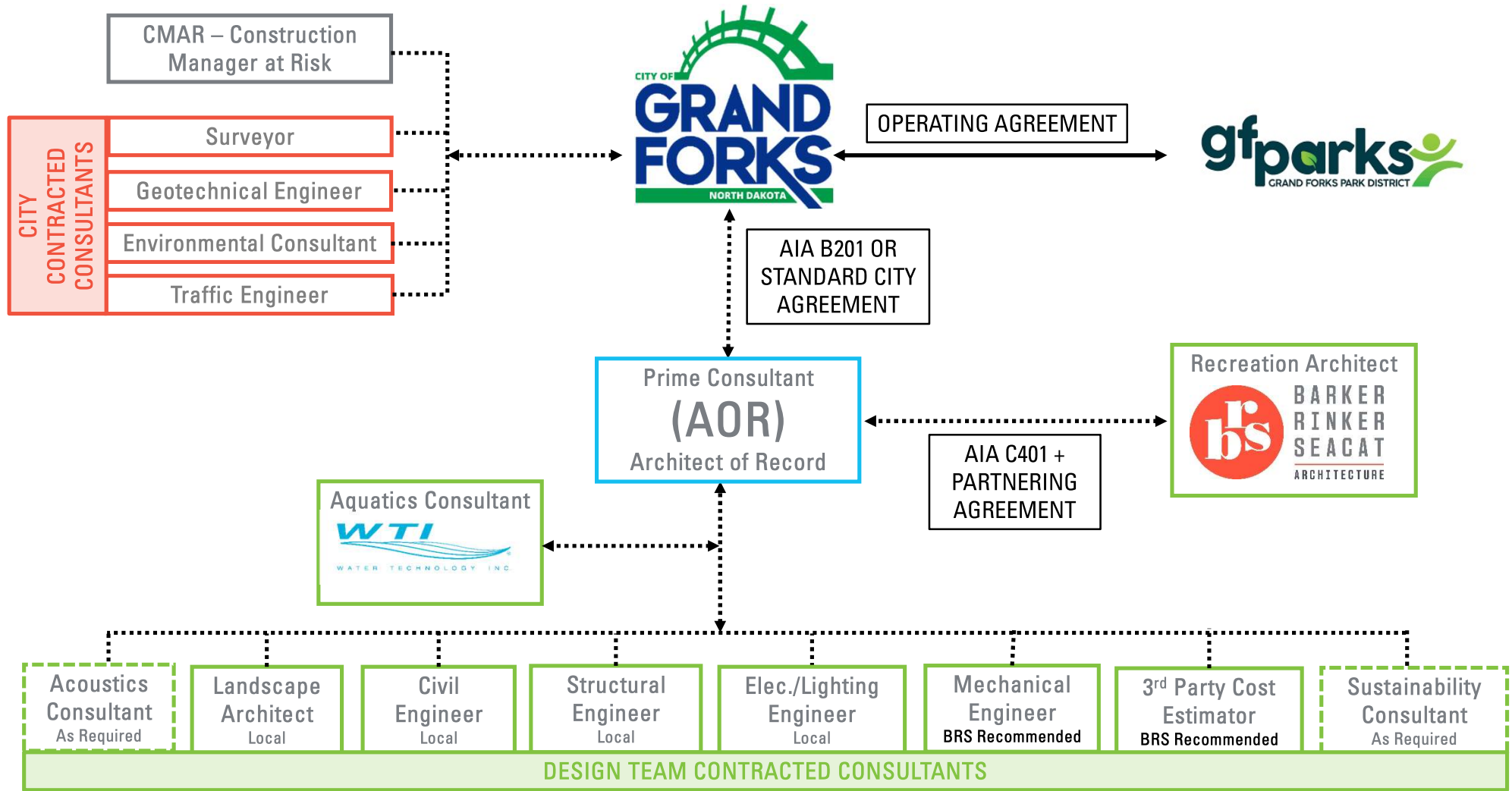
- Local Knowledge – Site and Building Envelope Best Practices
- Permitting & Jurisdictional Connections – Streamlined Approval Process
- Local Contracting Connections – Real-Time Local Trade Pricing input
- Community Connectivity – Support and Input from Local Businesses and Stakeholders
- Access to Site During Construction - Best Value Boots on the Ground Responses



PARTNERSHIP ORGANIZATION (RELATIONSHIPS)



DESIGN TEAM ORGANIZATION (CONTRACTUALLY)



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CONTRACTUAL ORGANIZATION



ARCHITECT PARTNERSHIPS SCOPE - RESPONSIBILITIES

PHASES OF DESIGN AND CONSTRUCTION



BRS

- Project / Budget Management / Schedule
- Facility Program / Scope Confirmation
- Stakeholder / Community Input
- Site Planning & Site Concepts
- Space Planning / Floor Plans
- Building Section / Space Volumes / Ceiling Heights
- Interior Wall Type/ Assemblies
- Interior Design Concepts / Materiality
- Furniture and Wayfinding
- Schematic Design Narratives
- Consultant / Engineering Coordination Lead
- Natatorium Design / QA & Coordination

Local Architect (AOR)

- Exterior Elevations / Massing
- Building Envelope/Systems/Materials
- Exterior Wall / Roof & Floor Types
- Code Jurisdictional Review
- Development Submittal Planning & Coordination

BRS

- Project / Budget Management / Schedule (DD)
- Program Confirmation
- Floor Plan Refinement / Enlarged Floor Plans
- Pool Deck and Locker Room Plans
- Recreation (Turf / Fitness / Courts) Plans
- Reflected Ceiling Plans
- Indoor Play Lead & Coordination
- Building Section QA Review
- Daylighting Lead / QA Review
- Interior Design / Interior Elevation
- Finish Schedules and Plans
- Millwork
- Wayfinding / Signage and Environmental Graphics
- Furniture Planning / Refinement
- Interior Character Details
- Draft Spec. Lead
- Fitness Equipment Layout and Coordination
- 3rd Party Estimating

Local Architect (AOR)

- Project / Budget Management / Schedule (DD)
- Site Plan Refinement & Coordination (Civil and Landscape Design)
- Consultant Coordination
- Exterior Elevations
- Building Envelope/Systems/Materials
- Building Section Lead
- Roof Plans
- Window and Door Types
- Wall / Floor and Roof Types
- Vertical Circulation Plans and Coordination
- Final Construction Details
- Draft Spec Support and QA Review
- Code Review / Sheets
- Agency Coordination & Review
- Permitting & Jurisdiction Submittal Coordination
- Renderings
- Contractor Coordination
- Project Spec Support

BRS

- Support in Recreation Specific Bidding and Contractor questions.
- Support with Agency Required Responses
- Substitution Review of Recreation and Aquatic Specific requests
- Support Local AOR during the CA process.
- Review Key Recreation and Aquatic Submittals
- RFI response support for Key Rec / Aquatic items
- Provide Key On-Site Field Review
- Project Close out Support

Local Architect (AOR)

- Lead the Bidding Process and Contractor questions and RFI's
- Lead Agency Review Questions and Responses
- Lead the CA Phase Process
- Pre-Construction Service Lead
- Field Service Lead
- RFI / Submittal Coordination Lead
- Project Closeout Lead



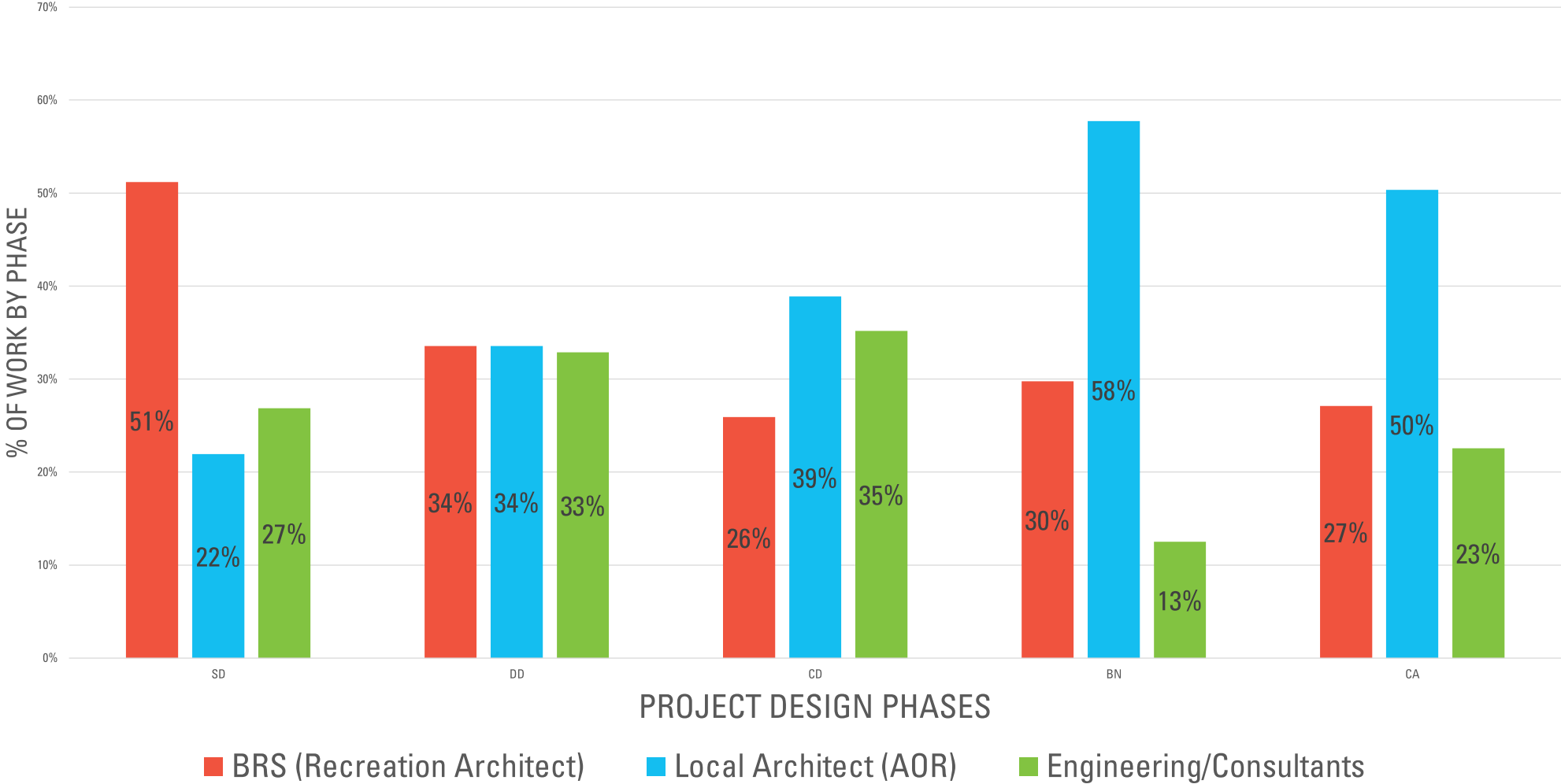
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RESPONSIBILITY BY FIRM



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% OF WORK (BY PHASE OF DESIGN)



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WORK SPLIT



NEXT STEPS

STEP 1: LOCAL ARCHITECT PARTNER(S) SELECTION – JANUARY & FEBRUARY 2024

- FINALIZE LOCAL ARCHITECT (RFQ) REQUEST FOR PROPOSAL AND ISSUE – 2 WEEKS
- FINALIZE LOCAL ARCHITECT INTERVIEW AND SELECTION COMMITTEE – 3 WEEKS
- LOCAL ARCHITECT SELECTION – MID-FEBRUARY
- FINALIZE PROJECT “CLIENT TEAM” DECISION-MAKERS – 5 WEEKS

STEP 2: DESIGN ENGINEER(S) SELECTION - FEBRUARY-MARCH 2024

- ARCHITECT TO FORM AND SELECT THE DESIGN CONSULTING ENGINEER TEAM

STEP 3: CONTRACTING – FEBRUARY / MARCH 2024

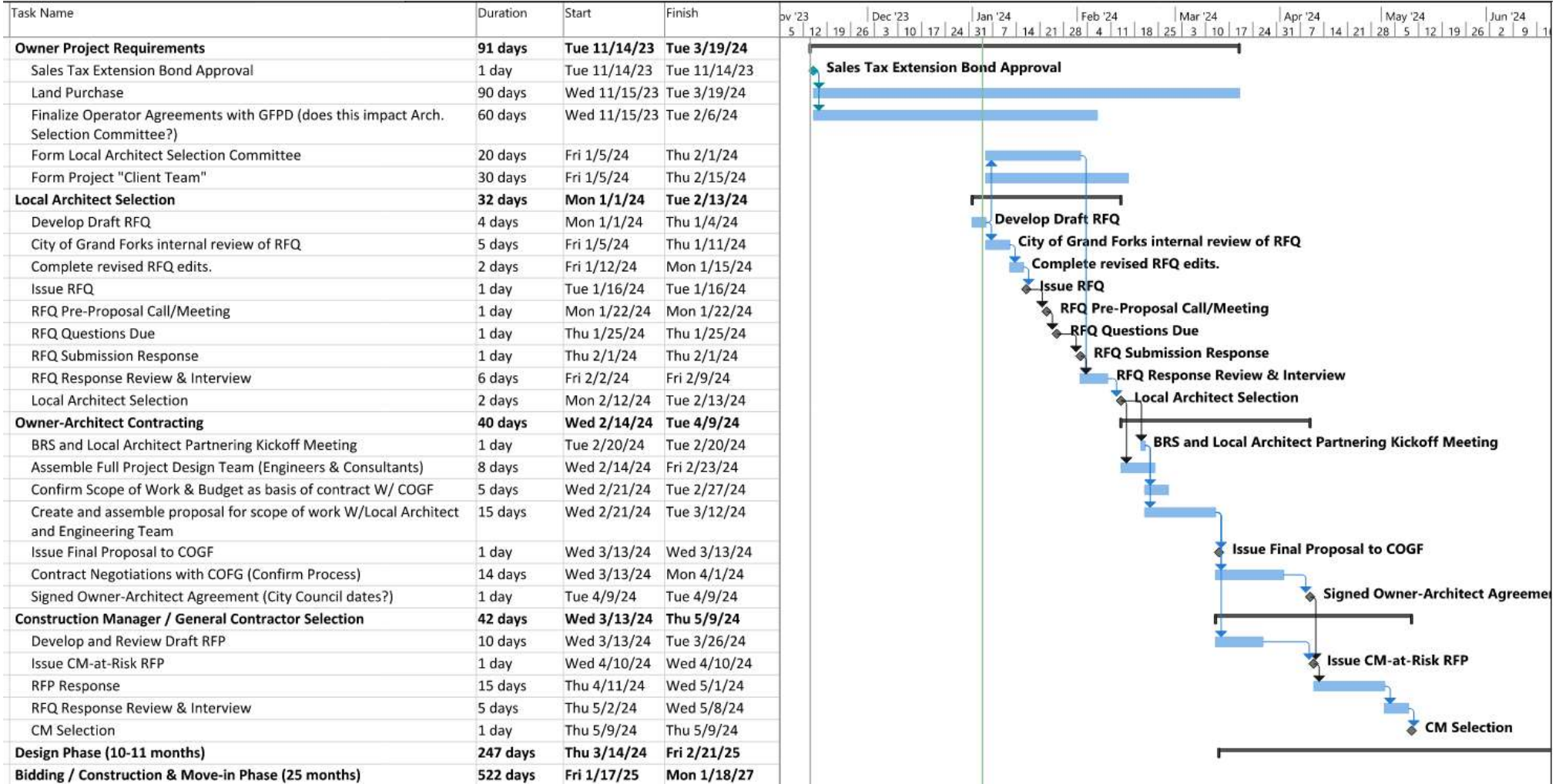
- CONTRACT NEGOTIATIONS/ARCHITECT AGREEMENT – MID-MARCH

STEP 4: PROJECT KICKOFF - MARCH / APRIL 2024

STEP 5: CMAR SELECTION – APRIL 2024



3 MONTH LOOK AHEAD SCHEDULE



GRAND FORKS, NORTH DAKOTA - INDOOR SPORTS & AQUATIC COMPLEX NEXT STEPS

