



City of Grand Forks

Staff Report

Committee of the Whole – January 26, 2026

City Council – February 2, 2026

APPROVED & ACCEPTED

by City Council

Maureen Storstad

02/002/2026

Maureen Storstad
City Auditor

Agenda Item: Altru Sports Complex (ASC) Project Phase I and II Updates and ASC Phase II Approvals
(Updated Information in Bold)

Submitted by: Todd Feland, City Administrator
Maureen Storstad, City Finance Director
Mike Vatsndal, City Budget Director

Staff Recommended Action:

- 1. Receive informational update on ASC Project Phase I construction (Aquatics, Turf, Pickleball & Offsite Infrastructure), ASC Project Phase II schematic design (initial concepts) and construction estimating (Four Hard Courts and Sports Performance), and ASC Project Phase I & II operational/maintenance budget estimate and naming rights (inside the facility) for ASC Phase I and II (Grand Forks Park District Led).**
- 2. Approve ASC Phase II (four court and sports performance options) Design Development (refining details like materials and systems), Construction Documents (producing detailed drawings for building), and Bidding (selecting contractors) Agreement with JLG in the amount of \$743,212.80.**
- 3. Approve City of Grand Forks Tournament Development Specialist position cost sharing of between \$20,000-\$30,000 annually in partnership with Visit Greater Grand Forks and Grand Forks Park District and in support of the ASC.**
- 4. Approve the necessary modification of the ASC City of Grand Forks/Grand Forks Park District Operations/Maintenance Agreement to provide that the City of Grand Forks will pay the City of Grand Forks utility fees and allowing naming rights donations inside the ASC to be dedicated to the ASC operations and maintenance budget beyond the currently allowed ASC capital dedication, subject to City Attorney review and approval.**

Committee Recommended Action: Motion by Berg, second by Lunski to move staff recommendation to city council with a recommendation to approve. Motion carried unanimously.

Council Action: Motion by Berg, second by Weigel to approve staff recommended action. Motion passed 6-1 with Osowski dissenting.

BACKGROUND:

In 2022, the Grand Forks Park District (Park District), with support from the City of Grand Forks (City), hired BerryDunn, Barker Rinker Seacat (BRS), and Water Technology Inc. (WTI) to complete an Indoor Sports Facility and Indoor Aquatic Facility Feasibility Study (Feasibility Study). This Feasibility Study was

completed in 2023 and led to a proposed city-wide vote for an extension to the existing 0.75% Alerus Center Sales Tax. Funding, which passed with 66% voter approval. From the passing of this sales tax extension in November of 2023, this sales tax will be used to support ongoing capital improvements of the Alerus Center and the capital construction and long-term capital maintenance of the new Altru Sports Complex (ASC).

The City and Altru have entered into a complex naming rights agreement for the ASC in the amount of \$10 million, which will help support the project funding. The late Jim Fristad donated \$500,000.00 and JR Simplot in Grand Forks donated \$75,000.00 to the ASC. Additional funding, donor and financial support will be explored and considered throughout the project's development.

The ASC will be owned by the City and operations and maintenance are proposed to be managed by the Park District. The City and the Park District entered a memorandum of understanding (MOU) between each party to provide these management and operation services, and as noted below, the City negotiated with the Park District for a long-term operation and maintenance agreement.

The City administration along with the University of North Dakota (UND), Park District, and Grand Forks Public School District have agreed on a Community Based Use Agreement For UND Athletic Facilities. The UND facilities include the Frederick "Fritz" D. Pollard Jr. Athletic Center, Memorial Stadium Track and Turf Facility, and Albrecht Field – Softball Complex.

The conceptual location of the ASC, and also the proposed Children's Museum, 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 City recently purchased the remaining 6.28 acres of the site for \$2.12 million. Currently, the proposed ASC project is approximately 224,000 square feet in size and is planned to include 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

The Children's Museum made the decision that the site south of Alerus Center near the ASC is their preferred location. The previous preferred location was near the Choice Health and Fitness Center on Altru owned land. The estimated land requirement for the Children's Museum is approximately four (4) acres on the south of the Alerus Center site and in the southeast corner of the site. The land was owned by the City and was purchased using City Alerus Center sales tax funds. The noted Children's Museum parcel was transferred from the City to the Jobs Development Authority (JDA), and the JDA transferred funds to reimburse the City for the value of the approximately four (4) acre parcel based on the per acre purchase price paid by the City for the larger tract that contains or adjacent to this approximately four (4) acre tract. The Grand Forks JDA entered into a long-term ground lease agreement with the Children's Museum for this approximately four (4) acre parcel. A funding and development agreement with the Children's Museum was finalized and entered into.

ANALYSIS AND FINDINGS OF FACT:

- The City has accomplished many ASC goals to date to include the following.
 - Park District Feasibility Study planned and completed from 2022 to 2023.
 - City Council approval calling for a Special Election for a sales tax extension of the Alerus Center ¾% sales tax to include the ASC and the Alerus Center.
 - Voter approved extension of the ¾ percent “Alerus Center” sales tax with a 66 percent approval on November 14, 2023.
 - Altru complex naming Letter of Intent of \$10 million – City Council approval December 18, 2023.
 - Grand Forks Park District Operations and Maintenance Letter of Intent – City Council approval December 18, 2023.
 - City Council approval of Sales Tax Ordinance Amendment on January 2, 2024.
 - JLG Architects selected and contracted as the Architect of Record in April 2024.
 - Bolton & Menk selected and contracted for master planning and traffic study services in May 2024
 - McGough and Construction Engineers were selected and contracted as CMAR in May/June 2024.
 - ASC schematic design, stakeholder engagement, cost estimating, site master planning, traffic study, support infrastructure planning, and Children’s Museum engagement from May to September 2024.
 - City Council approval on October 7, 2024 of the Community Based Use Agreement for UND Athletic Facilities; Schematic Design Plan; Site Master Plan, Traffic Study and Support Infrastructure Plan; Children’s Museum Agreement on Long Term Ground Lease; and Design Development and Construction Document Phases with JLG Architects.
 - City Council approval on March 3, 2025 for the Engineer’s Report for the ASC paving, stormwater and sitework, and created the Special Assessment District.
 - City Council approval on March 17, 2025 of bidding GMP Bid Package #1 for the ASC and Site Infrastructure and resolution solicitation of bids for ASC temporary financing.
 - The City Council approval on May 5, 2025 of the following.

Approve and authorize the Construction Manager at Risk (CMAR) contract amendment for McGough Construction/Construction Engineers for Guaranteed Maximum Price (GMP) Bid Package #1 for the Altru Sports Complex and Site Infrastructure in the amount of \$50,379,912.00 (includes Elevated Walking Track Structure and Children’s Museum Project Concrete Parking Lot Project Alternates), subject to final review and approval of budget amendments from the Finance Department and agreements from the City Attorney’s Office.

Approve and authorize the University of North Dakota (UND) Deep Dive Well of \$1,344,000.00 as part of GMP Bid Package #1 and Upcoming GMP Bid Package #2, subject to agreement with UND, the City and Park District for UND’s funding of the construction and on-going and future capital maintenance and repair of this deep dive well facility and the Park District’s operation of this facility.

Approve and authorize the CMAR to solicit bids for GMP Bid Package #2 in the Design Development estimate amount of \$46,054,320.00.

Approve and authorize Architect of Record contract amendment to JLG Architects for bidding and construction administrative services in the amount of \$2,161,618.10, subject to final review and approval of budget amendments from the Finance Department and agreements from the City Attorney’s Office.

Approval of Resolution directing Issuance & describing terms/covenants thereof (Subordinate Sales Tax Revenue Bonds, Series 2025), to include Continuing Covenant Agreement (CCA) & Rate Lock Agreement with Wells Fargo, along with associated budget amendments, subject to final legal review and approval.

Approve and authorize the ASC Management and Operations Agreement with the Grand Forks Park District, subject to final review and approval from the City Attorney's Office.

- The City Council approval on July 7, 2025 of the following.

On May 5, 2025, the City Council approved and authorize the Construction Manager at Risk (CMAR) contract amendment for McGough Construction Engineers for Guaranteed Maximum Price (GMP) Bid Package #1 for the Altru Sports Complex and Site Infrastructure in the amount of \$50,379,912.00 (includes Elevated Walking Track Structure and Children's Museum Project Concrete Parking Lot Project Alternates), subject to final review and approval of budget amendments from the Finance Department and agreements from the City Attorney's Office. GMP Bid #1 included an up to estimate for the pool package and initial bid results indicate the pool package bids are approximately \$1 million under the up to estimate. City administration, Architects/Engineers, and CMAR will provide further information and recommendations at the City Council meeting on July 7, 2025. *(Information and update)*

On May 5, 2025, the City Council approved the CMAR to solicit bids for GMP Bid Package #2 in the Design Development estimate amount of \$46,054,320.00. On May 19, 2025, the GMP Bid Package #2 was opened, and the CMAR is currently doing due diligence on the GMP Bid Package #2 and initial estimates indicate it is approximately \$8 million under budget. City administration, Architects/Engineers, and CMAR will provide further information and recommendations at the City Council meeting on July 7, 2025. *A finalized GMP Bid Package #2 will be presented for review and approval at the COW meeting on July 14, 2025 and City Council meeting on July 21, 2025.*

Initial results from GMP #1 and #2 indicate the ASC is approximately \$20 million under budget, which includes a \$3 million owner contingency. Based on these results, the City administration is recommending moving forward with details to include design, engineering, funding on an ASC addition that would include four (4) high school basketball courts (or eight (8) high school volleyball or eight (8) middle school cross basketball courts), 4,200 sf sports training/dryland, and various support areas. City administration, Architects/Engineers, and CMAR will provide further information and recommendations at the City Council meeting on July 7, 2025.

As related to the ASC project budget of \$110 million, the current adjusted ASC project cost that includes alternates, design fees, and testing fees is estimated at \$89,902,485.00 and includes a construction contingency in the amount of \$2,300,000.00 and UND has committed to funding the deep dive well in the estimated amount \$1,344,000.00. The total ASC project estimated cost is \$86,258,485.00 (\$89,902,485.00 minus \$2,300,000.00 and \$1,344,000.00). The total ASC estimated project contingency is \$23,741,515.00 (\$110,000,000.00 minus \$86,258,485.00). Construction and owner contingencies will be added into the project cost in the future. GMP #2 is being finalized with final City Council review and approval at the COW meeting on July 14, 2025 and City Council meeting on July 21, 2025.

A JLG Architects scope of services to begin work on the Programming and Pre Design Scope of Services in the amount of \$46,566.00 that includes programming and pre design work the indoor courts, athletic training spaces, multipurpose spaces, building support spaces (e.g. mechanical and electrical), and site infrastructure. The schedule is estimated for 10 weeks and between July 14, 2025 to September 19, 2025. Authorize the JLG Architects scope of services, subject to final review and approval of the City Attorney and with Finance Department approval on necessary budget amendment.

Red River BMX is requesting City of Grand Forks (City) financial support for capital improvements to the HUGO'S RACEWAY between an estimated \$719,380.00 and \$864,380.00 and the City administration is requesting to work with Red River BMX on the capital improvements proposal to include planning, construction, funding, and related agreements. The capital improvements generally include registration and concession building, site support infrastructure, and track improvements. The goals of capital investments are to make significant improvements to safety, access, and aesthetics as part of the overall district, expand capacity for youth in the community, and help to further make the HUGO's RACEWAY a premier facility for regional and national events. City administration, Architects/Engineers, and CMAR will provide further information and recommendations at the City Council meeting on July 7, 2025.

The City administration and ASC project team can incorporate and change order infrastructure development to the HUGO'S RACEWAY as part of the site infrastructure development to include water, wastewater, and fiber services and an asphalt/concrete pad and chain link security fence extension. These improvements are proposed to be paid from City infrastructure designated funds. Authorize appropriate change orders to designated City projects, respective contractors, and City designated funding sources.

The Red River BMX is also requesting consideration for City funding and/or financing for the HUGO'S RACEWAY facility improvements for a registration and concession building, retaining wall corner improvements, covered stage area, and gate vault and start hill improvements. These costs are estimated at \$742,750.00. Along with City funding and/or financing, the Red River BMX is planning to designate its own funds, contractor in kind donations, and other grant funding. Authorize the City administration to negotiate an agreement and funding plan with Red River BMX regarding the HUGO'S RACEWAY capital improvements for future City Council consideration, review, and approval.

- The City Council approved the following on July 21, 2025

Approve and authorize the Construction Manager at Risk (CMAR) contract amendment for McGough Construction/Construction Engineers for Guaranteed Maximum Price (GMP) Bid Package #2 for the ASC in the amount of \$37,786,979.00, subject to final review and approval of budget amendments from the Finance Department and agreement from the City Attorney's Office.

Approve and authorize the Architect of Record amendment for JLG Basic Services for Bidding Services (BID) and Construction Administration in the amount of \$229,779.44 and \$1,566,505.24 respectively for a total amount of \$1,796,284.68, subject to final review and approval budget approvals from the Finance Department and agreement from the City Attorney's Office.

Approve and authorize Additional Services to include Site Infrastructure Redesign Services to Support ASC Phase 2 in the amount of \$74,375.00, subject to final review and approval of budget amendments from the Finance Department and Agreement from the City Attorney's Office.

- **City Council approved the following on August 4, 2025.**

Approved the Red River BMX request for funding of capital projects for the Hugo's Raceway for the budget of \$650,000 with \$100,000 repayment over 10 years.

- **City Council approved the following on October 6, 2025.**

Approved ASC Phase II (Four Court and Sports Performance Option) Schematic Design Agreement with JLG in the amount of \$270,259.20 and CMAR Pre Construction Agreement in the amount of \$25,000.

- The ASC project team have had many meetings on the project from 2022 to present to include public input, stakeholder workshops, advisory team, Park Board, and City Council meetings. Previous City Council meetings can be found on the City’s website under Altru Sports Complex and links are provided with the material provided at each noted meeting.
- The City administration recommended, and the City Council approved on March 17, 2025, expedited ASC Phase I project delivery and construction with a GMP Bid Package #1 and GMP Bid Package #2 Design Development (DD) like the Grand Forks Regional Water Treatment Plant Project in 2016 that provided the opportunity to reduce project costs and early identification of cost or schedule issues.
- Based on March 5, 2025, McGough estimates, the GMP Bid Package #1 represents more than 50 percent of the total building construction cost (\$105,559,978.00 estimate) plus the overall site infrastructure cost (\$10,657,925.00 estimate) and included the following.
 - Building Foundations.
 - Building Structure.
 - Building Enclosure.
 - Aquatic Package.
 - Site Infrastructure.
- Estimated 2025 Timeline Highlights as follows.
 - March 10 and 17 Committee of the Whole and City Council – GMP Bid Package #1 soliciting bids and soliciting interim financing bids/proposals requests. March 20 to April 15 GMP Bid Package #1 bidding duration.
 - February 26 to April 4 – GMP Bid Package #2 Design Development Estimating Duration.
 - April 28 and May 5 Committee of the Whole and City Council – Consideration of approval of GMP Bid Package #1 bids and authorization to bid GMP Bid Package #2, JLG Bidding and Construction Administration Agreement, interim financing bids/proposals, ASC Operation and Maintenance Agreement with the Park District.
 - GMP Bid Package #2 Bidding duration from May to June.
 - GMP Bid Package #2 bid opening on June 19.
 - June 23 and July 7 or July 14 and July 21 Committee of the Whole and City Council – Consideration of approval of GMP Bid Package #2 bids.
- GMP Bid Package #1 included 19 bid packages and 86 total bidders in the following 19 bid packages.
 - Site Fence.
 - Surveying.
 - Earthwork & Utilities.
 - Rammed Piers.
 - Building Concrete.
 - Precast Concrete.
 - Pre-Engineered Metal Building.
 - Steel Supply.
 - Steel Erection.
 - Waterproofing.
 - Metal Panels.
 - Storefronts and Curtainwalls.
 - Roofing.
 - Elevators.
 - Landscaping.
 - Concrete Paving.
 - Asphalt Paving.
 - Site Electrical.
 - Pool Package.
- The ASC received very competitive bids due to the following reasons:
 - Good timing.
 - Soft construction market.

- An aggressive and competitive bidding environment.
- The ASC Phase I GMP Bid Package #1 and GMP Bid Package #2 DD estimate with design fees and is estimated at \$94,403,929.00 as compared to the 70% DD Estimate on 3/5/25 of \$113,696,768.00. The ASC Project Budget is \$110 million, which allows for more than \$15,596,071 million for owner contingency, project alternates, and ASC project savings.

The GMP Bid Package #2 DD estimate includes \$1,635,968.00 in design and construction contingency and \$520,000.00 in escalation. GMP Bid Package #1 and GMP Bid Package #2 DD estimate includes \$2,391,162.00 in construction contingency.

- ASC Phase I GMP Bid Package #1 accepted alternate includes the Elevating Walking Track (steel and concrete) in an additional amount of \$1,718,000.00. The total cost for the Elevated Walking Track component is \$2,877,782.00, the balance of the cost will be provided in GMP #2 after the bids are received.
- The ASC Phase I GMP Bid Package #1 Site Infrastructure was also very competitive at \$6,861,788 and as compared to the project budget estimate of \$10,657,925.00. The GMP Bid Package #1 includes the following site infrastructure components: sanitary sewer, watermain, stormwater pond, and paving and landscaping,

The GMP Bid Package #1 accepted add includes expansion of parking lot and sidewalk serving the Children's Museum Project in the additional amount of \$595,000.00.

- The ASC Phase I GMP Bid Package #1 includes a UND Deep Dive Well in the amount of \$1,344,000.00, which is subject to an agreement with UND via the City Attorney's Office.
- The ASC Phase I GMP Bid Package #1.5 for the pool package was opened on June 5, 2025, and included one bid package and three bidders and the initial results indicate approximately \$1 million under the up-to-date budget estimate.
- The ASC Phase I GMP Bid Package #2 includes the following components and less than 50% of the total construction cost.
 - Building mechanical.
 - Building electrical.
 - Building interiors.
- The ASC Phase I GMP Bid Package #2 was opened on June 19, 2025, and included 22 bid packages and 85 bidders and results indicate the bids are approximately \$8 million under the budget estimate. The mechanical and electrical bid packages were the largest bid packages and made up \$7 million of the \$8 million in estimated budget savings. See attached Altru Sports Complex bid tabulation.
 - The GMP Bid Package #2 is \$37,786,979.00.
 - GMP Bid Package #2 includes the higher bid numbers for Bid Scope #37 Synthetic Turf and Bid Scope #38 Resilient Athletic Flooring and includes a deep dive well cover estimate that is considered on upper end construction estimate. The Bid Scope #37 and #38 and the deep dive well cover bid will get reconciled once the final resolutions on the bid items are complete and likely the GMP will be reconciled to a lower GMP and will be finalized and approved with City Council at a future meeting.
- The following is the combined ASC Phase I GMP (includes ASC and Site Infrastructure) as follows.
 - GMP Bid Package #1 – ASC Building and Site Infrastructure - \$50,379,912,00
 - GMP Bid Package #2 – ASC Building - \$37,786,979.00
 - Total GMP - \$88,166,891.00.
 - The Total GMP includes the cost of construction, construction contingency, CMAR general conditions, and CMAR construction fee.
- The ASC Phase I Total Project cost is \$88,540,082.00 includes construction of \$80,710,104.00 and design and inspection fees of \$7,829,978.00. The ASC total project cost includes the following.
 - Construction Contingency of \$2,305,657.00.
 - Alternates include deep dive well; elevated walking track; partition walls; dividing curtains; and liner panel.

- Based on the ASC Phase I project budget of \$110,000,000.00, the project has an available budget of \$21,459,918.00 plus \$1,344,000.00 (UND Deep Dive Well Reimbursement) for a total available budget of \$22,803,918.00 for owner contingency and building enhancements.
- Approve and authorize the Architect of Record amendment for JLG Basic Services for Bidding Services (BID) and Construction Administration in the amount of \$229,779.44 and \$1,566,505.24 respectively for a total amount of \$1,796,284.68. The total Architectural & Engineering Basic Services Phase 1 is \$7,310,991.00.
- Supplemental Design Services Phase I for audio/visual & acoustic engineering, environmental graphics, furniture design & procurement, code required special inspections, and elevated walking/running track services in the total amount of \$518,987.00
- In support of the ASC Phase II Programming and Pre Design Scope of Services work for the indoor courts, athletic training spaces, multipurpose spaces, and building support services, approve and authorize additional services to include Site Infrastructure Redesign Services to Support ASC Phase II in the amount of \$74,375.00.
- The ASC Phase I and Site Infrastructure Construction Projects are scheduled as follows:
 - Mobilization and construction start on May 19, 2025.
 - Groundbreaking Ceremony on June 27, 2025.
 - Substantial completion in August 2027.
 - ASC move in and grand opening in September 2027.
 - ASC grand opening in October 2027.
- The potential future phases ASC include the following:
 - Potential and future West Expansion of approximately 65,000 sf consisting of sports training, indoor playground, four (4) additional pickleball courts, and/or eight (8) middle school sized basketball/volleyball courts.
 - Potential and future East Expanded Parking.
 - Potential and future approximately 5,000 sf UND Swimming/Diving Team Suite.
- The ASC Management and Operations Agreement negotiated with the Park District generally provides management and operations control of the ASC to the Grand Forks Park District as City's management and operating partner. City Attorney Dan Gaustad has previously provided a briefing of the agreement at the Committee of the Whole meeting. Significant notes of the ASC Management and Operations Agreement are as follows.
 - Effective agreement date of July 1, 2025, as the Grand Forks Park District is dedicating resources to the ASC Project and intends to move forward with hiring a General Manager in anticipation of the ASC completion in September 2027.
 - Generally, the City, subject to available funding and approval by City Council, is responsible for ASC construction and on-going capital requirements, and the Grand Forks Park District is responsible for ASC operations and maintenance requirements to include funding.
 - Naming rights revenue for athletic and operational facilities is earmarked for City capital requirements.
 - The ten-year term of the ASC Management and Operations Agreement ends on December 31, 2035, with a mid-term review on or before July 1, 2030. The ASC Management and Operations Agreement can be extended via mutual consent and either party can terminate the agreement without penalty with a one year advance written notice.
 - The Park District is reviewing operational and maintenance components of the addition of the indoor courts, athletic training, and other multipurpose and building support spaces.
- Matters related to financing of the project: (\$100M Bonding + \$10M Cash Reserves/Donations)
 - Very competitive bidding environment – received 4 bids:
 - Wells Fargo Bank
 - Choice Bank
 - Alerus/Bremer (joint bid)
 - Bell Bank
 - Bids analyzed by City Staff & Baker Tilly (Municipal Advisor)
 - Low bidder determined to be Wells Fargo for the entire \$100M

- Offer fixed rate based on a predetermined draw schedule
 - Approximate rate 3.54% (final rate lock May 5th)
 - Resolution related to this financing is attached: Authorizing Issuance, Terms & Conditions to include the Continuing Covenant Agreement (CCA) & Rate Lock Agreement
- Planned permanent financing – expected in 2027.
 - Pay off temporary financing.
 - Alerus Center Debt paid down with cash on hand.
 - FFE – estimated at \$1.2M – set aside cash from sales tax & interest revenue that has come in better than budget.
 - Site Infrastructure costs – estimated cost/split as included on presentation slide totaling \$9.3M (previous estimate was \$11.8M).
- On September 8, 2025, an ASC Phase II Final Predesign Review Meeting was held to include City, Park District, architecture, and CMAR representatives to discuss the ASC Phase II concept design, estimate, and budget history. There was a consensus to move forward with ASC Phase II to include the four-court option because this will allow the facility to be a tournament impactful facility, centralize sports training, and remain within the \$110 million budget.
- The September 2025 ASC Phase II (four court and sports performance option) includes a gymnasium, sports training, multipurpose room, referee/coach room, concessions, administrative area, lobby/lounge area, storage, and restrooms. A total of 60,059 square feet (SF).
 - Gymnasium (36,784 SF) – four (4) high school basketball courts, eight (8) volleyball cross courts with drop down nets, spectator seating for 1,600 (tip/roll bleachers), and three (3) divider curtains.
 - Sports Training (7,020 SF) – utilizes Phase I turf field for open exercise.
 - Multipurpose Room (1,702 SF) – total capacity 120.
 - Referee/Coaches Room (393 SF) – lockers.
 - Concessions (444 SF) – satellite to Phase I concessions.
 - Administrative Area (447 SF)
 - Lobby/Lounge (9,532 SF)
 - Storage (2,288 SF)
 - Restrooms (1,209 SF)
 - Grossing Area (240 SF)
- The September 2025 alternative ASC Phase II includes a two-court gymnasium with a total of 38,000 SF.
- The September 2025 Phase II estimate of probable schedule is as follows.
 - Schematic Design – October 2025 to January 2026.
 - Design Development – January 2026 to April 2026.
 - GMP #1 Approval – May 2026.
 - Construction Documents – March 2026 to June 2026.
 - GMP #2 Approval – August 2026.
 - Phase II Construction Start – June 2026.
 - Final GMP – August 2026.
 - Phase II Construction Completion - Spring/Summer 2028.
- September 2025 Phase I and II (Four Court Option) Estimate of Probable Cost.

○ Phase I Construction GMP	\$ 80,710,104.00
○ Phase II Construction (Est.)	\$ 19,584,000.00
○ Phase I Design/Testing Fees	\$ 7,829,978.00
○ Phase II Design/Testing Fees (Est.)	\$ 1,379,465.00
○ Project Total	\$109,503,547.00
○ Project Contingency	\$ 496,453.00
- September 2025 Phase I and II (Two Court Option) Estimate of Probable Cost.

○ Phase I Construction GMP	\$ 80,710,104.00
○ Phase II Construction (Est.)	\$ 13,679,000.00
○ Phase I Design/Testing Fees	\$ 7,829,978.00
○ Phase II Design/Testing Fees (Est.)	\$ 1,379,465.00

- Project Total \$103,598,547.00
- Project Contingency \$ 6,401,453.00
- **September 2025 ASC Phase II supports infrastructure additional cost is estimated at \$483,260, which included concrete paving, sanitary sewer, watermain, and earthwork and was constructed and completed in the fall of 2025. The total Phase I and II site infrastructure cost was \$7,940,047 as compared to the budget of \$10,657,925 for a site infrastructure savings/contingency of \$2,717,878.**
- **On October 6, 2025, the City Council approved the JLG ASC Phase II (four court and sports performance) Schematic Design Agreement in the amount of \$270,259.20 and the McGough Phase II ASC Phase II (four court and sports performance) CMAR Pre Construction Agreement cost in the of \$25,000.00 that includes for Schematic Design, Development, and Construction Document Phase estimates.**
- **On January 23, 2026, an ASC Phase II Schematic Design and Construction Estimating Meeting was held to include City, Park District, architecture, and CMAR representatives to discuss the ASC Phase II schematic design, construction estimate, and budget history. There was a consensus to move forward with ASC Phase II design development, construction documents, and bidding to include the four-court and sports performance option because this will allow the facility to be a tournament impactful facility, centralize sports training, and remain within the \$110 million budget.**
- **January 2026 ASC Phase II (four court and sports performance option) includes a gymnasium, sports training, multipurpose room, referee/coach room, concessions, administrative area, lobby/lounge area, storage, and restrooms. A total of 62,188 square feet (SF).**
 - **Gymnasium (37,644 SF) – four (4) high school basketball courts, eight (8) volleyball cross courts with drop down nets, spectator seating for 1,600 (tip/roll bleachers), and three (3) divider curtains.**
 - **Sports Training (6,453 SF) – utilizes Phase I turf field for open exercise.**
 - **Multipurpose Room (1,492 SF) – total capacity 99.**
 - **Referee/Coaches Room (455 SF) – lockers.**
 - **Concessions (414 SF) – satellite to Phase I concessions.**
 - **Administrative Area (320 SF)**
 - **Lobby/Lounge (6,265 SF)**
 - **Storage (2,683 SF)**
 - **Restrooms (1,248 SF)**
 - **Mechanical Mezzanine (3,233 SF)**
 - **Grossing Area (1,981 SF)**
- **January 2026 ASC Phase II estimate of probable schedule is as follows. Phase II GMP #3 includes building foundations, building structure, and building enclosure and represents approximately 55% of Phase II building costs. Phase II GMP #4 includes building mechanical, electrical, and interiors and represents approximately 45% of Phase II building costs.**
 - **Schematic Design – October 2025 to January 2026.**
 - **Design Development – February 2026 to June 2026.**
 - **GMP #3 Approval – June 2026.**
 - **Construction Documents – February 2026 to August 2026.**
 - **GMP #4 Approval – October 2026.**
 - **Phase II GMP #3 Construction Start – July 2026.**
 - **Final GMP and GMP #4 Construction Start – October 2026.**
 - **Phase II Construction Completion – Spring 2028.**
- **January 2026 ASC Phase I and II (Four Court Sports Performance Option) Estimate of Probable Cost. ASC Phase I GMP includes \$1,598,155 construction contingency. ASC Phase II estimate includes a 3% construction contingency and pricing is based on bidding in Q1 and Q2 of 2026.**
 - **Phase I Construction GMP \$ 80,844,838.00**

- Phase I GMP Estimated Savings (\$ 600,000.00)
 - Phase I Deep Dive Well UND Funding(\$ 1,500,000.00)
 - Phase II Construction SD Est \$ 20,992,263.00
 - Phase I Design/Testing Fees \$ 7,829,978.00
 - Phase II Design/Testing Fees (Est.) \$ 1,379,465.00
 - Project Total \$108,946,544.00
 - Project Contingency \$ 1,053,546.00
- **January 2026 the Grand Forks Park District has estimated the ASC Phase I and II operations and maintenance projections with a total net cost of \$633,634 (Phase I - \$472,198 + Phase II - \$161,436). The Grand Forks Park District fiscal goal is to initially limit its cost to \$500,000 annually with annual inflationary increases.**

To assist with the total net cost goal of \$500,000, the Grand Forks Park District and City administration have discussed the City paying the City related utility fee costs that are estimated at \$69,723 annually, since the ASC is a City owned facility. The other major facility cost that the Grand Forks Park District wants the City to understand is the gas/electricity estimated operating cost of \$679,757 annually and possible future discussions about sharing a portion of this expense with the Grand Forks Park District, if needed.

- **In February 2026, the Grand Forks Park District Foundation will begin in earnest furthering action on ASC Phase I and II naming rights funding on the various capital assets inside the facility. Based on the current naming rights funding from Altru, Jim Fristad Family, and JR Simplot – Grand Forks of approximately \$10.6 million, an additional and approximate \$4 million naming rights funding can be procured without jeopardizing the tax-exempt bonding for the ASC facility.**

Currently the funds will be given to the City and allocated to support ASC building capital costs. Since the ASC has a capital reserve funded via the sales tax, the City administration would like to engage the City Council in allowing these funds to be used for operation/maintenance, which would help reduce the facility’s net operating cost.

- **In support of the ASC and in partnership with the City and Grand Forks Park District, Visit Greater Grand Forks has developed a Tournament Development Specialist job description and position to help support the ASC and importantly driving tournaments, quality of life, and economic impact to the ASC. The Tournament Development Specialist position will be a Visit Greater Grand Forks position and will be located at the ASC and Visit Greater Grand Forks. The intention is to fill the Tournament Development Specialist in 2026 in anticipation of the ASC opening in the fall of 2027 and proactively getting ready for tournaments for the ASC.**

The Tournament Development Specialist position will assist in selling, coordination, and execution of multi-sport tournaments at the ASC to attract non-local participants and increase visitor spending in Greater Grand Forks. The position will work with user groups, ASC facility staff, community partners, and vendors to support high quality events across sports including swimming and diving, lacrosse, soccer, football, basketball, volleyball, pickleball, and others.

The Tournament Development Specialist position’s total funding is between \$60,000 and \$90,000 annually and the funding breakdown is as follows and the City’s funding will come from existing funds in the City’s Economic Development Fund – 2163. Visit Greater Grand Forks and the Grand Forks Park District have approved the position and their respective funding.

- City of Grand Forks - \$20,000-\$30,000/Year.
- Grand Forks Park District - \$20,000-\$30,000/Year.
- Visit Greater Grand Forks - \$20,000-\$30,000/Year.

SUPPORT MATERIALS:

- **ASC Phase II Presentation – January 26, 2026.**
- **JLG Phase II Design Development, Construction Documents, and Bidding Compensation Agreement – January 26, 2026.**
- **Grand Forks Park District Presentation – January 26, 2026.**
- **Financing Presentation Slides – January 26, 2026.**
- **ASC – Tournament Development Specialist Job Description.**
- **ASC – Tournament Manager Details.**