



City of Grand Forks
Staff Report
Committee of the Whole – May 27, 2025
City Council – June 2, 2025

APPROVED & ACCEPTED
by City Council

06/02/2025

Maureen Storstad
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City Auditor

Agenda Item: Altru Sports Complex (ASC) Building System Commissioning Services

Submitted by: Todd Feland, City Administrator

Staff Recommended Action: Approve the ASC Building System Commissioning Services Agreement with KFI Engineers in the amount of \$64,800.00, subject to review and approval of the City Attorney's Office.

Committee Recommended Action: Motion by Vein, second by Berg to refer to City Council with a recommendation to approve. Motion carried 6-1 with Osowski dissenting.

Council Action: Motion by Berg, second by Fridolfs to approve on consent agenda. Motion carried 5-1 with Osowski dissenting.

BACKGROUND:

The ASC location is located just south of the existing Alerus Center, west of South 42nd Street, north of 17th Avenue South, and east of Interstate 29. The current ASC is approximately 224,000 square feet in size with construction planned to start in June 2025 and includes the following amenities:

- 50 Meter Indoor Pool
- 25 Yard Instructional Pool
- Deep Diving Well
- Indoor Turf with Sprint Track and Elevated Walking Track
- Indoor Pickleball – Eight (8) Courts
- Multi-Use Program Rooms
- Concessions
- Spectator Seating
- Facility & Aquatic Support Spaces
- Administrative Offices
- Site Infrastructure

Building System Commissioning (Cx) services are recommended quality assurance processes used to verify that the building's systems, such as HVAC, lighting, plumbing, and controls, are designed, installed, tested, and performing according to the owner's operational needs and design intent. Cx provides cost benefits and enhances building reliability and value in the following ways:

- Improves performance and efficiency of building systems.
- Reduces operational and energy costs.
- Ensures occupant comfort and safety.
- Identifies and resolves issues early and prevent costly fixes later.

ANALYSIS AND FINDINGS OF FACT:

- The City of Grand Forks administration and design professionals recommend the ASC project include Cx services.
- On behalf of the City of Grand Forks and the ASC project, JLG Architects, ASC's Architect of Record, solicited for Cx services and received a total of five (5) proposals. JLG is recommending KFI Engineers as the best firm to conduct Cx services for the ASC based on its experience and expertise, understanding of the ASC project, and planned return on investment for the ASC project. KFI Engineers has the lowest fee associated with the Cx services in the amount of \$64,800.00

SUPPORT MATERIALS:

- JLG Altru Sports Complex Letter of Recommendation and Proposal Tabulation pertaining to Building Commissioning (Cx) Services, dated May 14, 2025, and signed by Adam Davidson, Principal of JLG Architects.
- KFI Engineers Proposal for Commissioning Services for the Altru Sports Complex, dated May 22, 2025.
- KFI Engineers Commissioning Services Proposal for the Altru Sports Complex, dated April 4, 2025.