



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the **Fifteenth** day of **July** in the year **Two Thousand Twenty-Five**, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the First day of November in the year Two Thousand Twenty-Four (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Altru Indoor Sports & Aquatics Complex
 Property location just to the south of the Alerus Center in Grand Forks, ND
 Grand Forks, ND 58201

THE OWNER:
(Name and address)

City of Grand Forks
 255 North 4th Street
 Grand Forks, ND 58203

THE CONSTRUCTION MANAGER:
(Name and address)

McGough Construction Co., LLC
 2737 Fairview Avenue North
 St. Paul, MN 55113

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed **Thirty Seven Million Seven Hundred Eighty Six Thousand, Nine Hundred Seventy**

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

Nine and 00/100 Dollars (\$37,786,979.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

GMP #1 - Building and Site Infrastructure	\$50,379,912.00
GMP #2 - Building	\$37,786,979.00
TOTAL	\$88,166,891.00

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager’s contingency; alternates; the Construction Manager’s Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

See attached Exhibit "A-1" – GMP Cost Breakdown.

§ A.1.1.3 The Construction Manager’s Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager’s Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
See attached Exhibit "A-2" – Alternates.	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
See attached Exhibit "A-2" – Alternates.		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
None.		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

- The date of execution of this Amendment.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

The date of commencement of the Work shall be July 21, 2025. See attached Exhibit A-10 – Project Schedule.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ **A.2.2** Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ **A.2.3 Substantial Completion**

§ **A.2.3.1** Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

Not later than () calendar days from the date of commencement of the Work.

By the following date: The date of Substantial Completion of the Work shall be August 31, 2027. See attached Exhibit A-10 – Project Schedule.

§ **A.2.3.2** Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ **A.2.3.3** If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ **A.3.1** The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ **A.3.1.1** The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
None.			

§ **A.3.1.2** The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Section	Title	Date	Pages
See attached Exhibit A-6 – Specifications.			

§ **A.3.1.3** The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Number	Title	Date
See attached Exhibit A-7 – Drawings.		

§ **A.3.1.4** The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner’s and Construction Manager’s roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title
N/A.

Date

Pages

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
See attached Exhibit A-3 – Allowances.	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See attached Exhibit A-4 – Assumptions, Clarifications and Exclusions.

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

- Exhibit A – Guaranteed Maximum Price Amendment
- Exhibit A-1 GMP Cost Breakdown
 - Exhibit A-2 Alternates
 - Exhibit A-3 Allowances
 - Exhibit A-4 Assumptions, Clarifications and Exclusions
 - Exhibit A-5 Supplementary and Other Conditions- *None*
 - Exhibit A-6 Specifications
 - Exhibit A-7 Drawings
 - Exhibit A-8 Addenda
 - Exhibit A-9 Unit Prices - *None*
 - Exhibit A-10 Project Schedule

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

CITY OF GRAND FORKS

OWNER (Signature)

Brandon Bochenski
Mayor
(Printed name and title)

McGOUGH CONSTRUCTION CO., LLC

DocuSigned by:

Jessi Wagner

CONSTRUCTION MANAGER (Signature)

Jessi Wagner
Vice President & Deputy General Counsel
(Printed name and title)

Init.

OWNER (*Signature*)

Maureen Storstad

Witness/Attest



Init.

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User Notes:

(1314141761)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 12:20:49 ET on 07/16/2025.

PAGE 1

This Amendment dated the Fifteenth day of July in the year ~~Two Thousand Twenty-Five~~, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the First day of November in the year Two Thousand Twenty-Four (the "Agreement")

...

Altru Indoor Sports & Aquatics Complex
Property location just to the south of the Alerus Center in Grand Forks, ND
Grand Forks, ND 58201

...

~~(Name, legal status, (Name and address))~~

City of Grand Forks
255 North 4th Street
Grand Forks, ND 58203

...

~~(Name, legal status, (Name and address))~~

McGough Construction Co., LLC
2737 Fairview Avenue North
St. Paul, MN 55113

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed (\$ ~~—~~), Thirty Seven Million Seven Hundred Eighty Six Thousand, Nine Hundred Seventy Nine and 00/100 Dollars (\$37,786,979.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

GMP #1 - Building and Site Infrastructure	\$50,379,912.00
GMP #2 - Building	\$37,786,979.00
TOTAL	\$88,166,891.00

PAGE 2

See attached Exhibit "A-1" – GMP Cost Breakdown.

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See attached Exhibit "A-2" – Alternates.

...

See attached Exhibit "A-2" – Alternates.

...

None.

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[] Established as follows:

...

The date of commencement of the Work shall be July 21, 2025. See attached Exhibit A-10 – Project Schedule.

PAGE 3

[] By the following date: The date of Substantial Completion of the Work shall be August 31, 2027. See attached Exhibit A-10 – Project Schedule.

...

None.

...

See attached Exhibit A-6 – Specifications.

...

See attached Exhibit A-7 – Drawings.

PAGE 4

N/A.

...

See attached Exhibit A-3 – Allowances.

...

See attached Exhibit A-4 – Assumptions, Clarifications and Exclusions.

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Exhibit A – Guaranteed Maximum Price Amendment

Exhibit A-1 GMP Cost Breakdown

Exhibit A-2 Alternates

Exhibit A-3 Allowances

Exhibit A-4 Assumptions, Clarifications and Exclusions

Exhibit A-5 Supplementary and Other Conditions- None

Exhibit A-6 Specifications

Exhibit A-7 Drawings

Exhibit A-8 Addenda
Exhibit A-9 Unit Prices - None
Exhibit A-10 Project Schedule

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CITY OF GRAND FORKS

McGOUGH CONSTRUCTION CO., LLC

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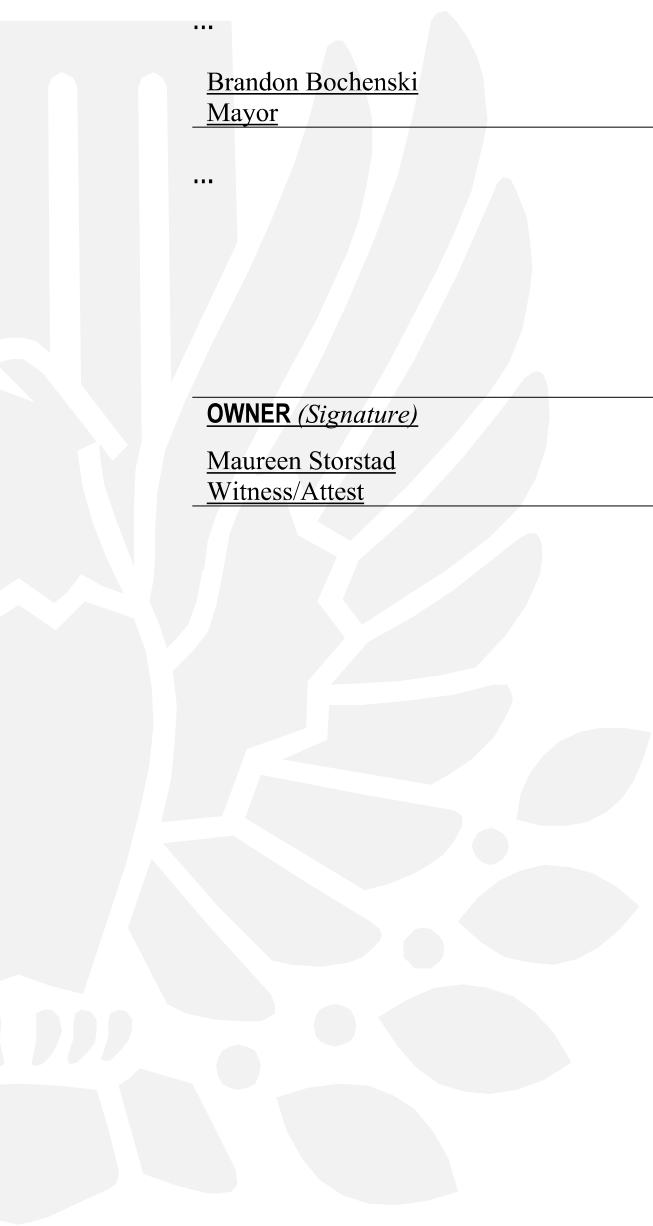
Brandon Bochenski
Mayor

Jessi Wagner
Vice President & Deputy General Counsel

...

OWNER (Signature)

Maureen Storstad
Witness/Attest



Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 12:20:49 ET on 07/16/2025 under Order No. 2114423841 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)



GMP #2

**Exhibit A-1
GMP Cost Breakdown**

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

Estimator: TW
Design Phase: CD Bid Pack #2
Date: 7/8/2025

Description	Quantity	Unit	Rate	Total \$	Total %
Construction Costs					
1 Existing Conditions	242,055	GSF	0.00	\$0	0.00%
2 Sitework	242,055	GSF	2.63	\$635,855	1.68%
3 Substructure	242,055	GSF	0.00	\$0	0.00%
4 Structure	242,055	GSF	2.95	\$713,847	1.89%
5 Exterior Enclosure	242,055	GSF	2.23	\$539,352	1.43%
6 Roofing	242,055	GSF	0.00	\$0	0.00%
7 Interiors	242,055	GSF	43.64	\$10,563,127	27.95%
8 Building Equipment	242,055	GSF	0.95	\$228,848	0.61%
9 Conveying Systems	242,055	GSF	0.00	\$0	0.00%
10 Fire Protection	242,055	GSF	2.48	\$601,056	1.59%
11 Mechanical & Plumbing	242,055	GSF	55.40	\$13,409,742	35.49%
12 Electrical & Low Voltage	242,055	GSF	17.22	\$4,168,490	11.03%
13 General Conditions	14	MO	255,398	\$3,575,568	9.46%
14 Weather Conditions	242,055	GSF	0.00	\$0	0.00%
15 Hoisting	14	MO	18,721	\$262,094	0.69%
Subtotal of Construction Costs	242,055	GSF	143.35	\$34,697,980	91.83%
Miscellaneous Costs					
16 Permit Fees				\$323,557	0.86%
17 Municipality Fees (SAC & WAC, CAF etc)				\$0	0.00%
18 Unemployment Bond				\$47,529	0.13%
19 Surveying & Layout				\$0	0.00%
20 Testing & Inspections				\$0	0.00%
21 Builders Risk Insurance Premium				\$0	0.00%
22 Performance Bond				\$0	0.00%
23 Subcontractor Default Insurance				\$420,335	1.11%
24 Pre-Construction Services				\$0	0.00%
25 General Liability Insurance				\$337,149	0.89%
Subtotal Construction & Misc. Items	242,055	GSF	148.01	\$35,826,550	94.81%
Fees & Contingency					
26 Estimating & Design Contingency	0.00	%		\$0	0.00%
27 Construction Contingency	3.00	%		\$1,074,797	2.84%
28 Escalation & Supply Chain Management Allowance	1.00	LS		\$0	0.00%
29 Design Fees	0.00	%		\$0	0.00%
30 Construction Fee	2.40	%		\$885,632	2.34%
Grand Total Construction Costs	242,055	GSF	156.11	\$37,786,979	100.00%



GMP #2

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

Estimator: TW
Design Phase: CD Bid Pack #2
Date: 7/8/2025

ID#	Description	Quantity	Unit	Rate	Total
2	Sitework	242,055	GSF	\$2.63	\$635,855
2.14	Earthwork	242,055	GSF	1.39	335,855
2.15	Topsoil Correction	1	LS	292,856.00	292,856
2.16	Pool Subgrade and Drain Tile	1	LS	42,998.55	42,999
2.45	Site Furnishings & Improvements	242,055	GSF	1.24	300,000
2.46	Mechanical and Trash Enclosure Walls - Allowance	2,400	SF	125.00	300,000
4	Structure	242,055	GSF	\$2.95	\$713,847
4.24	Misc. Metals Supply	242,055	GSF	2.00	485,010
4.25	Misc. Metals Supply	1	LS	475,500.00	475,500
4.26	Unidentified Architectural Steel	1	LS	9,510.00	9,510
4.27	Misc. Metals Install	242,055	GSF	0.95	228,837
4.28	Misc. Metals Install	1	LS	224,350.00	224,350
4.29	Unidentified Architectural Steel	1	LS	4,487.00	4,487
5	Exterior Enclosure	242,055	GSF	\$2.23	\$539,352
5.13	Wall Panels	242,055	GSF	0.83	200,000
5.14	Interior Liner Panel - Allowance	1	LS	200,000.00	200,000
5.26	Special Function Doors	242,055	GSF	0.25	61,404
5.27	Specialty Doors	1	LS	60,200.00	60,200
5.28	Additional Mobilization	1	LS	1,204.00	1,204
5.38	Signage	242,055	GSF	1.03	250,000
5.39	Exterior Signage - Allowance	1	LS	250,000.00	250,000
5.50	General Requirements Labor	242,055	GSF	0.12	27,948
5.51	General Requirements Labor	6	WK	4,610.42	27,948
7	Interiors	242,055	GSF	\$43.64	\$10,563,127
7.1	Masonry	242,055	GSF	2.95	714,749
7.2	Masonry	1	LS	700,735.00	700,735
7.3	Reinforcement Detailing	1	LS	14,014.00	14,014
7.29	Carpentry	242,055	GSF	6.25	1,512,800
7.30	Carpentry	1	LS	1,497,800.00	1,497,800
7.31	OFCI Blocking	1	LS	10,000.00	10,000
7.32	Door & Hardware Finalization	1	LS	5,000.00	5,000
7.33	Joint Protection & Expansion Control	242,055	GSF	1.37	332,795
7.34	Joint Sealants	1	LS	326,270.00	326,270
7.35	Additional Caulking	1	LS	6,525.00	6,525
7.36	Glass & Glazing	242,055	GSF	1.48	358,500
7.37	Hardware	1	LS	150,000.00	150,000
7.38	Glass Railing	278	LF	750.00	208,500
7.47	Gypsum Drywall	242,055	GSF	7.61	1,842,000
7.48	Framing & Drywall	1	LS	1,672,000.00	1,672,000



GMP #2

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

Estimator: TW
Design Phase: CD Bid Pack #2
Date: 7/8/2025

ID #	Description	Quantity	Unit	Rate	Total
7.49	Alternates #2 & #3	1	LS	35,000.00	35,000
7.50	Drywall Repairs	1	LS	15,000.00	15,000
7.51	Temporary Walls	1	LS	10,000.00	10,000
7.52	Out of Sequence Priority Walls	1	LS	10,000.00	10,000
7.53	Gypsum Ceilings Above Acoustic Lids	1	LS	100,000.00	100,000
7.54	Tile Systems	242,055	GSF	2.15	520,000
7.55	Tiling	1	LS	500,000.00	500,000
7.56	Floor Preparation	1	LS	20,000.00	20,000
7.57	Acoustical Ceilings & Treatments	242,055	GSF	4.73	1,145,758
7.58	Acoustical Ceilings	1	LS	1,125,758.00	1,125,758
7.59	Additional Mobilizations	1	LS	5,000.00	5,000
7.60	Ceiling Repairs	1	LS	15,000.00	15,000
7.61	Flooring	242,055	GSF	0.76	183,950
7.62	Flooring	1	LS	143,950.00	143,950
7.63	Rubber Treads	4	EA	10,000.00	40,000
7.64	Concrete Polishing	242,055	GSF	0.44	106,200
7.65	Concrete Polishing	1	LS	96,200.00	96,200
7.66	Temporary Power Provisions	1	LS	5,000.00	5,000
7.67	Additional Mobilizations	1	LS	5,000.00	5,000
7.68	Athletic Flooring	242,055	GSF	2.42	585,000
7.69	Athletic Flooring	1	LS	573,530.00	573,530
7.70	Floor Prep	1	LS	11,470.00	11,470
7.71	Synthetic Turf	242,055	GSF	3.85	931,596
7.72	Synthetic Turf	1	LS	913,330.00	913,330
7.73	Final Grading	1	LS	18,266.00	18,266
7.74	Painting & Coatings	242,055	GSF	6.53	1,579,985
7.75	Painting	1	LS	1,433,381.00	1,433,381
7.76	Alternate #4	1	LS	500.00	500
7.77	Tnemec Coatings at Taracon / True North	1	LS	100,000.00	100,000
7.78	Prep/Clean Steel	5	WK	9,220.85	46,104
7.79	Interior Signage	242,055	GSF	0.34	82,203
7.80	Signage	1	LS	80,702.63	80,703
7.81	Wall Preparation and Blocking	1	LS	1,500.00	1,500
7.91	Partitions	242,055	GSF	0.39	94,350
7.92	Operable Partitions	1	LS	92,500.00	92,500
7.93	Final Adjustments	1	LS	1,850.00	1,850
7.96	Window Treatments	242,055	GSF	0.02	5,900
7.97	Window Treatments	1	LS	5,900.00	5,900
7.106	Cleaning & Waste Management	242,055	GSF	1.30	315,806
7.112	Dumpsters	182	EA	200.00	36,372



GMP #2

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

Estimator: TW
Design Phase: CD Bid Pack #2
Date: 7/8/2025

ID#	Description	Quantity	Unit	Rate	Total
7.113	Final Cleaning	242,055	SF	1.15	279,434
7.117	General Requirements Labor	242,055	GSF	1.04	251,536
7.118	General Requirements Labor	55	WK	4,610.42	251,536
8	Building Equipment	242,055	GSF	\$0.95	\$228,848
8.1	Athletic Equipment	242,055	GSF	4.22	1,020,900
8.2	Athletic Equipment	1	LS	710,100.00	710,100
8.3	Alternates #4 & #5	1	LS	290,800.00	290,800
8.4	Mounting Details	1	LS	20,000.00	20,000
8.5	Aquatics	242,055	GSF	-3.39	-820,000
8.6	Reconcile GMP #1 Pool Savings	1	LS	-1,000,000.00	-1,000,000
8.14	Monorail Crane and Beam - Allowance	1	LS	150,000.00	150,000
8.15	Equipment Supports	1	LS	20,000.00	20,000
8.16	Electrical Connections	1	LS	10,000.00	10,000
8.39	General Requirements Labor	242,055	GSF	0.12	27,948
8.40	General Requirements Labor	6	WK	4,610.42	27,948
10	Fire Protection	242,055	GSF	\$2.48	\$601,056
10.1	Fire Protection	242,055	GSF	2.37	573,108
10.2	Fire Suppression	1	LS	561,858.00	561,858
10.3	MEP Coordination	1	LS	11,250.00	11,250
10.7	General Requirements Labor	242,055	GSF	0.12	27,948
10.8	General Requirements Labor	6	WK	4,610.42	27,948
11	Mechanical & Plumbing	242,055	GSF	\$55.40	\$13,409,742
11.1	Mechanical	242,055	GSF	54.82	13,270,000
11.2	Mechanical & Plumbing	1	LS	13,055,000.00	13,055,000
11.3	Pool Coordination	1	LS	75,000.00	75,000
11.4	VDC Modeling	1	LS	30,000.00	30,000
11.5	AHU Construction Filters	1	LS	35,000.00	35,000
11.6	Temporary Heating Maintenance	1	LS	30,000.00	30,000
11.7	Overtime Premium	500	HRS	50.00	25,000
11.8	Temporary Roof Drainage	1	LS	20,000.00	20,000
11.9	General Requirements Labor	242,055	GSF	0.58	139,742
11.10	General Requirements Labor	30	WK	4,610.42	139,742
12	Electrical & Low Voltage	242,055	GSF	\$17.22	\$4,168,490
12.1	Electrical	242,055	GSF	16.87	4,084,645
12.2	Electrical	1	LS	3,990,645.00	3,990,645
12.3	Alternates #4 & #5	1	LS	4,000.00	4,000
12.4	Pool Coordination	1	LS	20,000.00	20,000
12.5	Additional Grounding	1	LS	10,000.00	10,000



GMP #2

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

Estimator: TW
Design Phase: CD Bid Pack #2
Date: 7/8/2025

ID#	Description	Quantity	Unit	Rate	Total
12.6	VDC Modeling	1	LS	20,000.00	20,000
12.7	Temporary Power Services	1	LS	15,000.00	15,000
12.8	Overtime Premium	500	HRS	50.00	25,000
12.18	General Requirements Labor	242,055	GSF	0.35	83,845
12.19	General Requirements Labor	18	WK	4,610.42	83,845
13	General Conditions	14	MO	\$255,398	\$3,575,568
13.1	Project Staff	14	MO	223,084.74	3,123,186
13.4	Project Executive - 10 HR/WK	61	WK	2,132.00	129,242
13.5	Senior Project Manager - 40 HR/WK	65	WK	6,780.80	438,175
13.7	Project Manager - 40 HR/WK	65	WK	6,323.20	408,605
13.9	Project Engineer - 40 HR/WK	65	WK	4,368.00	282,260
13.10	Project Engineer - 40 HR/WK	16	WK	4,368.00	69,888
13.11	General Superintendent/Field Coordinator - 16 HR/WK	61	WK	3,494.40	211,831
13.13	Superintendent - 40 HR/WK	65	WK	6,739.20	435,487
13.14	Superintendent - 40 HR/WK	65	WK	6,739.20	435,487
13.16	Quality Control - 8 HR/WK	61	WK	1,256.32	76,158
13.17	Field Safety - 10 HR/WK	61	WK	1,684.80	102,133
13.21	Accountant - 6 HR/WK	61	WK	517.92	31,396
13.22	Project Coordinator - 8 HR/WK	61	WK	673.92	40,853
13.25	M & E Project Manager - 12 HR/WK	61	WK	2,221.44	134,664
13.30	Project Scheduler - 4 HR/WK	61	WK	536.64	32,531
13.32	Labor Foreman - 40 HR/WK	61	WK	4,857.74	294,476
13.33	Travel & Relocation Expenses	14	MO	3,104.53	43,463
13.34	Staff Travel	65	WK	672.60	43,463
13.45	Field Offices	14	MO	13,847.15	193,860
13.48	Triple Wide Mobile Office 36'x60'	14	MO	4,070.00	56,980
13.54	Temp Utility Consumption	14	MO	8,000.00	112,000
13.58	Internet & Phone Service Monthly Fee	14	MO	400.00	5,600
13.64	Office Supplies	14	MO	125.00	1,750
13.65	Copy Machine, Toner, & Maintenance	14	MO	350.00	4,900
13.70	8'x20' Storage Shed	14	MO	451.08	6,315
13.72	8'x20' Lunch Shed	14	MO	451.08	6,315
13.73	Other Administrative Expenses	14	MO	5,436.33	76,109
13.75	Mobile Phone Airtime Charges	14	MO	450.00	6,300
13.76	iPads & 4G Service	14	MO	250.00	3,500
13.78	Project Management Software	14	MO	2,690.78	37,671
13.84	OpenSpace	14	MO	404.86	5,668
13.85	Revizto	14	MO	890.69	12,470
13.86	Site Camera	14	MO	750.00	10,500
13.87	Temporary Facilities & Controls	14	MO	5,000.00	70,000



GMP #2

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

Estimator: TW
Design Phase: CD Bid Pack #2
Date: 7/8/2025

ID#	Description	Quantity	Unit	Rate	Total
13.88	Temporary Toilets Field - 1 per 10People	14	MO	4,000.00	56,000
13.89	Temporary Toilets Mobile Offices - 1 per 10People	14	MO	800.00	11,200
13.90	Temporary Water & Cups	14	MO	200.00	2,800
13.97	Construction Aids & Equipment	14	MO	1,500.00	21,000
13.103	Miscellaneous Equipment	14	MO	1,500.00	21,000
13.106	Project Identification & Safety	14	MO	1,996.36	27,949
13.111	Safety General - First Aid Boxes, Hardhats, Gloves, Eyeware	14	MO	500.00	7,000
13.123	Retractable with lifeline <30'	14	MO	623.24	8,725
13.124	Raptor	4	MO	3,055.93	12,224
13.126	Cleaning & Waste Management	14	MO	1,428.57	20,000
13.131	Protection of Finished Surfaces	1	LS	20,000.00	20,000
15	Hoisting	14	MO	\$18,721	\$262,094
15.24	Construction Aids & Equipment	242,055	GSF	1.08	262,094
15.32	Skidsteer Rental	14	MO	3,760.05	52,641
15.33	Telescopic Forklift & Part-Time Operator	14	MO	14,960.95	209,453



**Exhibit A-2
Alternates**

**City of Grand Forks
Altru Sports Complex**

Location: 1600 S 42nd St. Grand Forks, ND 58201
Architect: JLG Architects
Drwgs Dated: 5/19/2025

Item	Description	Amount
ALT #1	Add Elevated Walking Track - Bid Package #1 Steel and Concrete	Included
ALT #2	Wet Multi-purpose operable partition wall	Included
ALT #3	Dry Multi-purpose operable partition wall	Included
ALT #4	Turf North Dividing Curtain	Included
ALT #5	Turf West Dividing Curtain	Included
ALT #6	Line Panels at Turf and Pickleball	Included



Exhibit A-4
Assumptions, Clarifications and Exclusions

City of Grand Forks
Altru Sports Complex

Location: 1600 S 42nd St. Grand Forks, ND 58201
Architect: JLG Architects
Drwgs Dated: 5/19/2025

Item	Description	Amount
01	Includes the scope as indicated in the BP-2 construction documents as well as Addendums 1, 2, and 3.	
02	See attached Basis of Estimate for additional clarifications	
03	Excludes design & consultant fees	
04	Excludes owners and design contingency	
05	Excludes special inspections/testing consultant fees	
06	Excludes owners furnishings and equipment	

BASIS OF COST ESTIMATE

PART 1 - CONSTRUCTION COSTS

1.0 GENERAL

- A. Reference Documents utilized to support this construction cost estimate:
1. Bid Package #2 drawings and specifications dated May 19th, 2025, Addendum 1 dated May 29th, 2025, Addendum 2 dated June 5th, 2025 and Addendum 3 dated June 12th, 2025 provided by JLG Architects.
- B. Clarifications
1. This Guaranteed Maximum Price (GMP) is a partial GMP for the project. The GMP is based on Bid Package #2. GMP#1 was executed on May 21st, 2025. The purpose of issuing multiple bid packages and GMP's is to fast track the construction of the project and reduce costs that can result from winter concrete construction.
 2. The Base overall Project scope consists of:
 - a. Interior fit up and finishes including miscellaneous metals, guardrails, stairs, coiling doors, masonry, interior signage, rough and finish carpentry, doors and hardware, specialties, glass railings, cold formed metal framing, interior framing and drywall, ceramic tile, acoustic ceilings and wall panels, floor finishes, concrete polishing, athletic flooring and equipment, synthetic turf, paintings and coatings, MEP systems. 14 months of general conditions.
 - b. Construction substantial completion is scheduled for August 31st, 2027. T
 - c. This Project is budgeted at regular work hours.
- C. Inclusions
1. As outlined in this document
- D. Exclusions
1. Owner Contingency
 2. Architectural or engineering fees & reimbursables
 3. Hazardous waste removal
 4. 3rd Party Commissioning agent
 5. 3rd Party and Special inspections
 6. On site security guard
 7. LEED Certification and/or documentation
 8. Work outside of site boundary
 9. Preconstruction Fees
 10. Geotechnical Report: Per Structural Engineer of Record, it is understood the design is informed by the requirements of the geotechnical report
 11. Costs arising out of taking reasonable precautions resulting from a health crisis, regardless of whether an infectious disease, epidemic, pandemic that are beyond

**City of Grand Forks****Altru Sports Complex****101274**

Project Health, Safety, and Prevention Precautions, including, but not limited to any costs and/or schedule delays associated with COVID testing and vaccinations.

12. Future tariffs: Pricing is based upon the taxes in place at the time of bidding.

1.1 EXISTING CONDITIONS

- A. Inclusions / Exclusions
 1. Outlined and captured as part of GMP #1.

1.2 SITEWORK

- A. Inclusions / Exclusions
 1. Outlined and captured as part of GMP #1.

1.3 SUBSTRUCTURE

- A. Inclusions / Exclusions
 1. Outlined and captured as part of GMP #1.

1.4 STRUCTURE

- A. Inclusions / Exclusions
 1. Outlined and captured as part of GMP #1.

1.5 EXTERIOR ENCLOSURE

- A. Inclusions / Exclusions
 1. Outlined and captured as part of GMP #1.

1.6 ROOFING

- A. Inclusions / Exclusions
 1. Outlined and captured as part of GMP #1.

1.7 INTERIORS

- A. Inclusions:
 1. Misc Metals
 - a. Supply and install of guardrails, handrails, stairs, architectural support steel.
 - b. Glass Guardrails.
 2. Specialty Doors
 - a. (3) Coiling Doors.

City of Grand Forks**Altru Sports Complex****101274**

3. Masonry – CMU
4. Interior Signage
5. Carpentry
 - a. Rough Carpentry
 - b. Finish Carpentry
 - c. Glulam treads
 - d. Toilet and restroom accessories
 - e. Doors and Door Hardware
6. Joint Sealants and Expansion Joints
 - a. Aesthetic caulk joints
 - b. Fire Stopping
 - c. Sound Caulking
 - d. Building Expansion Joints.
7. Framing and Drywall
 - a. Exterior Cold Formed Metal Framing
 - b. Interior non-load bearing framing
 - c. Drywall and Taping
8. Ceramic Tile
9. Acoustics
 - a. Acoustic Ceiling Tiles
 - b. Acoustic Wall/Ceiling Panels
 - c. Linear Metal Ceilings
10. Flooring
 - a. Carpet
 - b. Resilient Base
 - c. Entrance walk-off mats
11. Concrete Polishing
12. Athletic Flooring
 - a. Pickleball, Walking Track, Sprint Track
13. Synthetic Turf
14. Painting and Coatings
 - a. Wall and Ceiling Paint
 - b. High Performance Coatings
 - c. Sealed Concrete
 - d. Wall Coverings
15. Operable Wall Partitions
 - a. 2 Operable Partitions
16. Athletic Equipment
 - a. Scoreboards
 - b. Batting Cages
 - c. Pickleball Netting
 - d. Fixed Seating (with backrests)
 - e. Divider Curtains
17. Window Treatments
18. Final Cleaning

B. Exclusions:



City of Grand Forks

Altru Sports Complex

101274

1. No assumptions have been made beyond what is indicated in the Bid Package #2 documents and Addendums 1, 2, & 3. Anything not shown in these documents is excluded from this estimate. These exclusions include but are not limited to:
 - a. Artwork, display rails, interior plantings & planters
 - b. Owner Furnishings / FFE
 - c. Office shelving, bookcases or storage cabinets
 - d. Food Service Equipment / Concessions

1.8 BUILDING EQUIPMENT

- A. Inclusions / Exclusions
 1. Outlined and captured as part of GMP #1.

1.9 CONVEYING SYSTEMS

- A. Inclusions / Exclusions
 1. Outlined and captured as part of GMP #1.

1.10 MECHANICAL and PLUMBING

- A. Inclusions:
 1. Division 22 Plumbing Complete per plans and specs
 2. Division 23 HVAC Complete per plans and specs
 3. Mechanical Insulation
 4. Automated Building Controls
 5. Testing and Balancing
 6. Startup, Commissioning
 7. Owner Training
 8. BIM Modeling
- B. Exclusion:
 1. No assumptions have been made beyond what is indicated in the Bid Package #2 documents and Addendums 1, 2, & 3. Anything not shown in these documents is excluded from this estimate.

1.11 FIRE PROTECTION

- A. Inclusions:
 1. Division 21 Fire Suppression Complete per plans and specs
 2. Testing and Balancing
 3. Startup, Commissioning
 4. Owner Training
 5. BIM Modeling
- B. Exclusion:

**City of Grand Forks****Altru Sports Complex****101274**

1. No assumptions have been made beyond what is indicated in the Bid Package #2 documents and Addendums 1, 2, & 3. Anything not shown in these documents is excluded from this estimate.

1.12 ELECTRICAL and LOW VOLTAGE SYSTEMS**A. Inclusions:**

1. Division 26 Electrical Complete per plans and specs
2. Division 27 Communications per plans and specs
3. Division 28 Electronic Safety and Security per plans and specs
4. Startup, Testing, Commissioning
5. Owner Training
6. BIM Modeling

B. Exclusion:

1. No assumptions have been made beyond what is indicated in the Bid Package #2 documents and Addendums 1, 2, & 3. Anything not shown in these documents is excluded from this estimate.

1.13 GENERAL CONDITIONS**A. GMP-1 captured 14 months of GC expenses. GMP-2 captures the remaining 14 months. Between GMP-1 and GMP-2, the full GC costs are covered through the project substantial completion date of 8/31/2027. The following costs are included under General conditions:**

1. Supervisory & Project Management Staff
2. Quality Control
3. Safety Personnel, Supplies, Signage
4. Field office setup & supplies including internet connectivity.
5. Temporary toilets, potable water
6. Temporary fire extinguishers during construction
7. Dumpster and disposal/ cleaning charges

B. Exclusions

1. 3rd Party Inspection Fees

1.14 Allowances**A. Included:**

1. Exterior Building Signage - \$250,000.00
2. Mechanical and Trash Screen Wall - \$300,000.00
3. Personnel Hoist - \$150,000.00
4. Interior Metal Liner Panels - \$200,000.00

1.15 WEATHER CONDITIONS



City of Grand Forks

Altru Sports Complex

101274

- A. Inclusions / Exclusions
 - 1. Outlined and captured as part of GMP #1.

1.16 HOISTING

- A. 14 months of Forklift and a part time operator.

PART 2 - MISCELLANEOUS COSTS

2.1 PERMIT FEES

- A. Building permit fee of \$323,557.00 is included in the GMP-2 to capture the full permit fee costs for the entire project.

2.2 SURVEYING / LAYOUT

- A. Inclusions / Exclusions
 - 1. Outlined and captured as part of GMP #1.

2.3 TESTING & INSPECTIONS

- A. Code required Independent Testing and Special Inspections services **ARE NOT** included within this construction cost estimate.

2.4 BUILDERS RISK

- A. Inclusions / Exclusions
 - 1. Outlined and captured as part of GMP #1.

2.5 PERFORMANCE BOND

- A. Inclusions / Exclusions
 - 1. Outlined and captured as part of GMP #1.

2.6 SUBCONTRACTOR DEFAULT INSURANCE

- A. McGough utilizes Subcontractor Default Insurance (SDI) as a tool to manage the risk and impact of subcontractor failure. With SDI, McGough controls both the prequalification and default management process. Upon a default, McGough can take swift action and devise a remedy in the best interest of the Project with little or no influence by the SDI carrier. The cost of the SDI policy is **1.2%** of the value for all subcontracted work on the Project

City of Grand Forks**Altru Sports Complex****101274****2.7 PRECONSTRUCTION SERVICES**

- A. Preconstruction Services are not included in the construction costs.

2.8 GENERAL LIABILITY INSURANCE

- A. The rate to be charged and included within this construction cost estimate for Commercial General Liability Insurance for this Project is in accordance with the contract provisions stipulated in **AIA A133 Standard Form of Agreement Between Owner and Construction Manager as Constructor** as executed for this Project.

2.9 UNEMPLOYMENT BOND

- A. Costs associated with the State of North Dakota Unemployment Bond requirement are included in the construction costs.

PART 3 - FEES AND CONTINGENCY**3.1 DESIGN CONTINGENCY**

- A. Excluded from this estimate.

3.2 CONSTRUCTION CONTINGENCY

- A. Most all Construction Manager@Risk (CM@R) and/or fast-track construction contracts with multiple construction document issuances include a value for construction contingency. This value is intended to bridge the gap between a guaranteed maximum price (GMP) and documents that are generally not 100% complete at the time of GMP establishment. Although this contingency is for the use of the general contractor, the expenditures must be approved by the Owner.
- B. All unspent Construction Contingency dollars remain 100% with the Owner. This contingency will not be spent unless there is an unforeseen condition that arises during the construction process.
- C. Examples of Construction Contingency generally include but are not limited to:
1. Costs associated with the completion of the Contract Documents by the Design Professional consistent with the Contract Documents and reasonably inferable therefrom, but excluding such things as changes in the scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated by Change Order
 2. Incomplete project details
 3. Unpredictable detail changes



City of Grand Forks

Altru Sports Complex

101274

4. Costs of the Work inadvertently omitted by the Construction Manager when calculating the GMP
 5. Additional costs incurred as a result of Subcontractor buyout
 6. Missing scope, purchasing gaps, or estimating errors
 7. Unanticipated changes in market conditions that do not entitle Contractor / Construction Manager to a Change Order under the Contract / Agreement
 8. Costs related to changes in construction means and methods, including re-sequencing of the Work
 9. Necessary construction changes to meet the design intent
 10. Costs of the Construction Manager and other unanticipated costs or cost overruns in connection with the performance of the Construction Services or the Construction Manager's Work
 11. Schedule delays and acceleration issues, that do not entitle Contractor / Construction Manager to a Change Order under the Contract / Agreement
 12. Lack of bidding competition
 13. Subcontractor defaults or deficiencies
 14. Higher than expected wage settlements
 15. Builder's Risk Insurance Deductibles
- D. The Construction Contingency will not be used for items that are the basis of a change order, including but not limited to the following, which will increase or decrease the GMP
1. Changes in scope, plans and specifications, or Contract Documents
 2. Errors or omissions in the Contract Documents
 3. Changes in the location of building infrastructure or access locations
 4. Concealed or unknown conditions
 5. Substitution of more costly materials
 6. Code modifications and interpretations of plans and specifications
 7. Collective impact of excessive or late changes
 8. Overrun in an allowance

3.3 OWNER CONTINGENCY

- A. Examples of items not covered by Design or Construction Contingencies that would need to be funded by Owner Contingency include:
1. Scope changes or additions
 2. Decisions of choice by the Owner and/or the Architect
 3. Changes in end product specifications that deviate from the design intent
 4. Changes in schedule or overtime work requested by the Owner
 5. Plan revisions to the contract plans or specifications
 6. Concealed or unknown conditions
 7. Changes in location of building infrastructure or access locations
 8. Extraordinary events or natural disasters
 9. Code modifications and interpretations to the plans or specifications
 10. Impact of excessive or late changes
 11. Overrun in an allowance
 12. Out of sequence work done at the Owner's request



City of Grand Forks

Altru Sports Complex

101274

-
- 13. Extended overhead due to delays in the Work
 - 14. Errors and omissions in the Construction Documents

3.4 ESCALATION

- A. Excluded from this estimate.

3.5 CM@Risk CONSTRUCTION FEE

- A. A construction fee of 2.4% has been included within this construction cost estimate.

END OF NARRATIVE



Exhibit A-6 Specifications

City of Grand Forks Altru Sports Complex

Location: 1600 S 42nd St. Grand Forks, ND 58201
Architect: JLG Architects
Civil Eng: AE2S
Structural Eng.: AE2S
Mechanical Eng.: CMTA
Electrical Eng.: CMTA
Consultant: Water Technology Inc.
Drawings Dated: 5/19/2025

Specification Section	Description	Issued Date
00 0101.2	Project Title Page - BP2	5/19/2025
00 0105.2	Certifications Page - BP2	5/19/2025
00 0110.2	Table of Contents - BP2	6/12/2025
00 2600	Procurement Substitution Procedure	5/19/2025
00 3100.2	Available Project Information - BP2	5/19/2025
01 2300	Alternates	5/19/2025
01 2500	Substitution Procedures	5/19/2025
01 3000	Administrative Requirements	5/19/2025
01 4000	Quality Requirements	5/19/2025
01 4533	Code-Required Special Inspections Special Provisions	5/19/2025
01 6000	Product Requirements	5/19/2025
01 6116	Volatile Organic Compound (VOC) Content Restrictions	5/19/2025
01 7000	Execution and Closeout Requirements	5/19/2025
01 7419	Construction Waste Management and Disposal	5/19/2025
01 7800	Closeout Submittals	5/19/2025
01 9113	General Commissioning Requirements	6/12/2025
03 3511	Concrete Floor Finishes	6/12/2025
05 4000	Cold-Formed Metal Framing	5/19/2025
05 5000	Metal Fabrications	6/12/2025
05 5100	Metal Stairs	6/12/2025
05 5113	Metal Ladders	5/19/2025
05 5213	Pipe and Tube Railings	5/19/2025
05 7000	Decorative Metal	5/19/2025
06 1000	Rough Carpentry	6/12/2025
06 2000	Finish Carpentry	5/19/2025
06 4100	Architectural Wood Casework	6/12/2025
06 5300	Plastic Decking	6/12/2025
06 6420	Decorative Architectural Panels	6/12/2025
06 8316	Fiberglass Reinforced Paneling	6/12/2025
08 1416	Flush Wood Doors	6/12/2025
08 1613	Fiberglass Doors	6/12/2025
08 3100	Access Doors and Panels	5/19/2025



Specification Section	Description	Issued Date
08 3613	Sectional Doors	5/19/2025
08 7100	Door Hardware	5/19/2025
08 7105	Hardware Groups	5/19/2025
08 7113	Power Door Operators	5/19/2025
08 8300	Mirrors	6/12/2025
09 0561	Flooring Preparation	6/12/2025
09 2116	Gypsum Board Assemblies	6/12/2025
09 2513.23	Interior Acrylic Polymer Coating System	6/12/2025
09 3000	Tiling	6/12/2025
09 5100	Acoustical Ceilings	6/12/2025
09 5423	Linear Metal Ceilings	6/12/2025
09 6253	Synthetic Grass Surfacing	6/12/2025
09 6500	Resilient Flooring	5/19/2025
09 6566	Resilient Athletic Flooring	6/12/2025
09 6813	Tile Carpeting	5/19/2025
09 7200	Wall Coverings	6/12/2025
09 8430	Sound-Absorbing Wall and Ceiling Units	6/12/2025
09 9113	Exterior Painting	5/19/2025
09 9123	Interior Painting	5/19/2025
09 9600	High-Performance Coatings	5/19/2025
10 1423	Panel Signage	6/12/2025
10 2113.17	Phenolic Toilet Compartments	6/12/2025
10 2239	Folding Panel Partitions	5/19/2025
10 2600	Wall and Door Protection	6/12/2025
10 4400	Fire Protection Specialties	6/12/2025
10 5129	Phenolic Lockers	6/12/2025
10 5723	Closet and Utility Shelving	5/19/2025
11 1500	Overhead Hoists	5/19/2025
11 6623	Gymnasium Equipment	6/12/2025
11 6643	Scoreboards	5/19/2025
12 2400	Window Shades	6/12/2025
12 3600	Countertops	6/12/2025
12 4813	Entrance Floor Mats and Frames	6/12/2025
12 6100	Fixed Audience Seating	6/12/2025
13 1113	Pool General	5/19/2025
13 1114	Pool Start-Up, Maintenance & Operations Training	5/19/2025
13 1117	Prefabricated Swimming Pool	5/19/2025
13 1118	Pool Concrete	5/19/2025
13 1120	Pool Pipe and Pipe Fittings	5/19/2025
13 1123	Pool Pipe Supports	5/19/2025
13 1124	Pool Valves	5/19/2025
13 1125	Pool Centrifugal Pumps	5/19/2025
13 1126	Pool Pump VFD	5/19/2025
13 1130	Pool Regenerative Media Filters	5/19/2025
13 1135	Pool Ultraviolet Disinfection Equipment	5/19/2025
13 1137	Pool Chemical Systems and Controls	5/19/2025
13 1140	Pool Heating Systems	5/19/2025
13 1142	Perimeter Overflow Gutter Grating	5/19/2025
13 1143	Pool Stainless Steel Gutters	5/19/2025
13 1145	Pool Rail Goods	5/19/2025
13 1146	Pool Equipment	5/19/2025



Specification Section	Description	Issued Date
13 1148	Pool Covers	5/19/2025
13 1153	Pool Bulkheads	5/19/2025
13 1155	Pool Timing System	5/19/2025
13 1161	Pool Ceramic Tile	5/19/2025
21 0500	Common Work Results for Fire Suppression	5/19/2025
21 0523	General-Duty Valves for Water-Base Fire-Suppression Piping	5/19/2025
21 1300	Fire-Suppression Sprinkler Systems	5/19/2025
22 0500	Basic Plumbing Requirements	5/19/2025
22 0519	Meters and Gauges for Plumbing Piping	5/19/2025
22 0553	Identification for Plumbing Piping and Equipment	5/19/2025
22 0719	Plumbing Piping Insulation	5/19/2025
22 1005	Plumbing Piping	5/19/2025
22 1006	Plumbing Piping Specialties	5/19/2025
22 1429	Sump Pumps	5/19/2025
22 3000	Plumbing Equipment	5/19/2025
22 4000	Plumbing Fixtures	5/19/2025
23 0500	Basic HVAC Requirements	5/19/2025
23 0503	Through Penetration Firestopping	5/19/2025
23 0516	Expansion Fittings and Loops for HVAC	5/19/2025
23 0519	Meters and Gauges For HVAC Piping	5/19/2025
23 0540	Noise and Vibration Control for Mechanical	6/5/2025
23 0553	Identifications for HVAC Piping and Equipment	5/19/2025
23 0593	Testing, Adjusting, and Balancing for HVAC	5/19/2025
23 0713	Duct Insulation	5/19/2025
23 0716	HVAC Equipment Insulation	5/19/2025
23 0719	HVAC Piping Insulation	5/19/2025
23 0800	Commissioning of HVAC	5/19/2025
23 0913	Instrumentation and Control Devices for HVAC	6/5/2025
23 0923	Direct-Digital Control System for HVAC	6/5/2025
23 0934	Variable-Frequency Motor Controllers for HVAC	5/19/2025
23 0950	Gas Detection and Alarm	5/19/2025
23 1123	Facility Natural-Gas Piping	5/19/2025
23 2113	Hydronic Piping	5/19/2025
23 2114	Hydronic Specialties	5/19/2025
23 2123	Hydronic Pumps	5/19/2025
23 2500	HVAC Water Treatment	5/19/2025
23 3100	HVAC Ducts and Casings	5/19/2025
23 3300	Air Duct Accessories	5/19/2025
23 3319	Duct Silencers	5/19/2025
23 3423	HVAC Power Ventilators	5/19/2025
23 3440	Air Destratifications Fans	5/19/2025
23 3600	Air Terminal Units	5/19/2025
23 3700	Air Outlets and Inlets	5/19/2025
23 5100	Breechings, Chimneys, and Stacks	5/19/2025
23 5216	Condensing Boilers	5/19/2025
23 5700	Heat Exchangers for HVAC	5/19/2025
23 6426	Rotary-Screw Water Chillers	5/19/2025
23 7200	Air-To-Air Energy Recovery Equipment	5/19/2025
23 7313	Modular Indoor Central-Station Air-Handling Units	5/19/2025
23 7313.16	Indoor, Semi-Custom Air Handling Units	5/19/2025
23 7340	Air Rotation Units	5/19/2025



Specification Section	Description	Issued Date
23 8126.13	Small-Capacity Split System Air Conditioners	5/19/2025
23 8200	Convection Heating and Cooling Units	5/19/2025
23 8300	Radiant Heating and Cooling Units	5/19/2025
26 0000	Electrical General Requirements	5/19/2025
26 0011	Basic Material and Methods	5/19/2025
26 0100	Electrical Systems Close Out Documentation	5/19/2025
26 0500	Common Work Results for Electrical	5/19/2025
26 0519	Low-Voltage Electrical Power Conductors and Cables	5/19/2025
26 0526	Grounding and Bonding for Electrical Systems	5/19/2025
26 0529	Hangers and Supports for Electrical Systems	5/19/2025
26 0533.13	Conduit for Electrical Systems	5/19/2025
26 0533.16	Boxes for Electrical Systems	5/19/2025
26 0553	Identification for Electrical Systems	5/19/2025
26 0560	Underground Work for Electrical Systems	5/19/2025
26 0573	Power System Studies	5/19/2025
26 0813	Testing of Electrical Systems	5/19/2025
26 0923	Lighting Controls	5/19/2025
26 2100	Low-Voltage Electrical Service Entrance	5/19/2025
26 2200	Low-Voltage Transformers	5/19/2025
26 2413	Switchboards	5/19/2025
26 2416	Panelboards	5/19/2025
26 2726	Wiring Devices	5/19/2025
26 2816.13	Enclosed Circuit Breakers	5/19/2025
26 2816.16	Enclosed Switches	5/19/2025
26 4300	Surge Protective Devices	5/19/2025
26 5100	Interior Lighting	5/19/2025
26 5600	Exterior Lighting	5/19/2025
27 0000	Structured Cabling General Requirements	5/19/2025
27 0500	Common Work Results for Structured Cabling	5/19/2025
27 0528	Pathways for Communication Systems	5/19/2025
27 0813	Testing of Structured Cabling Systems	5/19/2025
27 1000	Structured Cabling	5/19/2025
27 4100	Audio & Video Systems	5/19/2025
28 0000	Electronic Safety and Security General Requirements	5/19/2025
28 0500	Common Work Results for Electronic Safety and Security Systems	5/19/2025
28 0813	Testing of Electronic Safety and Security Systems	5/19/2025
28 3113	Fire Alarm and Detection Systems	5/19/2025
32 3113	Louvered Fence and Gates	6/12/2025



Exhibit A-7 Drawings

City of Grand Forks Altru Sports Complex

Location: 1600 S 42nd St. Grand Forks, ND 58201
Architect: JLG Architects
Civil Eng: AE2S
Structural Eng.: AE2S
Mechanical Eng.: CMTA
Electrical Eng.: CMTA
Consultant: Water Technology Inc.
Drawings Dated: 5/19/2025

Sheet No.	Description	Revision No.	Dated
G101.2	TITLE SHEET - BP2	0	5/19/2025
G105	TYPICAL INTERIOR ASSEMBLIES	0	5/19/2025
G120	MOUNTING HEIGHTS	0	5/19/2025
A201	OVERALL FIRST FLOOR PLAN	2	6/12/2025
A201A	FIRST FLOOR PLAN - AREA A	1	6/12/2025
A201B.1	FIRST FLOOR PLAN - AREA B.1	1	5/29/2025
A201B.2	FIRST FLOOR PLAN - AREA B.2	1	5/29/2025
A201C.1	FIRST FLOOR PLAN - AREA C.1	1	6/12/2025
A201C.2	FIRST FLOOR PLAN - AREA C.2	1	6/12/2025
A201D	FIRST FLOOR PLAN - AREA D	1	6/12/2025
A202	OVERALL MEZZANINE FLOOR PLAN	1	5/19/2025
A202A	MEZZANINE FLOOR PLAN - AREA A	1	5/29/2025
A202B.1	MEZZANINE FLOOR PLAN - AREA B.1	0	5/19/2025
A202B.2	MEZZANINE FLOOR PLAN - AREA B.2	0	5/19/2025
A202C.1	MEZZANINE FLOOR PLAN - AREA C.1	0	5/19/2025
A202C.2	MEZZANINE FLOOR PLAN - AREA C.2	0	5/19/2025
A202D	MEZZANINE FLOOR PLAN - AREA D	0	5/19/2025
A207	INTERIOR MOVEMENT PLAN	1	5/19/2025
A212	COURT/FIELD LAYOUT/STRIPING	1	6/12/2025
A220	ENLARGED PLANS AND ELEVATIONS - RESTROOMS	0	5/19/2025
A221	ENLARGED PLANS AND ELEVATIONS - RESTROOMS	0	5/19/2025
A222.1	ENLARGED PLANS AND ELEVATIONS - LOCKER ROOMS	1	6/12/2025
A222.2	ENLARGED PLANS AND ELEVATIONS - LOCKER ROOMS	3	6/12/2025
A223	ENLARGED PLANS AND ELEVATIONS - LOCKER ROOMS	0	5/19/2025
A224	ENLARGED PLANS AND ELEVATIONS - LOCKER ROOMS	0	5/19/2025
A240	NATATORIUM ENVELOPE DIAGRAMS	0	5/19/2025
A251	DOOR SCHEDULE & DETAILS	3	5/19/2025
A410	VERTICAL CIRCULATION - STAIRS	2	6/12/2025
A411	RAILING ELEVATION	0	5/19/2025
A413	STAIR AND RAILING DETAILS	1	6/12/2025
A511	PLAN DETAILS	1	6/12/2025
A600	FINISH LEGEND, INTERIOR ABBREVIATIONS & FINISH NOTES	1	6/12/2025
A601	INTERIOR DETAILS	0	5/19/2025



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A602A	FIRST FLOOR FINISH PLAN AREA A	0	5/19/2025
A602B.1	FIRST FLOOR FINISH PLAN AREA B.1	0	5/19/2025
A602B.2	FIRST FLOOR FINISH PLAN AREA B.2	1	6/12/2025
A602C.1	FIRST FLOOR FINISH PLAN AREA C.1	0	5/19/2025
A602C.2	FIRST FLOOR FINISH PLAN AREA C.2	0	5/19/2025
A602D	FIRST FLOOR FINISH PLAN AREA D	0	5/19/2025
A603A	MEZZANINE FINISH PLAN AREA A	1	6/12/2025
A603B.1	MEZZANINE FINISH PLAN AREA B.1	0	5/19/2025
A603B.2	MEZZANINE FINISH PLAN AREA B.2	0	5/19/2025
A603D	MEZZANINE FINISH PLAN AREA D	1	6/12/2025
A610	INTERIOR ELEVATIONS	0	5/19/2025
A611	INTERIOR ELEVATIONS	2	6/12/2025
A612	INTERIOR ELEVATIONS	0	5/19/2025
A613	INTERIOR ELEVATIONS	2	6/12/2025
A614	INTERIOR ELEVATIONS	1	6/12/2025
A615	INTERIOR ELEVATIONS	1	6/12/2025
A616	EXTERIOR ELEVATIONS	0	5/19/2025
A621	WELCOME DESK PLAN & DETAILS	0	5/19/2025
A623	TYPICAL CASEWORK DETAILS	0	5/19/2025
A625	CASEWORK DETAILS	0	5/19/2025
A701	OVERALL FIRST FLOOR RCP	0	5/19/2025
A701A	FIRST FLOOR RCP - AREA A	1	6/12/2025
A701B.1	FIRST FLOOR RCP - AREA B.1	1	6/12/2025
A701B.2	FIRST FLOOR RCP - AREA B.2	1	6/12/2025
A701C.1	FIRST FLOOR RCP - AREA C.1	1	6/12/2025
A701C.2	FIRST FLOOR RCP - AREA C.2	1	6/12/2025
A701D	FIRST FLOOR RCP - AREA D	2	6/12/2025
A702	OVERALL MEZZANINE RCP	0	5/19/2025
A702A	MEZZANINE RCP - AREA A	1	6/12/2025
A702B.1	MEZZANINE RCP - AREA B.1	1	6/12/2025
A702B.2	MEZZANINE RCP - AREA B.2	1	6/12/2025
A702C.1	MEZZANINE RCP - AREA C.1	0	5/19/2025
A702C.2	MEZZANINE RCP - AREA C.2	1	6/12/2025
A702D	MEZZANINE RCP - AREA D	1	6/12/2025
A720	RCP DETAILS	1	6/12/2025
A901	SIGNAGE SCHEDULE	0	5/19/2025
A901A	FIRST FLOOR SIGNAGE PLAN AREA A	0	5/19/2025
A901B.1	FIRST FLOOR SIGNAGE PLAN AREA B.1	0	5/19/2025
A901B.2	FIRST FLOOR SIGNAGE PLAN AREA B.2	0	5/19/2025
A901C.1	FIRST FLOOR SIGNAGE PLAN AREA C.1	0	5/19/2025
A901C.2	FIRST FLOOR SIGNAGE PLAN AREA C.2	0	5/19/2025
A901D	FIRST FLOOR SIGNAGE PLAN AREA D	0	5/19/2025
A902A	MEZZ FLOOR SIGNAGE PLAN AREA A	0	5/19/2025
A902B.1	MEZZ. FLOOR SIGNAGE PLAN AREA B.1	0	5/19/2025
A902B.2	MEZZ. FLOOR SIGNAGE PLAN AREA B.2	0	5/19/2025
A902C.1	MEZZ FLOOR SIGNAGE PLAN AREA C.1	0	5/19/2025
A902C.2	MEZZ. FLOOR SIGNAGE PLAN AREA C.2	0	5/19/2025
A902D	MEZZ. FLOOR SIGNAGE PLAN AREA D	0	5/19/2025
A903	SIGNAGE DRAWINGS AND DETAILS	0	5/19/2025
A904	SIGNAGE DRAWINGS AND DETAILS	1	5/29/2025
A905	SIGNAGE DRAWINGS AND DETAILS	0	5/19/2025
A991	ALTERNATE #1 - ELEVATED WALKING TRACK	1	6/12/2025
A992	ALTERNATE #1 - ELEVATED WALKING TRACK	1	6/12/2025



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A993	ALTERNATE #3 - WET MULTI-PURPOSE OPERABLE PARTITION	1	6/12/2025
A994	ALTERNATE #4 - DRY MULTI-PURPOSE OPERABLE PARTITION	0	5/19/2025
A995	ALTERNATES #5 & #6 - DIVIDING CURTAIN	0	5/19/2025
FP000	FIRE PROTECTION COVER SHEET	0	5/19/2025
FP100	FIRST FLOOR FIRE PROTECTION PLAN	0	5/19/2025
FP101	MEZZANINE FIRE PROTECTION PLAN	0	5/19/2025
M000	MECHANICAL COVER SHEET	0	5/19/2025
M100A	UNDERFLOOR SANITARY PLAN - AREA A	0	5/19/2025
M100B.1	UNDERFLOOR SANITARY PLAN - AREA B.1	1	5/29/2025
M100B.2	UNDERFLOOR SANITARY PLAN - AREA B.2	1	5/29/2025
M100C.1	UNDERFLOOR SANITARY PLAN - AREA C.1	1	6/12/2025
M100C.2	UNDERFLOOR SANITARY PLAN - AREA C.2	1	6/12/2025
M100D	UNDERFLOOR SANITARY PLAN - AREA D	0	5/19/2025
M101A	FIRST FLOOR SANITARY PLAN - AREA A	0	5/19/2025
M101B.1	FIRST FLOOR SANITARY PLAN - AREA B.1	0	5/19/2025
M101B.2	FIRST FLOOR SANITARY PLAN - AREA B.2	0	5/19/2025
M101C.1	FIRST FLOOR SANITARY PLAN - AREA C.1	0	5/19/2025
M101C.2	FIRST FLOOR SANITARY PLAN - AREA C.2	0	5/19/2025
M101D	FIRST FLOOR SANITARY PLAN - AREA D	0	5/19/2025
M102A	MEZZANINE SANITARY PLAN - AREA A	0	5/19/2025
M102B.1	MEZZANINE SANITARY PLAN - AREA B.1	0	5/19/2025
M102B.2	MEZZANINE SANITARY PLAN - AREA B.2	0	5/19/2025
M102C.1	MEZZANINE SANITARY PLAN - AREA C.1	0	5/19/2025
M102C.2	MEZZANINE SANITARY PLAN - AREA C.2	0	5/19/2025
M102D	MEZZANINE SANITARY PLAN - AREA D	0	5/19/2025
M103	SANITARY PLAN - WASTE & VENT DIAGRAM	0	5/19/2025
M104	SANITARY PLAN - WASTE & VENT DIAGRAM	0	5/19/2025
M105	SANITARY PLAN - WASTE & VENT DIAGRAM	0	5/19/2025
M106	ROOF PLUMBING PLAN - OVERALL	0	5/19/2025
M200A	FIRST FLOOR DOMESTIC PLAN - AREA A	0	5/19/2025
M200B.1	FIRST FLOOR DOMESTIC PLAN - AREA B.1	1	5/29/2025
M200B.2	FIRST FLOOR DOMESTIC PLAN - AREA B.2	1	5/29/2025
M200C.1	FIRST FLOOR DOMESTIC PLAN - AREA C.1	0	5/19/2025
M200C.2	FIRST FLOOR DOMESTIC PLAN - AREA C.2	0	5/19/2025
M200D	FIRST FLOOR DOMESTIC PLAN - AREA D	0	5/19/2025
M201	FIRST FLOOR DOMESTIC PLAN - ENLARGED ROOMS 163 & 165	0	5/19/2025
M202A	MEZZANINE DOMESTIC PLAN - AREA A	0	5/19/2025
M202B.1	MEZZANINE DOMESTIC PLAN - AREA B.1	0	5/19/2025
M202B.2	MEZZANINE DOMESTIC PLAN - AREA B.2	0	5/19/2025
M202D	MEZZANINE DOMESTIC PLAN - AREA D	0	5/19/2025
M203	DOMESTIC PLAN - RISER DIAGRAM	0	5/19/2025
M204	DOMESTIC PLAN - RISER DIAGRAM	0	5/19/2025
M205	DOMESTIC PLAN - RISER DIAGRAM	0	5/19/2025
M300B.1	UNDERFLOOR HVAC PLAN - AREA B.1	0	5/19/2025
M300B.2	UNDERFLOOR HVAC PLAN - AREA B.2	0	5/19/2025
M301A	FIRST FLOOR HVAC PLAN - AREA A	1	5/29/2025
M301B.1	FIRST FLOOR HVAC PLAN - AREA B.1	0	5/19/2025
M301B.2	FIRST FLOOR HVAC PLAN - AREA B.2	1	5/29/2025
M301C.1	FIRST FLOOR HVAC PLAN - AREA C.1	0	5/19/2025
M301C.2	SHEET M301C.2	0	5/19/2025
M301D	FIRST FLOOR HVAC PLAN - AREA D	1	6/12/2025
M302A	MEZZANINE HVAC PLAN - AREA A	1	5/29/2025
M302B.1	MEZZANINE HVAC PLAN - AREA B.1	2	6/12/2025



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M302B.2	MEZZANINE HVAC PLAN - AREA B.2	1	5/29/2025
M302C.1	SHEET M302C.1	1	5/29/2025
M302C.2	MEZZANINE HVAC PLAN - AREA C.2	1	5/29/2025
M302D	MEZZANINE HVAC PLAN - AREA D	2	6/5/2025
M303	SHEET M303 HVAC PLAN - ENLARGED MECHANICAL ROOM 163	0	5/19/2025
M304	HVAC PLAN - ENLARGED ARU ROOMS	1	6/12/2025
M305	HVAC PLAN - ENLARGED MECHANICAL 211	1	5/29/2025
M306A	ROOF HVAC PLAN - AREA A	0	5/19/2025
M306B.1	ROOF HVAC PLAN - AREA B.1	0	5/19/2025
M306B.2	ROOF HVAC PLAN - AREA B.2	0	5/19/2025
M307	MECHANICAL	0	5/19/2025
M308	MECHANICAL SECTIONS	0	5/19/2025
M400A	FIRST FLOOR HVAC PIPING PLAN - AREA A	1	6/12/2025
M400B.1	FIRST FLOOR HVAC PIPING PLAN - AREA B.1	0	5/19/2025
M400B.2	FIRST FLOOR HVAC PIPING PLAN - AREA B.2	1	6/12/2025
M400C.1	FIRST FLOOR HVAC PIPING PLAN - AREA C.1	1	6/12/2025
M400C.2	FIRST FLOOR HVAC PIPING PLAN - AREA C.2	1	6/12/2025
M400D	FIRST FLOOR HVAC PIPING PLAN - AREA D	1	6/12/2025
M401A	MEZZANINE HVAC PIPING PLAN - AREA A	0	5/19/2025
M401B.1	MEZZANINE HVAC PIPING PLAN - AREA B.1	0	5/19/2025
M401B.2	MEZZANINE HVAC PIPING PLAN - AREA B.2	0	5/19/2025
M401C.1	MEZZANINE HVAC PIPING PLAN - AREA C.1	0	5/19/2025
M401C.2	MEZZANINE HVAC PIPING PLAN - AREA C.2	0	5/19/2025
M401D	MEZZANINE HVAC PIPING PLAN - AREA D	0	5/19/2025
M402	HVAC PIPING PLAN - ENLARGED MECHANICAL ROOM 163	0	5/19/2025
M403	HVAC PIPING PLAN - FLOW DIAGRAM	1	6/12/2025
M404	HVAC PIPING PLAN - FLOW DIAGRAM	0	5/19/2025
M500	PLUMBING DETAILS	0	5/19/2025
M501	MECHANICAL DETAILS	1	6/12/2025
M502	MECHANICAL EQUIPMENT DETAILS	0	5/19/2025
M503	PLUMBING SCHEDULES	1	5/29/2025
M504	HYDRONIC SCHEDULES	1	5/29/2025
M505	HVAC SCHEDULES	1	5/29/2025
M506	HVAC SCHEDULES	2	6/5/2025
M600	CONTROLS	1	6/12/2025
M601	CONTROLS	1	6/12/2025
M602	CONTROLS	2	6/12/2025
M603	CONTROLS	1	6/12/2025
M604	CONTROLS	1	6/12/2025
E000.1	ELECTRICAL TITLE SHEET	0	5/19/2025
E001.1	SITE PLAN - ELECTRICAL	1	6/12/2025
E201	LEVEL 1 - OVERALL - LIGHTING	0	5/19/2025
E201A	LEVEL 1 - AREA A - LIGHTING	3	6/12/2025
E201B.1	LEVEL 1 - AREA B.1- LIGHTING	2	6/5/2025
E201B.2	LEVEL 1 -AREA B.2 - LIGHTING	3	6/12/2025
E201C.1	LEVEL 1 - AREA C.1- LIGHTING	3	6/12/2025
E201C.2	LEVEL 1 - AREA C.2 - LIGHTING	1	5/29/2025
E201D	LEVEL 1 - AREA D - LIGHTING	3	6/12/2025
E202	LEVEL 2 - OVERALL - LIGHTING	0	5/19/2025
E202A	LEVEL 2 - AREA A- LIGHTING	2	6/5/2025
E202B.1	LEVEL 2 - AREA B.1- LIGHTING	2	6/5/2025
E202B.2	LEVEL 2 - AREA B.2 - LIGHTING	2	6/5/2025
E202C.1	LEVEL 2 - AREA C.1 - LIGHTING	1	6/12/2025



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E202C.2	LEVEL 2 - AREA C.2 - LIGHTING	1	6/12/2025
E202D	LEVEL 2 - AREA D - LIGHTING	2	6/5/2025
E301	LEVEL 1 - OVERALL - POWER	0	5/19/2025
E301A	LEVEL 1 - AREA A - POWER	3	6/12/2025
E301B.1	LEVEL 1 AREA B.1 - POWER	2	6/5/2025
E301B.2	LEVEL 1 - AREA B.2 - POWER	2	6/5/2025
E301C.1	LEVEL 1 - AREA C.1 - POWER	0	5/19/2025
E301C.2	LEVEL 1 AREA C.2 - POWER	0	5/19/2025
E301D	LEVEL 1 - AREA D - POWER	2	6/5/2025
E302	LEVEL 2 - OVERALL - POWER	0	5/19/2025
E302A	LEVEL 2 - AREA A - POWER	1	6/5/2025
E302B.1	LEVEL 2 - AREA B.1 - POWER	0	5/19/2025
E302B.2	LEVEL 2 - AREA B.2 - POWER	2	6/12/2025
E302C.1	LEVEL 2 - AREA C.1 - POWER	1	6/5/2025
E302C.2	LEVEL 2 - AREA C.2 - POWER	1	6/5/2025
E302D	LEVEL 2 - AREA D - POWER	2	6/12/2025
E303	ROOF - OVERALL - POWER	2	6/12/2025
E401	LEVEL 1 - OVERALL -TELECOMM	0	5/29/2025
E401A	LEVEL 1 - AREA A - TELECOMM	1	6/12/2025
E401B.1	LEVEL 1 - AREA B.1 - TELECOMM	1	5/29/2025
E401B.2	LEVEL 1 - AREA B.2 - TELECOMM	2	6/12/2025
E401C.1	LEVEL 1 - AREA C.1 - TELECOMM	0	5/19/2025
E401C.2	LEVEL 1 - AREA C.2 - TELECOMM	0	5/19/2025
E401D	LEVEL 1 - AREA D - TELECOMM	0	5/19/2025
E402	LEVEL 2 - OVERALL -TELECOMM	0	5/29/2025
E402A	LEVEL 2 - AREA A - TELECOMM	0	5/19/2025
E402B.1	LEVEL 2 - AREA B.1 - TELECOMM	0	5/19/2025
E402B.2	LEVEL 2 - AREA B.2 - TELECOMM	2	6/12/2025
E402C.1	LEVEL 2 - AREA C.1 - TELECOMM	0	5/19/2025
E402C.2	LEVEL 2 - AREA C.2 - TELECOMM	0	5/19/2025
E402D	LEVEL 2 - AREA D - TELECOMM	0	5/19/2025
E501A	LEVEL 1 - AREA A - ELECTRONIC SAFETY & SECURITY	2	6/12/2025
E501B.1	LEVEL 1 AREA B.1 - ELECTRONIC SAFETY & SECURITY	1	6/12/2025
E501B.2	LEVEL 1 - AREA B.2 - ELECTRONIC SAFETY & SECURITY	1	6/12/2025
E501C.1	LEVEL 1 - AREA C.1 - ELECTRONIC SAFETY & SECURITY	1	6/12/2025
E501C.2	LEVEL 1 AREA C.2 - ELECTRONIC SAFETY & SECURITY	1	6/12/2025
E501D	LEVEL 1 - AREA D - ELECTRONIC SAFETY & SECURITY	2	6/12/2025
E502A	LEVEL 2 - AREA A- ELECTRONIC SAFETY & SECURITY	0	5/19/2025
E502B.1	LEVEL 2 - AREA B.1 - ELECTRONIC SAFETY & SECURITY	2	6/12/2025
E502B.2	LEVEL 2 - AREA B.2 - ELECTRONIC SAFETY & SECURITY	2	6/12/2025
E502C.1	LEVEL 2 - AREA C.1 - ELECTRONIC SAFETY & SECURITY	0	5/19/2025
E502C.2	LEVEL 2 - AREA C.2 - ELECTRONIC SAFETY & SECURITY	0	5/19/2025
E502D	LEVEL 2 - AREA D - ELECTRONIC SAFETY & SECURITY	0	5/19/2025
E600	ENLARGED POOL EQUIPMENT	3	6/12/2025
E720	LIGHTING DETAILS	2	6/12/2025
E730	POWER DETAILS	2	6/12/2025
E740	SYSTEMS DETAILS	1	6/12/2025
E750	SHEET E750	0	5/19/2025
E820	LIGHTING SCHEDULES	3	6/12/2025
E830	POWER SCHEDULES	3	6/12/2025
E831	POWER SCHEDULES	3	6/12/2025
E832	POWER SCHEDULES	2	6/12/2025
E850	AV SCHEDULES	1	6/12/2025



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E901	ALTERNATE #1 - ELEVATED WALKING TRACK	1	6/12/2025
PL100	OVERALL AQUATIC PLAN	0	5/19/2025
PL101	GENERAL DETAILS AND SCHEDULES	0	5/19/2025
PL110	POOL A - COMPETITION POOL PLAN	1	6/5/2025
PL111	POOL A - COMPETITION POOL DIMENSION PLAN	1	6/5/2025
PL112	POOL A - COMPETITION POOL SECTIONS	1	6/5/2025
PL113	POOL A - COMPETITION POOL DETAILS	0	5/19/2025
PL114	POOL A - DIVING PLAN AND SECTIONS	0	5/19/2025
PL115	POOL A - COMPETITION POOL PRIMARY 50M COURSE	0	5/19/2025
PL116	POOL A - COMPETITION POOL SECONDARY 50M COURSE	0	5/19/2025
PL117	POOL A - COMPETITION POOL 25M COURSE	0	5/19/2025
PL118	POOL A - COMPETITION POOL 25Y COURSE	0	5/19/2025
PL119	POOL A - COMPETITION POOL (2) 25Y COURSES	0	5/19/2025
PL120	POOL A - COMPETITION POOL 25Y CROSS COURSE	0	5/19/2025
PL121	POOL A - COMPETITION POOL DEEP 25Y COURSE	0	5/19/2025
PL122	POOL A - COMPETITION POOL WATER POLO COURSES	0	5/19/2025
PL130	POOL B - WARM UP POOL PLAN	0	5/19/2025
PL131	POOL B - WARM UP POOL SECTIONS AND DETAILS	0	5/19/2025
PL300	OVERALL PIPING PLAN	0	5/19/2025
PL301	MECHANICAL NOTES	0	5/19/2025
PL310	POOL A FILTRATION AND SUCTION PIPING PLAN	0	5/19/2025
PL311	POOL A GRAVITY PIPING PLAN	0	5/19/2025
PL320	POOL B FILTRATION AND SUCTION PIPING PLAN	0	5/19/2025
PL400	MECHANICAL EQUIPMENT PLAN	0	5/19/2025
PL401	MECHANICAL EQUIPMENT SCHEDULES	0	5/19/2025
PL402	MECHANICAL EQUIPMENT DETAILS	0	5/19/2025
PL403	MECHANICAL EQUIPMENT DETAILS	0	5/19/2025
PL404	MECHANICAL EQUIPMENT DETAILS	0	5/19/2025
PL510	POOL A MECHANICAL SCHEMATIC	0	5/19/2025
PL511	POOL A ELECTRICAL SCHEMATIC	0	5/19/2025
PL520	POOL B MECHANICAL SCHEMATIC	0	5/19/2025
PL521	POOL B ELECTRICAL SCHEMATIC	0	5/19/2025
PL600	PIPE PENETRATIONS	0	5/19/2025

Exhibit A-10 - Project Schedule

Activity ID	Activity Name	Original Duration	Start	Finish	Month																																			
					D	J	F	M	A	May	J	July	A	S	O	N	D	J	F	M	A	May	J	July	A	S	O	N	D	J	F	M	A	May	J	July	A	S	O	
101274 - ASC DD Schedule - Live																																								
Milestone Summary																																								
PMILE-1020	Start TURF Excavations	0.00	21-Jul-25*	18-Oct-27																																				
PMILE-1030	GMP Bid Pack #2 Approval	0.00		18-Aug-25*																																				
PMILE-1040	Start TURF Structural Steel	0.00	08-Oct-25*																																					
PMILE-1050	Foundations Complete	0.00		17-Nov-25*																																				
PMILE-1060	Commons - Area A Structural Steel Complete	0.00		02-Dec-25*																																				
PMILE-1070	Start Aquatics Overhead Rough In	0.00	12-Mar-26*																																					
PMILE-1080	Pickleball Enclosed	0.00		02-Jun-26*																																				
PMILE-1090	Pool Install Start	0.00	22-Jun-26*																																					
PMILE-1100	Pool Install Complete	0.00		24-Nov-26*																																				
PMILE-1110	Start Install Pickleball Flooring	0.00	22-Dec-26*																																					
PMILE-1120	Start TURF/Track Install	0.00	01-Feb-27*																																					
PMILE-1130	Punchlist Start	0.00	26-Apr-27*																																					
PMILE-1140	Sitework Complete	0.00		10-Aug-27*																																				
PMILE-1150	Certificate of Occupancy	0.00		31-Aug-27*																																				
PMILE-1160	Owner Move In Complete	0.00		18-Oct-27																																				
Preconstruction																																								
PREC-1120	GMP Bid Pack #2	40.00	22-May-25	28-Jul-25																																				
Procurement																																								
PROC-1000	Procurement & Bidding	63.00	27-May-25	08-Aug-25																																				
PROC-1010	Precast	120.00	27-May-25	12-Nov-25																																				
PROC-1020	Structural Steel	100.00	27-May-25	15-Oct-25																																				
PROC-1040	Pre-Engineered Metal Building	100.00	27-May-25	07-Oct-25																																				
PROC-1050	Elevator	120.00	27-May-25	12-Nov-25																																				
PROC-1080	Pool	105.00	30-Jun-25	12-Nov-25																																				
PROC-1060	Switch Gear	240.00	29-Jul-25	15-Jul-26																																				
PROC-1070	RTU's	240.00	29-Jul-25	15-Jul-26																																				
Construction																																								
Sitework & Utilities																																								
SITE-1030	Underground Utilities	30.00	02-Jul-25	13-Aug-25																																				
SITE-1110	Winter Sitework Hold #1	177.00	14-Aug-25	01-May-26																																				
SITE-1050	Parking Lot Earthwork	40.00	04-May-26	29-Jun-26																																				
SITE-1060	Curb & Gutter/Concrete Paving	40.00	30-Jun-26	25-Aug-26																																				
SITE-1070	Winter Sitework Hold #2	171.00	26-Aug-26	30-Apr-27																																				
SITE-1080	Sidewalks	20.00	03-May-27	28-May-27																																				
SITE-1090	Landscaping & Irrigation	30.00	01-Jun-27	13-Jul-27																																				
SITE-1100	Striping & Signage	20.00	14-Jul-27	10-Aug-27																																				
Substructure																																								
Aquatics - Area B - Crew #1																																								
Pool - Area B																																								
SUBBP-1000	Pool Excavation	9.00	08-Jul-25	18-Jul-25																																				

■ Remaining Level of Effort
■ Actual Work
■ Remaining Work
■ Critical Remaining Work
◆ Milestone



Certificate Of Completion

Envelope Id: 5E534A26-711B-4D29-A255-3E3703A87F57
 Subject: City of Grand Forks - Altru Sports Complex GMP #2
 Source Envelope:
 Document Pages: 46
 Certificate Pages: 1
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed
 Envelope Originator:
 Taylor Seely
 2737 Fairview Ave N
 St Paul, MN 55113-1307
 taylor.seely@mcgough.com
 IP Address: 165.225.62.106

Record Tracking

Status: Original
 7/16/2025 11:13:26 AM
 Holder: Taylor Seely
 taylor.seely@mcgough.com
 Location: DocuSign

Signer Events

Jessi Wagner
 jessi.wagner@mcgough.com
 Vice President & Deputy General Counsel
 Jessi Wagner
 Security Level: Email, Account Authentication
 (None)

Signature

DocuSigned by:

 A687596021E94A3...
 Signature Adoption: Pre-selected Style
 Using IP Address: 136.226.108.249

Timestamp

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 Viewed: 7/16/2025 11:39:10 AM
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Electronic Record and Signature Disclosure:
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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Owner Contracts
 ownercontracts@mcgough.com
 Security Level: Email, Account Authentication
 (None)

COPIED

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Envelope Summary Events

Status

Timestamps

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Certified Delivered	Security Checked	7/16/2025 11:39:10 AM
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Completed	Security Checked	7/16/2025 11:39:28 AM

Payment Events

Status

Timestamps