

MINUTES

Grand Forks Events Center Commission

Wednesday April 2, 2025| 12:00 pm
Meeting Room 12/TEAMS



Call to Order: Jarrod Spoor called the meeting to order at 12:01 pm

Roll Call

Present: Jarrod Spoor, Russell Kraft, Greg Rixen, Scott Foyt, Matt Fischer; Irene Halbritter, Julie Rygg

City: Maureen Storstad

Alerus Center: Anna Rosburg, Derek Hoffert, Dominick Washington, Shelby Looker, AJ Heath

Guests: Casey Hutton (EAPC), Ryan Richardson (PCL Contractors)

We have a quorum.

Conference Center Renovation Bid Discussion

Ryan Richardson began with the GMP for the project and stated that they were at \$4.8million on the budget without the alternates figured in which is extremely close to the schematic design budget from December. From the bid tabulations, Kenpat bid was the lowest bidder on three of the five scopes, but they offered a healthy discount if they were awarded multiple scopes. They were not the lowest bidder in painting and wall coverings but with the multi-award discount factored in they were again the best lower value which is reflected in them being awarded that as well. Four alternates were presented, 1. Hearing Loop Installation, 2. Automatic Doors at the Canad location, 3. Resinous Flooring, 4. Automatic Window Shades in the Conference center. The staff met and prioritized the alternates. Beginning with number 1, the hearing loop would not have to be in every meeting room, but in the ballroom area. The loop would also have to be put down before the floor coverings went down. Modifications would need to be made to the scope and would need to be rebid to figure in the changes. 2. The doors between the Canad Inn and the Alerus is a project that the Canad is not interested in being a part of but with the renovation coming the glass doors to see into the building would be a benefit. 3. Resinous flooring is a must with the back hallway behind the ballrooms and down the back service hall behind the meeting rooms. 4. Window shades are not a priority since it does not get that hot and is not a major concern for guests. More discussion was had regarding the hearing loop alternate, and commissioners would like to see more information on what other OVG buildings are doing to accommodate this before it goes to rebid.

Focus switched to going over the bid packet focusing on the last page that showed the subcontractor tabs and highlighted the lowest bids in all the categories. Ryan covered some of the blanks that were on the sheet and reasons for bids not made on certain scopes. There were a lot of local contractors that put their bids in for the project and overall Kenpat came in under. PCL did bid on some aspects but did not come in as low as others. They will be doing the general housekeeping on the project, i.e. – trash and sweeping. There was a discussion on liquidated damage if the project is not done on time and the rooms are not functional regarding items like airwalls, but decorative light fixtures are not going to affect the run of an event. It was also discussed that the scopes have contingency plans built in to keep the project rolling forward.

Motion was made by Greg Rixen to accept the base bid, alternates 2 and 3; seconded by Irene Halbritter

Motion passed unanimously.

*Motion was made by Greg Rixen to reject alternate 1 and 4 but rebid alternate 1 with a new scope;
seconded by Russell Kraft
Motion passed unanimously.*

Adjournment

*A motion was made by Matt Fischer to adjourn; second by Scott Foyt
Motion passed unanimously.*

Meeting adjourned at 12:44pm

Respectfully submitted,
AJ Heath, Office Manager

Jarrold Spoor,
GFECC Chair