

Owner: City of Grand Forks
 Project: Altru Sports Complex
 Size: 242,055 GSF

Design Phase: CD's - BP #2
 Date: 7/21/2025

Building: Project Estimating & Budget History Summary

Base Project	7/21 GMP #1 + GMP #2	7/10 GMP #1 + GMP #2	4/24/25 GMP #1 + DD Estimate	3/5/25 70% DD Update	1/24/25 70% DD Update	12/18/24 SD Update	9/30/24 SD Estimate
Base Project							
Construction Estimate* (Excludes Sitework)	\$ 80,710,104	\$ 80,710,104	\$ 85,954,519	\$ 105,559,978	\$ 105,559,978	\$ 107,068,138	\$ 114,300,000
Instructional Pool	Included Above	Included Above	Included Above	Included Above	Included Above	Included Above	\$ 6,864,000
Design Fee's and Testing - See below summary	\$ 7,829,978	\$ 8,449,410	\$ 8,449,410	\$ 8,136,790	\$ 10,398,790	\$ 10,398,790	\$ 12,000,000
* Construction estimate includes:							
Base Project Total	\$ 88,540,082	\$ 89,159,514	\$ 94,403,929	\$ 113,696,768	\$ 115,958,768	\$ 117,466,928	\$ 133,164,000
Construction Cost / SF	\$ 333	\$ 333	\$ 385	\$ 472	\$ 472	\$ 481	\$ 538
\$2,305,657 Construction Contingency							
UND Dive Well							
Alternates Noted Below							
Project Budget	\$ 110,000,000	\$ 110,000,000	\$ 110,000,000	\$ 110,000,000	\$ 110,000,000	\$ 110,000,000	\$ 110,000,000
Project Contingency: Available for Owner Contingency and Building Enhancements	\$ 21,459,918	\$ 20,840,486	\$ 15,596,071	\$ (3,696,768)	\$ (5,958,768)	\$ (7,466,928)	\$ (23,164,000)
Alternates							
Alternates							
#1 - Add Elevated Walking Track	Included Above	Included Above	\$ 2,877,782	\$ 3,867,000	\$ 3,867,000	\$ 3,867,000	Not Priced
#3 - Add Wet Multi-Purpose Movable, Dividing, Partition Wall	Included Above	Included Above	\$ 78,000	\$ 42,000	\$ 42,000	\$ 42,000	Not Priced
#4 - Add Dry Multi-Purpose Movable, Dividing, Partition Wall	Included Above	Included Above	\$ 67,000	\$ 42,000	\$ 42,000	\$ 42,000	Not Priced
#5 - Add Turf North Dividing Curtain	Included Above	Included Above	\$ 208,000	Not Priced	Not Priced	Not Priced	Not Priced
#6 - Add Turf West Dividing Curtain	Included Above	Included Above	\$ 110,000	Not Priced	Not Priced	Not Priced	Not Priced
#11 - Add Liner Panel - Full Height at Pickleball and Turf Box	Included Above	Included Above	\$ 237,000	Not Priced	Not Priced	Not Priced	Not Priced
Alternates Total	\$ -	\$ -	\$ 3,577,782	\$ 3,951,000	\$ 3,951,000	\$ 3,951,000	\$ -
Adjusted Project Total with Alternates Included	\$ 88,540,082						
Project Budget	\$ 110,000,000						
Project Contingency After Alternates: Available for Owner Contingency and Building Enhancements	\$ 21,459,918						

Design Fee's and Testing Summary

Design Fee's and Testing (Excludes Owner Contingency): \$7,829,978

(-\$619,432) reduction from previous budget

Fee Breakdown:

- Architectural & Engineering Basic Services Phase 1 - \$7,310,991.00
- Supplemental Design Services Phase 1 - \$518,987.00
 - o Audio/Visual (A/V) & Acoustical Engineering, Environmental Graphics, Furniture Design & Procurement, Code Required Special Inspections , Elevated Walking/Running Track Services