



FACILITIES COMMITTEE MEETING
Wednesday, May 3, 2023; 2:00 p.m.
Fargo Park District Board Room
701 Main Avenue, Fargo

Board Committee Members:
Dawn Morgan & Joe Deutsch

AGENDA

1. Review bids for Fargo Parks Sports Complex Phase II; Dave Leker, Mark Honzay, JLG Architects and Oliver Finneman, McGough Construction, presenters.
2. Review draft of Yunker Farm Master Plan recommendations; Carolyn Boutain and Bill Mahar, presenters.
3. Review offer for Robert D. Johnson Building; Dave Leker, presenter.
4. Continue discussion on Fargo Park District footprint in downtown Fargo; Dave Leker, presenter.
5. Review draft of the refreshed Fargo Park District logo; Carolyn Boutain and Kylie Kanwischer, presenters.
6. Review draft of amendment to renew golf cart lease agreement; Dave Bietz and Carolyn Boutain, presenters.
7. Review bids for the 2023 Park Pavement Improvements, Dave Bietz, presenter.
8. Review bids for the Edgewood Golf Course Driving Range Improvements, Dave Bietz, presenter.
9. Review Request for Proposals for 2023 Playground Replacement Projects, Dave Bietz, presenter.
10. Review Request for Proposals for Fargo Parks Sports Complex Playground Project, Dave Bietz, presenter.
11. Review updates to Lactation/Breastfeeding Policy No. 485; Stacy Kruger, presenter.
12. Other

Next Fargo Park Board Meeting: May 16, 2023; 5:30 p.m.
Next Facilities Committee Meeting: May 31, 2023; 11:00 a.m.



MEMORANDUM

DATE: April 28, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 1 - Review bids for Fargo Parks Sports Complex Phase II

Our CMAR (Construction Manager at Risk) solicited and received bids regarding the Fargo Sports Complex Phase II. McGough split the total project into 37 bid packages and received 84 bids from subcontractors. They feel this was great participation for our project. Bid prices came back favorable and below base estimates. We have reviewed the recommended low bids, both internally and with our design team and have a recommended list of add/alternates for the project. These add/alternates along with the low bids for each of the packages will be combined to achieve a GMP (Gross Maximum Price). The GMP will be the number that we will need to take formal action to approve the bid process.

Attached to this memo is the following information for further discussion with the Facilities Committee:

- GMP #2 Project Budget Summary
- Staff recommended add/alternate list
- Construction Schedule
- Bid Tab
- Facility Floor Plan

The total project cost for Phase II was set at \$49 million. The total project cost is broken down into two categories, construction costs and soft costs. We will present the total project cost and the Guaranteed Maximum Price to be considered at the May 16th, 2023, board meeting.

- Public Bid Opening: 3/30/2023
- Review GMP and add/alternate list at 5/3/2023 Facilities Committee Meeting
- Consider for award by Board of Park Commissioners: 5/16/2023
- Start of Phase II Construction: Spring/Summer 2023
- Project Completion: December 2024/January 2025

If you should have any questions, please feel free to contact me prior to the Facilities Committee Meeting.

Thank you.

Dave Leker, Executive Director
PARK COMMISSIONERS – Vicki Dawson * Joe Deutsch * Aaron Hill * Dawn Morgan * Jerry Rostad
CLERK – Dave Leker



Owner: Fargo Park District
Project: Fargo Parks Sports Complex Phase II

Design Phase: Construction Docs
Date: 4/28/2023

McGough has completed the initial draft of the guaranteed maximum price for the Fargo Parks Sports Complex Phase II project. The guaranteed maximum price is based on the construction documents issued by JLG and the Owner selected alternates and allowance.

All construction costs shown below are based on GMP #2 approval at the May 16th board meeting. Construction to start in May 2023 and complete by January 2025.

The purpose of the below summary is to provide the overall project (Phase I and Phase II) budget status.

Phase II GMP Inclusions

Pre-Engineered Metal Building Two Sheet Hockey (56,000 SF)	Pre-Engineered Metal Building Six Pickleball Courts (13,000 SF)
North Concourse (4,000 SF)	Pre-Engineered Metal Building Playground (7,000 SF)
Four Basketball Courts (34,000 SF)	Two Multipurpose Rooms (2,000 SF)
Site Parking, Roads, Hardscape and Landscaping (233 Parking Stalls)	East Concourse Extension (3,000 SF)
Alternates 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 18, 19, 20	
Allowance for Adding Acoustic Panels to the Second Floor of Concourse	

Phase II GMP Exclusions

Phase II Add Alternates 11, 17 and cost option opinions

Phase I and II Construction & Softs Costs

Construction Costs

Phase I Guaranteed Maximum Price	\$	69,303,358
Phase II GMP (Includes Owner Recommended Alternates and Allowance)	\$	38,463,293
Total	\$	107,766,651

Owner Soft Costs (Cost Estimate by Others)

Phase I Owner Soft Costs	\$	8,356,299
Phase II Owner Soft Costs	\$	7,660,634

Total Project Estimated Cost (Construction Costs + Soft Costs)	\$	123,783,584
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Project Funding Status

Phase I Approved Budget	\$	77,659,657.00
Phase II Anticipated Budget	\$	49,000,000

Total Project Funding	\$	126,659,657
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Project Total (Over)/Under (Based on Owner Recommended Alternates and Allowances) \$ 2,876,073

Phase II Budget 4-27-23:

Phase II All In Costs	\$49,000,000
Phase II Base Construction Costs (Includes \$340,000 Construction Contingency Savings)	\$34,722,940
Phase II Soft Costs (including original \$2.3 mil financing)	\$7,660,634

Subtotal of Recommended Alternates	\$3,740,353
Subtotal of Project with Recommended Alternates	\$46,123,927

Remaining Project Total	\$2,876,073
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Alternate List:

Alternate #1 - Provide North Concourse Mezzanine (add 2nd Story)	\$642,026.00	\$642,026.00
Alternate #2 - Provide Hockey Mezzanine	\$968,591.00	\$968,591.00
Alternate #3 - Provide Stair and Elevator to Mezzanine	\$357,207.00	\$357,207.00
Alternate #4 - Paint PEMB Structure/Frame/Columns at Area G (Ice)	\$72,062.00	\$72,062.00
Alternate #5 - Paint PEMB Structure/Frame/Columns at Area J (Pickleball and Playground)	\$44,313.00	\$44,313.00
Alternate #6 - Suspended Acoustical Ceiling Panels at Area H (Courts)	\$198,015.00	\$198,015.00
Alternate #7 - Suspended Acoustical Ceiling Panels at Area J (Pickleball)	\$58,058.00	\$58,058.00
Alternate #8 - Suspended Acoustical Ceiling Panels at Area J (Playground)	\$24,518.00	\$24,518.00
Alternate #9 - Provide Multipurpose Room Exterior Patio (Full Buildout)	\$18,720.00	\$18,720.00
Alternate #10 - Provide Enclosure/Room Around Shooting Area	\$129,143.00	\$129,143.00
Alternate #11 - Provide Translucent Panels Area G (Ice)	\$94,590.00	
Alternate #12 - Provide Mezzanine Window at Area H (Courts)	\$28,949.00	\$28,949.00
Alternate #13 - Provide Sled Hockey Accomodations at Both Rinks	\$35,494.00	\$35,494.00
Alternate #14 - Provide Additional Courts Storage and Maintenance Rooms (increase to 56' x 20')	\$309,523.00	\$309,523.00
Alternate #15 - Provide Full Dasher Board Backer Panels at Entire Perimeter of Both Rinks	\$20,113.00	\$36,892.00
Alternate #16 - Provide Enhanced Ice Rink Control System	\$155,955.00	\$155,955.00
Alternate #17 - Provide Window Treatments at Area G (Ice)	\$22,872.00	
Alternate #18 - North Site Grading and Drainage	\$121,538.00	\$204,177.00
Alternate #19 - Additional Sidewalks	\$85,667.00	\$85,667.00
Alternate #20 - North Irrigation	\$18,043.00	\$18,043.00
Allowance #1 - Add Acoustic Panels to 2nd Level of Concourse	\$353,000.00	\$353,000.00
Subtotal of Recommended Alternates		\$3,740,353

Cost Opinion Options:

#1 - Provide Full Building (Phase I & II) Back-up Generator	\$3,840,000.00
#2 - Expand North Concourse Beyond Ice (Range \$2.8 to \$3.5 depending on scope)	\$3,000,000.00
#3 - Add North Loop Road	\$360,000.00
#4 - Provide Sidewalks at North Loop Road	\$77,000.00
#5 - Provide Panel for Food Truck Connections	\$52,000.00
#6 - Provide Fountains and Lights at Pond	\$121,000.00

Activity ID	Activity Name	Original Duration	Start	Finish	2023												2024												2025
					Jan 18	Feb 49	Mar 50	Apr 51	May 52	Jun 53	Jul 54	Aug 55	Sep 56	Oct 57	Nov 58	Dec 59	Jan 60	Feb 61	Mar 62	Apr 63	May 64	Jun 65	Jul 66	Aug 67	Sep 68	Oct 69	Nov 70	Dec 71	Jan 72
Fargo Sports Complex Phase II - GMP		478	13-Feb-23	09-Jan-25																									
Milestone Summary		412	17-May-23	09-Jan-25																									
A2930	Construction Start	0	17-May-23					Construction Start	◆																				
A5500	Foundations Complete	0		11-Aug-23						Foundations Complete	◆																		
A5540	Set Gym Pre-Cast	0	26-Sep-23								Set Gym Pre-Cast	◆																	
A5550	Start PEMB Ice	0	21-Dec-23												Start PEMB Ice	◆													
A5520	GYM Enclosed	0		19-Jan-24												GYM Enclosed	◆												
A5510	Ice PEMB Enclosed	0		21-Mar-24													Ice PEMB Enclosed	◆											
A5530	Playground/Pickleball PEMB Enclosed	0		17-Apr-24														Playground/Pickleball PEMB Enclosed	◆										
A5430	Phase 1 Turnover	0	29-Apr-24*																Phase 1 Turnover	◆									
A5560	Start Gym Floor Install	0	03-Jul-24																	Start Gym Floor Install	◆								
A5570	Start Building Ice	0	23-Sep-24																		Start Building Ice	◆							
A3090	Potential Early Ice Facility Turnover	0		03-Dec-24																		Potential Early Ice Facility Turnover	◆						
A2940	Substantial Completion & Occupancy	0		09-Jan-25																			Substantial Completion & Occupancy	◆					
Preconstruction		65	13-Feb-23	16-May-23																									
A3050	Construction Documents	25	13-Feb-23	17-Mar-23	Construction Documents																								
A5270	Send Bid Ad to Fargo Forum - BP I	0	02-Mar-23		Send Bid Ad to Fargo Forum - BP I	◆																							
A3060	GMP	40	07-Mar-23	02-May-23	GMP																								
A5290	Bid Specs Available - BP I	0	08-Mar-23		Bid Specs Available - BP I	◆																							
A5330	Advertisement #1 - BP I	0	08-Mar-23		Advertisement #1 - BP I	◆																							
A5340	Advertisement #2 - BP I	0	15-Mar-23		Advertisement #2 - BP I	◆																							
A5350	Advertisement #3 - BP I	0	22-Mar-23		Advertisement #3 - BP I	◆																							
A5370	Open Bids - BP I	0	30-Mar-23		Open Bids - BP I	◆																							
A5390	Review Bids with Facilities Committee - BF	0	26-Apr-23		Review Bids with Facilities Committee - BF	◆																							
A5410	Award BP I	0	16-May-23*		Award BP I	◆																							
Park District Meetings		58	22-Feb-23	16-May-23																									
A5160	Facilities	0	22-Feb-23		Facilities	◆																							
A5170	Board	0	14-Mar-23		Board	◆																							
A5180	Facilities	0	29-Mar-23		Facilities	◆																							
A5190	Board	0	11-Apr-23		Board	◆																							
A5200	Facilities	0	03-May-23*		Facilities	◆																							
A5210	Board	0	16-May-23*		Board	◆																							
Procurement		320	17-May-23	22-Aug-24																									
A5090	Subcontractor Contracting	10	17-May-23	31-May-23	Subcontractor Contracting																								
A5100	PEMB Lead Time	160	17-May-23	05-Jan-24	PEMB Lead Time																								
A5580	Motor Control Center	320	17-May-23	22-Aug-24	Motor Control Center																								
A5110	Structural Steel Lead Time	60	01-Jun-23	25-Aug-23	Structural Steel Lead Time																								
A5120	Pre Cast	80	01-Jun-23	25-Sep-23	Pre Cast																								
A5460	Long Span Joists	70	01-Jun-23	11-Sep-23	Long Span Joists																								
Construction		412	17-May-23	09-Jan-25																									

BID TABULATION

Fargo Parks Sports Complex Phase II

Bids Due 3/30/2023

OWNER: Fargo Parks

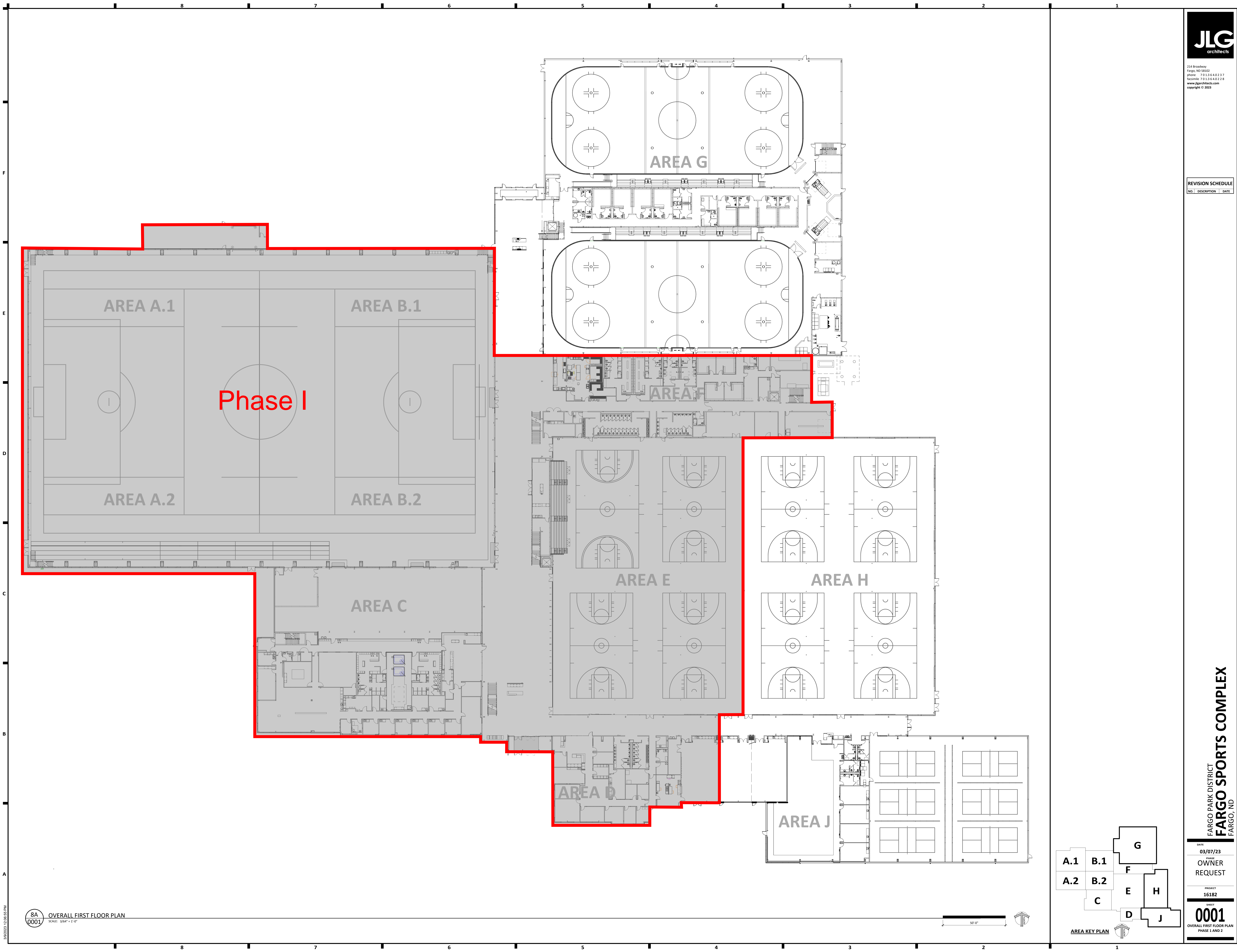
ARCHITECT: JLG

Indicates Low Responsible
Bidder

Indicates Incomplete
or non qualified Bid

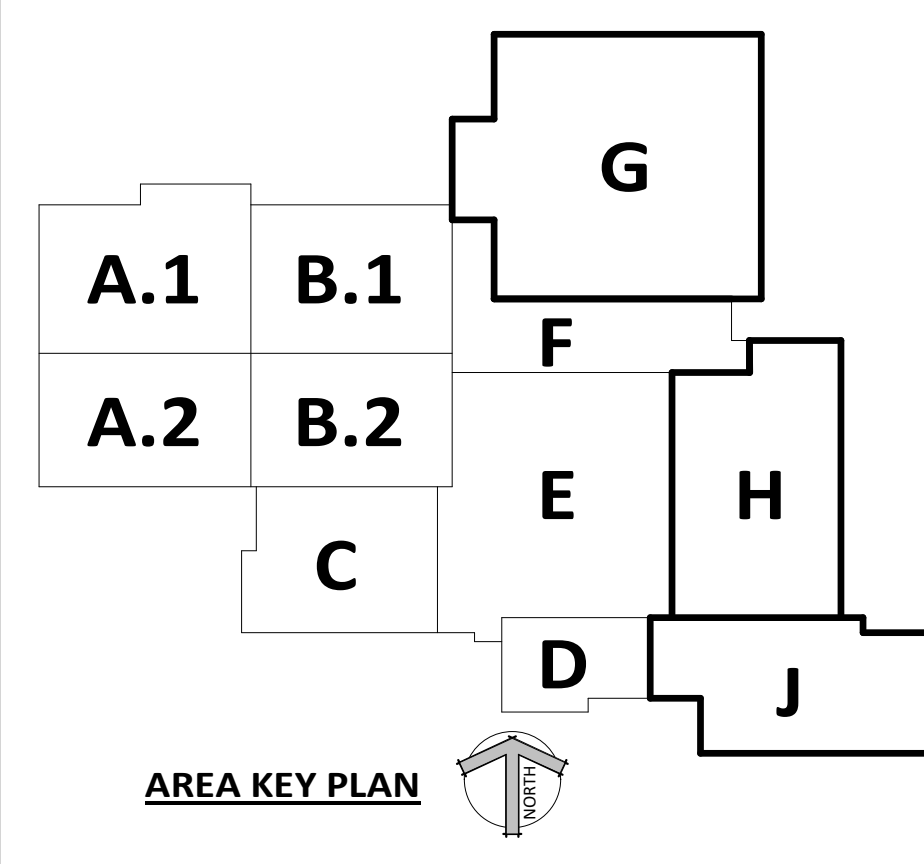
Bid Pack						
01 Earthwork and Excavation	Industrial Builders	Eartwork Services	Dirt Dynamics	Asplin Excavating		
	\$ 1,392,000.00	\$ 1,163,869.00	\$ 1,804,853.00	\$ 1,362,028.00		
02 Site Utilities	Dirt Dynamics	Johnson & Schock	Fox Underground	Border States Paving		
	\$ 352,756.00	\$ 372,000.00	\$ 359,850.00	\$490,000.00		
03 Rammed	Peterson Contractors					
	\$ 104,000.00					
04 Building Concrete	Dirt Dynamics	Camrud Foss	Quality Concrete			
	\$ 1,469,000.00	\$1,383,517.00	\$ 1,363,000.00			
05 Pre Engineered Metal Building	Gateway Building Systems	Valor Contracting	Rice Companies			
	\$ 4,098,200.00	\$ 3,812,750.00	\$ 4,314,000.00			
06 Precast	Taracon					
	\$ 480,626.00					
07 Structural Steel Supply	Mid America Steel	American Structural Metals	True North Steel	Bens Structural	Integrity Steel Supply	
	\$ 1,456,600.00	\$ 1,413,200.00	\$ 4,312,635.00	\$ 1,415,300.00	\$ 1,429,750.00	
08 Structural Steel Erection	Ledgestone Inc	Magnum Contracting				
	\$ 460,150.00	\$ 627,100.00				
09 Masonry	Northland Masonry	Mortenson Masonry				
	\$ 1,024,350.00	\$ 708,650.00				
10 Metal Wall Panels	Atomic Architectural					
	\$ 373,901.00					
11 Roofing	M.J Dalsin	Herzog Roofing	All Weather Roofing	Tecta America	The Roofing Company	
	\$ 882,769.00	\$ 1,065,300.00	\$ 782,817.00	\$ 830,592.00	\$ 980,000.00	
12 Cold Formed Framing and Drywall	Forks Lath and Plaster	RTL Construction				
	\$ 1,840,000.00	\$ 1,319,631.00				
13 Concrete Floor Finishes	Quality Coatings and Tile					

	\$ 34,600.00					
14 Overhead and Coiling Doors	PS Garage Doors					
	\$ 34,506.00					
15 Storefronts, Curtain walls, Glass and Glazing	Fargo Glass & Paint	Northland Glass				
	\$ 417,620.00	\$ 1,144,890.00				
16 Carpentry, Millwork, Doors, Hdwe., Specialties, Signage	McGough Construction					
	\$ 956,000.00					
17 Acoustical Ceilings	Dow Acoustics	Architectural Sales				
	\$ 55,740.00	\$ 89,500.00				
18 Tiling	McArther Tile	Great Plains Flooring				
	\$ 23,100.00	\$ 17,720.00				
19 Flooring	All States Flooring	CFS Interiors				
	\$ 81,785.00	\$ 95,701.00				
20 Sports Coating	H2I Group	Hellas Construction				
	\$ 49,000.00	\$ 50,900.00				
21 Painting & Wall Coverings	Steinbrecher Painting	Trail Painting				
	\$ 431,400.00	\$ 204,000.00				
22 Interior Sealants	Sticky Construction	Carciofini				
	\$ 26,700.00	\$ 172,900.00				
23 Athletic Flooring	H2I Group	Great Plains Flooring	Becker Arena Products			
	\$ 104,000.00	\$ 133,414.00	\$ 160,455.00			
24 Wood Flooring	Jwood Sports Flooring	H2I group				
	\$ 581,500.00	\$ 456,000.00				
25 Gymnasium Equipment	H2I Group	SP&E				
	\$ 610,000.00	\$ 527,500.00				
26 Window Treatments						
27 Conveying Systems	TK Elevator Corporation	Otis Elevator				
*Only Applies to Alt#3	\$ 109,500.00	\$ 98,935.00				



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8A OVERALL FIRST FLOOR PLAN
0001 SCALE: 3/8"=1'-0"



AREA KEY PLAN

JLGarchitects

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Fargo, ND 58102
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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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FARGO PARK DISTRICT
FARGO SPORTS COMPLEX
FARGO, ND

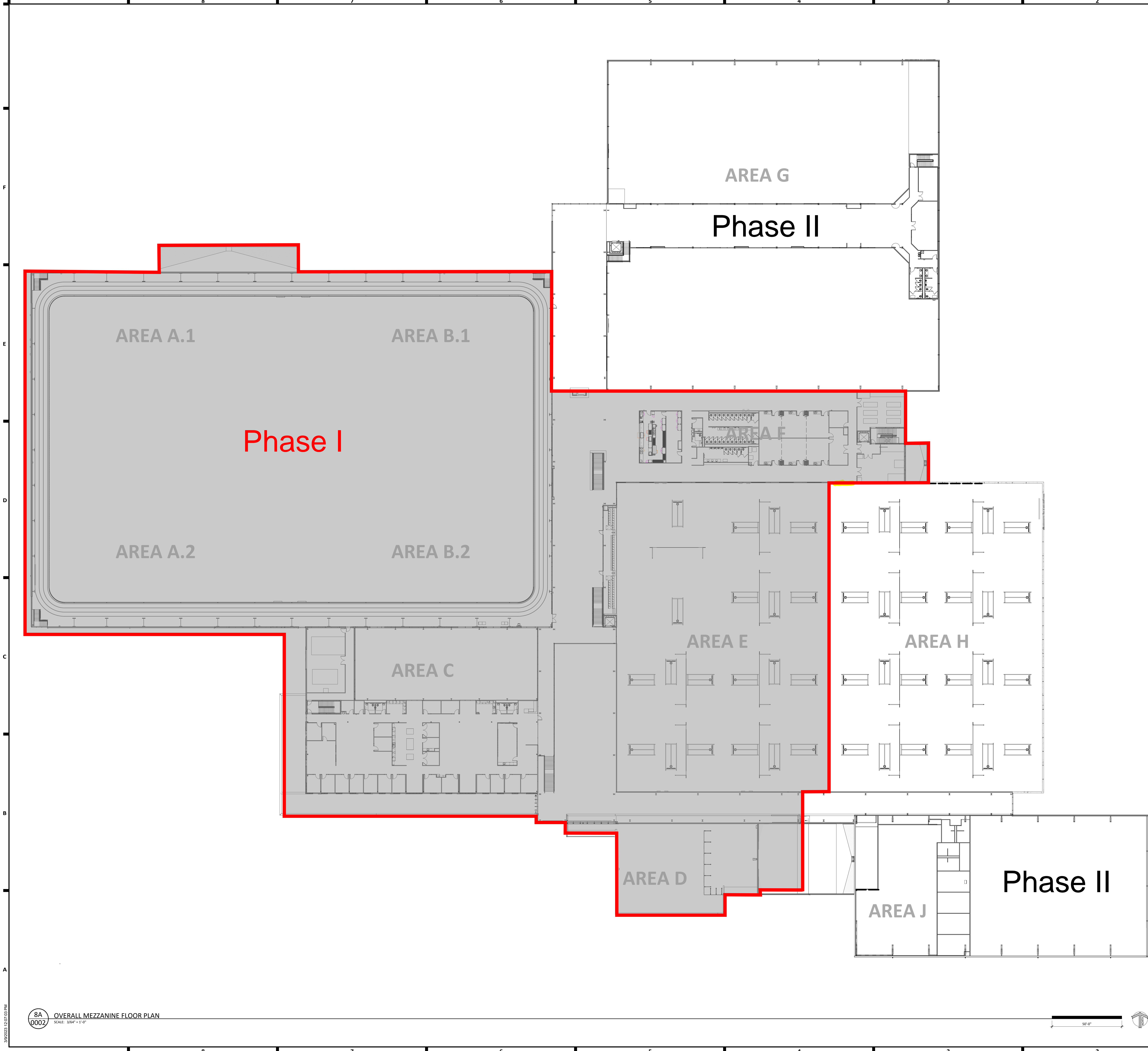
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03/07/23

OWNER
REQUEST

PROJECT
16182

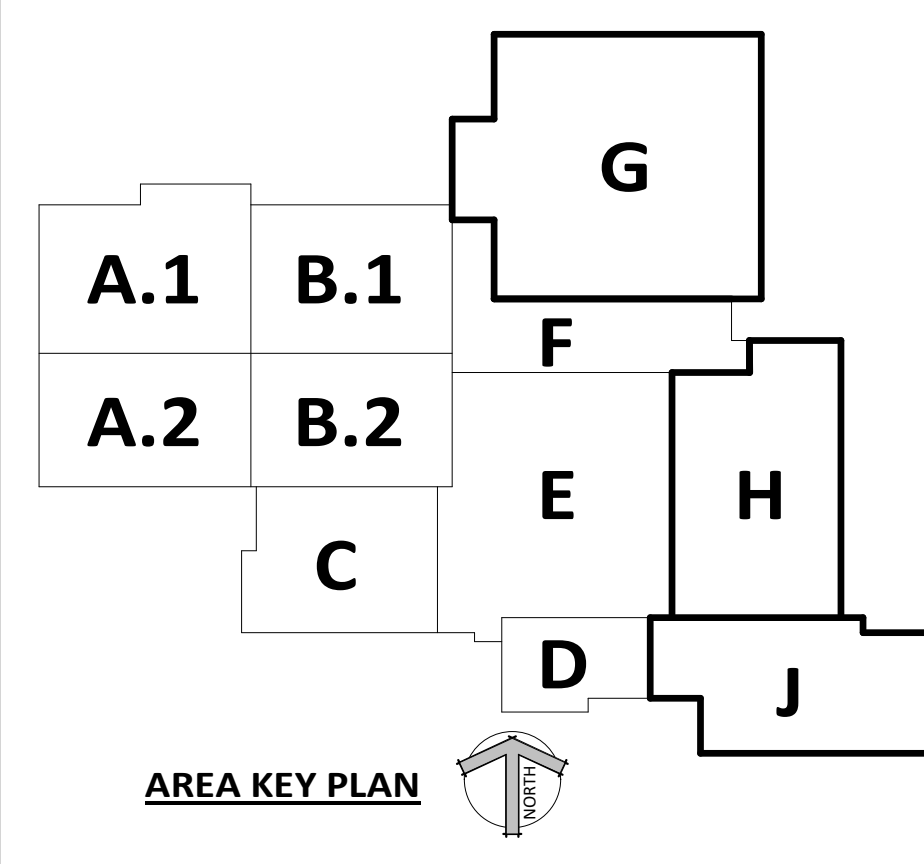
SHEET
0001

OVERALL FIRST FLOOR PLAN
PHASE 1 AND 2



3/8/2023 12:07:53 PM

8A OVERALL MEZZANINE FLOOR PLAN
0002 SCALE: 3/16" = 1'-0"



AREA KEY PLAN



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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

FARGO PARK DISTRICT
FARGO SPORTS COMPLEX
FARGO, ND

DATE
03/07/23
PROJECT
OWNER
REQUEST
16182
SHEET
0002
OVERALL MEZZANINE FLOOR
PLAN PHASE 1 AND 2



MEMORANDUM

DATE: April 26, 2023

TO: Fargo Park Board Facilities Committee

FROM: Carolyn Boutain, Community Relations Director and Bill Mahar, Norris Design

RE: Agenda Item No. 2 - Review draft of Yunker Farm Master Plan recommendations

The Yunker Farm Master Plan began September 2022. Norris Design was hired as the consultant to help design a master plan for the 55 acres.

Norris Design representatives will be attending the Facilities Committee Meeting to present the information. A draft of the final recommendations for the park are attached. They include drawings of the master plan, phasing of the project and cost estimates. Please see attached draft cost estimate and master plan with phase line. We have developed two phases (1 and 2) as shown on the drawing.

As part of the presentation, staff would like to discuss bringing the final documents to the June board meeting for acceptance.

Please contact me with questions.

Thank you.

PHASE 1

PHASE 2

PHASE 1

PHASE 2

Plan is conceptual and subject to change.

Yunker Farm Park Master Plan - Phase 1

Fargo, North Dakota

Wednesday, April 26, 2023

**This document is a draft of potential infrastructure and amenity costs for the Yunker Farm Master Plan.*

Phase 1 Existing Conditions/Removal

Item	Quantity	Unit	Unit Cost	Extension
Contractor Mobilization	1	ls	\$ 175,000.00	\$ 175,000.00
Erosion Control/Site Stabilization	1	ls	\$ 50,000.00	\$ 50,000.00
Construction fence	1	ls	\$ 30,000.00	\$ 30,000.00
Rough Grading (840,954sf x1ft. /27)	32,000	cy	\$ 7.00	\$ 224,000.00
Existing Tree removal and disposal (4" cal. Or greater)	1	ls	\$ 20,000.00	\$ 20,000.00
Existing concrete walk/slab removal	13,700	sf	\$ 3.50	\$ 47,950.00
Existing Utility Pole Yard Remove and relocation (to North util.bldg)	1	ls	\$ 7,500.00	\$ 7,500.00
Existing concrete curb and gutter removal	80	lf	\$ 14.00	\$ 1,120.00
Existing gravel road removal (along existing community gardens	14,000	sf	\$ 6.00	\$ 84,000.00
			Subtotal	\$ 639,570.00

Phase 1 Civil Infrastructure Improvements

Water Quality Pond x2 (phase 1)	2	ls	\$ 40,000.00	\$ 80,000.00
Stormwater pipe/outflow connections (pipe, drenching, manholes)	1	ls	\$ 50,000.00	\$ 50,000.00
3/4" water line and meter to dog park (meter, backflow, pipe and trenching)	1	ls	\$ 50,000.00	\$ 50,000.00
3/4" water line and meter to community garden (meter, backflow, pipe and trenching)	1	ls	\$ 50,000.00	\$ 50,000.00
			Subtotal	\$ 230,000.00

Phase 1 Hardscape

Item	Quantity	Unit	Unit Cost	Extension
Asphalt Parking Lot (6" depth)	50,000	sf	\$ 5.00	\$ 250,000.00
Concrete Curb and Gutter	2,400	lf	\$ 25.00	\$ 60,000.00
Concrete walk, trails and flatwork	32,000	sf	\$ 8.00	\$ 256,000.00
Crusher fines trail	12,000	sf	\$ 3.00	\$ 36,000.00
Dog park fence	1,500	lf	\$ 20.00	\$ 30,000.00
			Subtotal	\$ 632,000.00

Phase 1 Lighting/Electrical

Item	Quantity	Unit	Unit Cost	Extension
3-Phase Electrical Service (entire site)	1	ls	\$ 75,000.00	\$ 75,000.00
Distribution/Meter	1	ls	\$ 15,000.00	\$ 15,000.00
Conduit and Trenching	1	ls	\$ 12,000.00	\$ 12,000.00
Pedestrian Pole, luminaire, foundation	30	ea	\$ 4,500.00	\$ 135,000.00
Parking Lot Pole, luminaire, foundation	20	ea	\$ 3,800.00	\$ 76,000.00
Small Shelter Lighting	1	ls	\$ 1,100.00	\$ 1,100.00
			Subtotal	\$ 314,100.00

Yunker Farm Park Master Plan - Phase 1

Fargo, North Dakota

Wednesday, April 26, 2023

**This document is a draft of potential infrastructure and amenity costs for the Yunker Farm Master Plan.*

Phase 1 Landscape

Item	Quantity	Unit	Unit Cost	Extension
Bluegrass Seed and soil prep	429,290	sf	\$ 0.50	\$ 214,645.00
Landscape Bed w/ mulch	7,160	sf	\$ 6.00	\$ 42,960.00
Prairie seed mix	93,500	sf	\$ 0.30	\$ 28,050.00
Trees	151	ea	\$ 650.00	\$ 98,150.00
			Subtotal	\$ 383,805.00

Phase 1 Irrigation

Item	Quantity	Unit	Unit Cost	Extension
3" Irrigation Tap (assumes tap fee waived)	0	ls	\$ 100,000.00	\$ -
Temporary Irrigation (Native Prairie Restoration)	93,500	sf	\$ 1.00	\$ 93,500.00
Temporary Irrigated bluegrass seed	425,000	sf	\$ 1.50	\$ 637,500.00
Drip irrigation (permanent)	7,200	sf	\$ 2.00	\$ 14,400.00
			Subtotal	\$ 745,400.00

Phase 1 Site Furnishings/Shelter

Item	Quantity	Unit	Unit Cost	Extension
Small Shelter	1	ea	\$ 35,000.00	\$ 35,000.00
6' Bench	20	ea	\$ 1,800.00	\$ 36,000.00
Picnic table	10	ea	\$ 4,000.00	\$ 40,000.00
Trash receptacle	20	ea	\$ 1,500.00	\$ 30,000.00
Pet pick-up station	20	ea	\$ 450.00	\$ 9,000.00
Bicycle repair/Fix-it station	2	ea	\$ 500.00	\$ 1,000.00
Drinking Fountain	1	ea	\$ 5,000.00	\$ 5,000.00
Sculpture / Art Allowance	1	ea	\$ 65,000.00	\$ 65,000.00
Watfinding Signage Allowance	1	ls	\$ 10,000.00	\$ 10,000.00
			Subtotal	\$ 231,000.00

Subtotal	\$ 3,175,875.00
15% Contingency	\$ 476,381.25
TOTAL*	\$ 3,652,256.25

COST PER SF	\$ 3.99
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Notes:

Soft Costs have been excluded

Construction escalation has been excluded

Estimate assumes permit fees will be waived

Yunker Farm Park Master Plan - Phase 2

Fargo, North Dakota

Wednesday, April 26, 2023

**This document is a draft of potential infrastructure and amenity costs for the Yunker Farm Master Plan.*

Phase 2 Existing Conditions/Removal

Item	Quantity	Unit	Unit Cost	Extension
Contractor Mobilization	1	ls	\$ 300,000.00	\$ 300,000.00
Erosion Control/Site Stabilization	1	ls	\$ 50,000.00	\$ 50,000.00
Construction fence	1	ls	\$ 30,000.00	\$ 30,000.00
Rough Grading	26,724	cy	\$ 7.00	\$ 187,068.00
Existing dog park fence removal and disposal	1	ls	\$ 5,500.00	\$ 5,500.00
Existing Tree removal (4" cal. Or greater)	1	ls	\$ 20,000.00	\$ 20,000.00
Existing concrete walk/slab removal	7,500	sf	\$ 3.50	\$ 26,250.00
Existing Utility Pile Yard Remove and relocation (to North util.bldg)	1	ls	\$ 7,500.00	\$ 7,500.00
Existing concrete curb and gutter removal	712	lf	\$ 14.00	\$ 9,968.00
Existing gravel road and parking lot removal (along existing community gardens and existing dog park lot	59,108	sf	\$ 1.50	\$ 88,662.00
			Subtotal	\$ 724,948.00

Phase 2 Civil Infrastructure Improvements

Water Quality Pond x2 (phase 2)	1	ls	\$ 60,000.00	\$ 60,000.00
Stormwater pipe/outflow connections	1	ls	\$ 30,000.00	\$ 30,000.00
3/4" water line to concessions building (restrooms and fountain)	1	l	\$ 50,000.00	\$ 50,000.00
2" water line to splash pad	1	ls	\$ 75,000.00	\$ 75,000.00
Sanitary service to concessions restroom	1	ls	\$ 25,000.00	\$ 25,000.00
			Subtotal	\$ 240,000.00

Phase 2 Hardscape

Item	Quantity	Unit	Unit Cost	Extension
Asphalt Parking Lot (6" depth)	52,488	sf	\$ 5.00	\$ 262,440.00
Concrete Curb and Gutter	2,800	lf	\$ 30.00	\$ 84,000.00
Concrete walk, trails and flatwork	85,000	sf	\$ 8.00	\$ 680,000.00
Skating Loop Concrete (thickened, drainage, reinforced)	1	ls	\$ 100,000.00	\$ 100,000.00
Decorative concrete	4,500	sf	\$ 15.00	\$ 67,500.00
Crusher fines trail	12,140	sf	\$ 3.00	\$ 36,420.00
Sprayground/ splash pad	1	ls	\$ 500,000.00	\$ 500,000.00
Drinking fountain (at concessions)	1	ls	\$ 7,500.00	\$ 7,500.00
Concessions building with restrooms	1	ls	\$ 200,000.00	\$ 200,000.00
Pre-engineered amphitheater	1	ls	\$ 150,000.00	\$ 150,000.00
Large Shelter w/ masonry columns	1	ea	\$ 70,000.00	\$ 70,000.00
Specialty Shelter (leaves)	2	ea	\$ 65,000.00	\$ 130,000.00
Small Shelter	2	ea	\$ 35,000.00	\$ 70,000.00
			Subtotal	\$ 2,357,860.00

Yunker Farm Park Master Plan - Phase 2

Fargo, North Dakota

Wednesday, April 26, 2023

**This document is a draft of potential infrastructure and amenity costs for the Yunker Farm Master Plan.*

Phase 2 Lighting/Electrical

Item	Quantity	Unit	Unit Cost	Extension
Distribution/ Phase II Sub-Meter (connect to Phase 3 power)	1	ls	\$ 50,000.00	\$ 50,000.00
Conduit and Trenching	1	ls	\$ 24,000.00	\$ 24,000.00
Pedestrian Pole, luminaire, foundation	30	ea	\$ 4,500.00	\$ 135,000.00
Parking Lot Pole, luminaire, foundation	20	ea	\$ 3,800.00	\$ 76,000.00
Concessions Building Electrical Service	1	ls	\$ 3,500.00	\$ 3,500.00
Shelter Lighting	1	ls	\$ 1,100.00	\$ 1,100.00
Amphitheater lighting	1	ls	\$ 3,500.00	\$ 3,500.00
			Subtotal	\$ 293,100.00

Phase 2 Landscape

Item	Quantity	Unit	Unit Cost	Extension
Bluegrass Seed and soil prep	297,000	sf	\$ 0.50	\$ 148,500.00
Landscape Bed w/ mulch	20,000	sf	\$ 6.00	\$ 120,000.00
Prairie seed mix	56,000	sf	\$ 0.30	\$ 16,800.00
Trees	193	ea	\$ 650.00	\$ 125,450.00
Steel edger	1,200	lf	\$ 3.00	\$ 3,600.00
			Subtotal	\$ 414,350.00

Phase 2 Irrigation

Item	Quantity	Unit	Unit Cost	Extension
3" Irrigation Tap	0	ls	\$ 100,000.00	\$ -
Temporary Irrigation (Native Prairie Restoration)	56,000	sf	\$ 1.00	\$ 56,000.00
Irrigated bluegrass seed (permanent)	297,000	sf	\$ 1.50	\$ 445,500.00
Drip irrigation (permanent)	56,000	sf	\$ 2.00	\$ 112,000.00
			Subtotal	\$ 613,500.00

Phase 2 Site Furnishings/Shelter/Playground

Item	Quantity	Unit	Unit Cost	Extension
Playground (ages 2-5)	1	ls	\$ 125,000.00	\$ 125,000.00
Playground (ages 5-12)	1	ls	\$ 225,000.00	\$ 225,000.00
Teen Climbing/Agility Course (3 climbing structures)	1	ls	\$ 250,000.00	\$ 250,000.00
Playground Surfacing (wood mulch)	8,700	sf	\$ 3.00	\$ 26,100.00
6' Bench	20	ea	\$ 1,800.00	\$ 36,000.00
Picnic table	10	ea	\$ 4,000.00	\$ 40,000.00
Trash receptacle	20	ea	\$ 1,500.00	\$ 30,000.00
Pet pick-up station	20	ea	\$ 450.00	\$ 9,000.00
Bicycle repair/Fix-it station	2	ea	\$ 500.00	\$ 1,000.00
Sculpture / Art Allowance	1	ea	\$ 100,000.00	\$ 100,000.00
Watfinding Signage Allowance	1	ls	\$ 10,000.00	\$ 10,000.00
			Subtotal	\$ 852,100.00

Yunker Farm Park Master Plan - Phase 2

Fargo, North Dakota

Wednesday, April 26, 2023

**This document is a draft of potential infrastructure and amenity costs for the Yunker Farm Master Plan.*

	Subtotal	\$	5,495,858.00
	15% Contingency	\$	824,378.70
	TOTAL*	\$	6,320,236.70
<hr/>			
COST PER SF		\$	6.91

Notes:

Soft Costs have been excluded

Construction escalation has been excluded

Estimate assumes permit fees will be waived



MEMORANDUM

DATE: April 26, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 3 – Review offer for Robert D. Johnson Building

The Fargo Park District has been contemplating the sale of the Robert D. Johnson Building located at 1104 2nd Ave S in Fargo. This facility was originally purchased to provide space for the FM Activity Center and some Park District offices. It was originally purchased from the Fargo School District.

We originally met on this item at our August 26, 2022, Facilities Committee Meeting. At that time, we had received a verbal offer for the RDJ property of \$750,000.00. The original appraisal at that time valued the property at \$950,000.00. We received direction from the Facilities Committee to seek an updated appraisal for this property.

After receiving an updated appraisal for the RDJ property located at 1104 2nd Avenue S, Fargo, ND, we reached out to the County and let them know of the new appraisal and see if there was still interest from them regarding purchase of this property. The update appraisal listed the property at \$1,270,000.00. We have since had two meetings with the County, the latest one being held on April 10th.

Also, included with this memo is the most current 2022 appraisal cover page that valued the property at \$1,270,000.00 and a list of facility improvements. Included in the list of improvements is the original purchase price of the building. The City of Fargo's assessed value for the 4 parcels associated with the RDJ facility is \$1,094,100.00.

The Cass County Commission took formal action at their April 17th Commission meeting and has instructed staff to make a formal offer to the Fargo Park District. Attached is a copy of the offer letter from Cass County to purchase the Robert D. Johnson Building for \$750,000.00.

We also have included the potential sale of this property in our 2022 Long Range Plan, Item #331. This long-range plan includes the potential sale of properties; RDJ, Old North Shop, and the Depot. Also included in this plan is the potential of repurposing the Metro Recreation Center for use in our Park District Operations.

We want to continue our discussion on this offer and potential options for this property and get further direction from the Facilities Committee on how to proceed.

If you should have any questions related to this item prior to the Facilities Committee Meeting, please feel free to contact me.

Thank you.

Appraisal Services Inc.

Neal A. Eriksmoen, MAI
Marit M. Eriksmoen
Petter N. Eriksmoen
Alan P. Leimess, MAI, CCIM
Jeffrey M. Manger
Alex L. Oestreich

1220 Main Avenue, Suite 125
Fargo, ND 58103-8201
Phone (701) 235-1189
Fax (701) 235-9465

October 17, 2022

Mr. Broc Lietz
Fargo Park District
701 Main Avenue
Fargo, North Dakota 58103

Dear Mr. Lietz:

In accordance with your request, I have completed an appraisal of the following described property:

Robert Johnson Recreation Center
1104 2nd Avenue South
Fargo, North Dakota

This appraisal report was prepared at the request of Fargo Park District to be used as a basis for a potential sale of the property. The intended users are limited to Fargo Park District. It is not to be relied on by any other parties for any other purpose.

The reader of this report is reminded that inherent in the market value definition is the assumption that the price for a property is not affected by undue stimulus. The economic climate, over the last two years, has been impacted by uncertainty related to the COVID-19 pandemic, which initially caused uncertainty in the financial markets. This prompted governmental responses to stabilize the financial markets. Inflation is a more recent concern, resulting in rising interest rates. Real estate is a long-term investment that experiences growth and contraction at a relatively slow rate, and lesser magnitude than financial markets. The analysis in this report is based on available historic and current market information. Market participants have been interviewed and there continues to be some uncertainty about the future; however, the region has historically performed better than the national market. The distribution of vaccines has helped to bring the pandemic under control, allowing market conditions to return to normal.

The appraised property is a multi-story school building that was constructed in 1930. It contains a variety of office space, classroom space, a gym with a stage and an art studio. The building has an elevator, providing handicap accessible access to all levels. Off-street parking is provided by a parking lot on the southern portion of the site. Portions of the property are leased. A large portion of the property is vacant. The appraisal reflects the fee simple estate in the appraised property without any consideration of leases.

I have conducted an appraisal analysis of the factors that bear upon the value of the real estate. Based on the appraisal analysis summarized herein, it is my opinion that the market value of the fee simple estate in the appraised property, as of August 26, 2022, was:

ONE MILLION TWO HUNDRED SEVENTY THOUSAND DOLLARS
(\$1,270,000)

Real Estate Appraisers and Consultants

Fargo Park District
RDJ Building Cost & Improvements

Prepared by: Jim Larson, 10/2/18

Description	Date	Amount	Comments
Purchase building	6/1/1996	\$ 165,000.00	Purchased from the School District
Elevator & Improvements	6/1/1996	\$ 314,510.26	See ledger for cost detail
Land - Parking Lot	12/15/2003	\$ 64,616.00	Purchased lot with house, removed house.
Roof System	9/10/2008	\$ 35,830.00	
Windows	4/30/2011	\$ 15,423.35	Window replacement, energy efficiency
Windows	6/30/2013	\$ 18,894.49	Window replacement, energy efficiency
Windows	5/31/2014	\$ 23,573.30	Window replacement, energy efficiency
Windows	5/1/2015	\$ 29,524.08	Window replacement, energy efficiency
Windows	5/16/2016	\$ 36,839.73	Window replacement, energy efficiency
Windows	5/8/2017	\$ 40,857.70	Window replacement, energy efficiency
Total		\$ 745,068.91	



Administration

Telephone: 701-241-5770

Fax: 701-241-5776

wilsonro@casscountynd.gov

April 21, 2023

Mr. Dave Leker
Executive Director
Fargo Parks District
701 Main Avenue South
Fargo, ND 58103

Re: Offer to Purchase Robert D. Johnson Building

Dear Mr. Leker:

On Monday, April 17, 2023, the Cass County Commission approved the submission of an offer to the Fargo Parks District to purchase the Robert D. Johnson Building located at 1104 2nd Avenue South for \$750,000. The offer is contingent upon a satisfactory building inspection report completed at Cass County's expense.

I understand this offer must be forwarded to the Fargo Parks District Board for review and consideration. As the Board evaluates this purchase offer, please do not hesitate to reach out if there are any questions. I will follow up next week to coordinate arrangements for the referenced building inspection.

Thank you,

Robert W. Wilson
Cass County Administrator

PROJECT NAME: FACILITY PLAN AS IT RELATES TO THE FARGO PARKS SPORTS COMPLEX

LOCATION: RDJ BUILDING, DEPOT BUILDING, OLD NORTH SHOP BUILDING AND THE METRO RECREATION CENTER BUILDING

LONG RANGE PLAN NO. 331

Project

Description/Justification:

With the decision to move ahead on construction of the Fargo Parks Sports Complex we now have a need to address several facilities we currently have. We currently have staff using the RDJ Building and the Depot Building as the headquarters for the district. We would be able to repropose or sell these buildings once the complex building is complete. Additionally, we have had a plan for a warehouse building in the future. Long Range plan 242 calls for inside warehouse and storage space. This is where the Old North Shop Building and the Metro Recreation Center Building could be utilized in a different way. We could sell the Old North Shop Building when the current City of Fargo water tower project is complete and redevelop the entirety of that site with the city in approximately 2024. At that time our current storage, concessions and warehouse needs could be moved to the Metro Recreation Center. That building could also become the office area for Concessions and our facilities department.

History:

All of these buildings have served important functions for the Park District in the past.

Status/Priority:

If this plan is accepted, it should be a high priority to start planning for the sale of the Depot and RDJ buildings to coincide with the Fargo Parks Sports Complex completion. The repurposing of the Metro Rec Center could happen on that same timeline as we would no longer have a need for this space dedicated to indoor turf. We could then sell the Old North Shop Location once the water tower project is complete and sell along with the city parcels in one motion.

Obstacles/Issues:

Coordinating the sale to coincide with other timelines.

Estimated Cost/
Source of Funding:

Appraisals should be achieved on the building sites that would be sold. There will likely be a net gain in budget and dollars could be utilized to properly fit up the Metro Building as well as dollars to be assigned elsewhere from the sale of the properties.

Sources of
Information:

Dave Bietz, Parks Director



MEMORANDUM

DATE: April 27, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 4 – Continue discussion on Fargo Park District footprint in Downtown Fargo

Staff would like to continue the discussion of keeping a Fargo Park District footprint in the downtown area as requested by Commissioners.

Per our last discussion at the April 19th Budget Meeting, staff is working on getting some additional information regarding expenses associated with the Depot:

- Needed updates to Depot facility
 - Interior
 - Exterior
- Annual Depot utility expenses

Staff will bring a list of pros and cons and some feedback from employees related to staying downtown or relocating to the new facility to the meeting.

If you should have any questions, please feel free to contact me prior to the Facilities Committee Meeting.

Thank you.



MEMORANDUM

DATE: April 26, 2023

TO: Fargo Park Board Facilities Committee

FROM: Carolyn Boutain, Community Relations Director & Kylie Kanwischer, Marketing and Communications Specialist

RE: Agenda Item No. 5 – Review Draft of the Refreshed Fargo Park District Logo

The current Fargo Park District logo has served us well for the last 17 years, however as we continue to grow it's important to refresh our brand. With new facilities, programs and events in our future there is no better time to evaluate how we can best appeal to our community and audience for the following reasons:

- 1) To increase readability and make us more accessible to our community.
 - a. Align letters
 - b. Remove the "O" sun
 - c. River brought into the letter "g"
- 2) To simplify use on all mediums and applications such as photos, graphics, apparel etc.
 - a. Color adjustment within "Fargo Park" to be one color
 - b. Stacked logo where primary logo does not fit or may not display properly
- 3) To create a strong logo that can last
 - a. traditionally capitalized "Fargo Park" which gives it a more timeless feel
 - b. Updated color palette
- 4) To create a strong visual identity that resonates with our community and helps increase our brand recognition and loyalty

This refresh would help would modernize our overall brand and increase the public's perception of the Park District's expertise, trust and reliability.

If there is initial support from the board to transition to the refreshed logo and colors, a plan to update current usage will be created with estimates for costs and a timeline for completion.

Please contact me with questions.

Thank you.

Dave Leker, Executive Director
PARK COMMISSIONERS – Vicki Dawson * Joe Deutsch * Aaron Hill * Dawn Morgan * Jerry Rostad
CLERK – Dave Leker

FARGO PARK DISTRICT BRAND REFRESH

Primary Logo



Secondary Logo



Color Palette



*Black and white will still be used within this palette





MEMORANDUM

DATE: April 24, 2023

TO: Fargo Park Board Facilities Committee

FROM: Carolyn Boutain, Community Relations Director & Dave Bietz, Deputy Director of Operations

RE: Agenda Item No. 6 - Review draft of amendment to renew golf cart lease agreement

For the Facilities Committee Meeting, the staff would like to discuss an extension of the current Golf Cart Rental Agreement.

The current lease is with All Seasons Mechanical and the first term ends December 31, 2023. The lease allows for one renewal of three years. As part of the renewal, the staff is expanding the fleet by 16 carts from 162 to 178. The amendment also clarifies language regarding the liability for the leased carts. The rental fee of 33% of gross receipts less sale tax stays the same as the original lease.

The staff would like to recommend the renewal of this arrangement because the service and product provided by All Seasons Mechanical has been exceptional. The ability to keep the vendor at the current fee is also a benefit to the golf program.

Please contact us with questions.

Thank you.

**AMENDMENT AND RENEWAL
OF
GOLF CART LEASE AGREEMENT**

This Amendment and Renewal of Golf Cart Lease Agreement (the “Amendment”) is entered into this _____ day of _____, 2023 between **TLM Holdings, LLC. d/b/a All Season Motorsports**, a North Dakota corporation whose address is 2205 Sheyenne Street, West Fargo, 58078 (“Owner”), and **The Park District of the City of Fargo**, a park district organized under the laws of the State of North Dakota, whose post office address is 701 Main Avenue, Fargo, North Dakota 58103 (“Park District”).

Whereas, Owner and Park District entered into a Golf Cart Lease Agreement dated December 2, 2020 (the “Agreement”), wherein the Park District agreed to lease from Owner golf carts pursuant to the terms of the Agreement.

Whereas, the term of the Agreement is set to terminate on December 31, 2023.

Whereas, pursuant to the bid package published by the Park District dated September 18, 2020, the Park District and Owner have the right to renew the Agreement for an additional three (3) year term.

Whereas, the parties desire to renew the agreement for three (3) years (2024-2026) and amend certain terms of the Agreement pursuant to this Amendment.

Now, therefore, the parties hereby agree as follows:

1. That the number of carts that Owner leases to and shall furnish to the Park District in Section 1 of the Agreement shall be amended and replaced to one-hundred seventy-eight (178) Club Car golf carts.

2. That the term of the lease in Section 5.A of the Agreement is hereby amended and replaced and shall now terminate on December 31, 2026.

3. Section 6 of the Agreement is amended, superseded, and replaced in its entirety by the following:

Park District shall provide liability insurance on the Cart with the same limits as on other Park District vehicles. Other than the maintenance obligations described in Section 7, Park District shall be responsible and bear the risk of loss for physical damage to the Carts while the Carts are in the Park District’s possession. The Park District shall provide any desired property damage insurance to cover such risk.

4. Except as modified herein, all other terms and conditions of the Agreement shall remain in full force and effect and the parties hereby agree to renew the Agreement through December 31, 2026.

IN WITNESS WHEREOF, the parties hereto have executed this lease for and as of its Effective Date.

Park District of the City of Fargo

By: Dawn Morgan
Its: President

By: Dave Leker
Its: Clerk

**TLM Holdings, LLC d/b/a
All Season Motorsports**

By:
Its:



MEMORANDUM

DATE: April 26, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Bietz, Deputy Director of Operations

RE: Agenda Item No. 7 – Review bids for the 2023 Park Pavement Improvements

Bids for the 2023 Park Pavement Improvements were received and opened Thursday, April 13, 2023, at 2:00pm, at the Park District Office. Attached to this memo is the bid tab and letter of recommendation from MBN Engineering, Inc.

We received one bid from Earthwork Services, Inc., for a total bid price of \$2,058,321.50. We had multiple sites that where we requested bids. Each year we try to accomplish our priority list of concrete and hard surface improvements. Money for this project is a part of the transfers in our budget to our Concrete Account. Staff recommends the following projects as priority for 2023:

McCormick and Jefferson trails:	\$ 448,620.00
Village West Trail:	\$ 539,280.00
Rose Creek Warehouse:	<u>\$ 347,155.00</u>
Total	<u>\$1,335,055.00</u>

The remaining locations we bid will stay on our list for review and will be prioritized in future years.

MBN Engineering reported that five (5) contractors downloaded the plans during the bidding process, but Earthwork Services, Inc., was the only one to submit a bid. All Finish stated they were focusing on other bids due at the same time; Opp Construction advised they were going to pass; Border States Paving did not respond to the inquiry; and Master Construction was recently awarded work and not able to meet the timeline. MBN Engineering, Inc., also advised Asplin Excavating, Quality Concrete, Summit Sit Works, Dirt Dynamics, and KPH, all expressed interest in the project but did not submit.

We are asking the Committee to review the bids and move the consideration for approval to the full board.

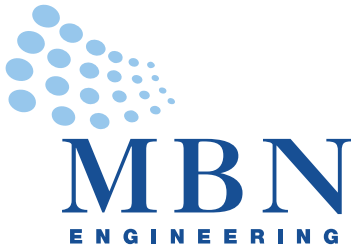
If you should have any questions, please feel free to contact me prior to the meeting. Thank you.

Dave Leker, Executive Director
PARK COMMISSIONERS – Vicki Dawson * Joe Deutsch * Aaron Hill * Dawn Morgan * Jerry Rostad
CLERK – Dave Leker



Fargo Park District
2023 Park Pavement Improvement Project
MBN Project # 23-061
Bid Date: April 13, 2023
Time: 2:00 pm

Contractor	Earthwork Services, Inc.			
Description				
Pepsi Soccer Complex Playground	\$55,220.00			
Friendship Park	\$97,166.50			
Oak Grove Park	\$200,260.00			
Village West Park	\$539,280.00			
McCormick/Jefferson West Park	\$448,620.00			
Tharaldson Little League Complex	\$52,430.00			
Brunsdale Park	\$208,900.00			
Rose Creek Warehouse	\$347,155.00			
Rose Creek Golf Course	\$109,290.00			
TOTAL CONSTRUCTION (\$)	\$2,058,321.50			



April 20, 2023

Dave Bietz
Deputy Director of Operations
Fargo Park District
701 Main Avenue
Fargo, ND 58102

Subject: Fargo Park District
2023 Pavement Improvements
Fargo, North Dakota
MBN Project No. 23-061

On April 13, 2023, the Fargo Park District received and publicly opened one (1) bid for the 2023 Pavement Improvements project. It is our recommendation that the Fargo Park District award the contract to Earthwork Services with final contract value being determined by Park District staff and available funds.

Enclosed is one (1) copy of the bid tabulation for your use. If you have any questions, please contact me at 701-478-6336.

Sincerely,

Tony Eukel, P.E.
Civil Engineer

enclosure



FARGO PARK DISTRICT
2023 PARK PAVEMENT IMPROVEMENTS
BID FORM SECTION 00 41 00
MBN PROJECT # 23-061
BID DATE: APRIL 13,2023
TIME: 2:00PM

Description	Quantity	Units	Unit Cost	Total
1.0 PEPSI SOCCER COMPLEX PLAYGROUND				
Remove Existing Playground Plastice Border	224	LF	\$10.00	\$2,240.00
Remove Existing Concrete Sidewalk	5	SY	\$50.00	\$250.00
4" Reinforced Concrete Trail	170	SY	\$125.00	\$21,250.00
1.5' Wide Concrete Playground Taper	242	SF	\$40.00	\$9,680.00
Playground Bench	3	EA	\$1,500.00	\$4,500.00
Finish Grade & Seeding	1	LS	\$3,500.00	\$3,500.00
Earthwork	1	LF	\$2,800.00	\$2,800.00
Mobilization	1	LS	\$3,500.00	\$3,500.00
General Conditions	1	LS	\$7,500.00	\$7,500.00
1.0 Pepsi Soccer Complex Playground Total			\$55,220.00	
2.0 FRIENDSHIP PARK				
Remove Existing Basketball Standard	2	EA	\$750.00	\$1,500.00
Remove Existing Asphalt Pavement (All Thicknesses)	1,200	SY	\$12.00	\$14,400.00
Basketball Standard	1	EA	\$8,000.00	\$8,000.00
2" Basketball Striping	273	LF	\$10.50	\$2,866.50
4" Reinforced Concrete Trail	480	SY	\$100.00	\$48,000.00
Finish Grade & Seeding	1	LS	\$4,000.00	\$4,000.00
Earthwork	1	LS	\$9,900.00	\$9,900.00
Mobilization	1	LS	\$3,500.00	\$3,500.00
General Conditions	1	LS	\$5,000.00	\$5,000.00
2.0 Friendship Park Total			\$97,166.50	
3.0 OAK GROVE PARK				
Remove Existing Asphalt Pavement (All Thicknesses)	1,480	SY	\$12.00	\$17,760.00
4" Reinforced Concrete Trail	1,480	SY	\$100.00	\$148,000.00
ADA Detectable Warning Panel	40	SF	\$100.00	\$4,000.00
Finish Grade & Seeding	1	LS	\$4,500.00	\$4,500.00
Earthwork	1	LS	\$12,500.00	\$12,500.00
Mobilization	1	LS	\$3,500.00	\$3,500.00
General Conditions	1	LS	\$10,000.00	\$10,000.00
3.0 Oak Grove Park Total			\$200,260.00	

4.0 VILLAGE WEST PARK

Remove Existing Asphalt Pavement (All Thicknesses)	3,055	SY	\$12.00	\$36,660.00
Remove Existing Concrete Pavement (All Thicknesses)	15	SY	\$20.00	\$300.00
Remove Existing Concrete Curb & Gutter (All Types)	12	LF	\$50.00	\$600.00
4" Reinforced Concrete Trail	3,750	SY	\$110.00	\$412,500.00
1.5' Wide Concrete Playground Taper	253	LF	\$40.00	\$10,120.00
Standard Concrete Curb & Gutter	12	LF	\$100.00	\$1,200.00
ADA Detectable Warning Panel	48	SF	\$75.00	\$3,600.00
Trail Bench	4	EA	\$2,200.00	\$8,800.00
Playground Bench	2	EA	\$1,500.00	\$3,000.00
Finish Grade & Seeding	1	LS	\$13,000.00	\$13,000.00
Earthwork	1	LS	\$25,000.00	\$25,000.00
Mobilization	1	LS	\$4,500.00	\$4,500.00
General Conditions	1	LS	\$20,000.00	\$20,000.00

4.0 Village West Park Total**\$539,280.00****5.0 McCORMICK / JEFFERSON WEST PARK**

Remove Existing Asphalt Pavement (All Thicknesses)	4,385	SY	\$12.00	\$52,620.00
4" Reinforced Concrete Trail	3,450	SY	\$100.00	\$345,000.00
Finish Grade & Seeding	1	LS	\$7,000.00	\$7,000.00
Earthwork	1	LS	\$25,000.00	\$25,000.00
Mobilization	1	LS	\$5,000.00	\$5,000.00
General Conditions	1	LS	\$14,000.00	\$14,000.00

5.0 McCormick / Jefferson West Park Total**\$448,620.00****6.0 THARALDSON LITTLE LEAGUE COMPLEX**

Remove Existing Concrete Pavement (All Thicknesses)	315	SY	\$12.00	\$3,780.00
6" Reinforced Concrete Pavement	315	SY	\$110.00	\$34,650.00
Finish Grade & Seeding	1	SY	\$4,000.00	\$4,000.00
Earthwork	1	LS	\$3,000.00	\$3,000.00
Mobilization	1	LS	\$3,500.00	\$3,500.00
General Conditions	1	LS	\$3,500.00	\$3,500.00

6.0 Tharaldson Little League Complex Total**\$52,430.00**

7.0 BRUNSDALE PARK

Remove Existing Asphalt Pavement (All Thicknesses)	1,590	SY	\$12.00	\$19,080.00
Remove Existing Concrete Pavement (All Thicknesses)	16	SY	\$20.00	\$320.00
Lower Existing Curb Stop	2	EA	\$1,000.00	\$2,000.00
Raise/Lower Existing Utility Manhole	2	EA	\$1,500.00	\$3,000.00
4" Reinforced Concrete Trail	1,615	SY	\$100.00	\$161,500.00
Erosion Control	1	LS	\$2,000.00	\$2,000.00
Finish Grade & Seeding	1	LS	\$6,500.00	\$6,500.00
Earthwork	1	LS	\$4,000.00	\$4,000.00
Mobilization	1	LS	\$3,500.00	\$3,500.00
General Conditions	1	LS	\$7,000.00	\$7,000.00

7.0 Brunsdale Park Total**\$208,900.00****8.0 ROSECREEK WAREHOUSE**

Remove Existing Gravel Section (All Thicknesses)	980	SY	\$12.00	\$11,760.00
Remove Existing Concrete Pavement (All Thicknesses)	1,250	SY	\$12.00	\$15,000.00
8" Reinforced Concrete Pavement	2,135	SY	\$105.00	\$224,175.00
12" Reinforced Concrete Pavement	225	SY	\$120.00	\$27,000.00
3" Wide Concrete Valley Gutter	359	LF	\$80.00	\$28,720.00
Finish Grade & Seeding	1	LS	\$4,000.00	\$4,000.00
Earthwork	1	LS	\$20,000.00	\$20,000.00
Mobilization	1	LS	\$4,500.00	\$4,500.00
General Conditions	1	LS	\$12,000.00	\$12,000.00

8.0 Rose Creek Warehouse Total**\$347,155.00****9.0 ROSE CREEK GOLF COURSE**

Remove Existing Asphalt Pavement (All Thicknesses)	695	SY	\$12.00	\$8,340.00
4" Reinforced Concrete Trail	695	SY	\$110.00	\$76,450.00
Tree Root Barrier (12"Dx 24"W)	200	LF	\$25.00	\$5,000.00
Finish Grade & Seeding	1	LS	\$4,500.00	\$4,500.00
Earthwork	1	LS	\$6,500.00	\$6,500.00
Mobilization	1	LS	\$3,500.00	\$3,500.00
General Conditions	1	LS	\$5,000.00	\$5,000.00

9.0 Rose Creek Golf Course Total**\$109,290.00****TOTAL CONSTRUCTION (\$)****\$2,058,321.50**



MEMORANDUM

DATE: April 26, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Bietz, Deputy Director of Operations

RE: Agenda Item No. 8 – Review bids for the Edgewood Golf Course Driving Range Improvements

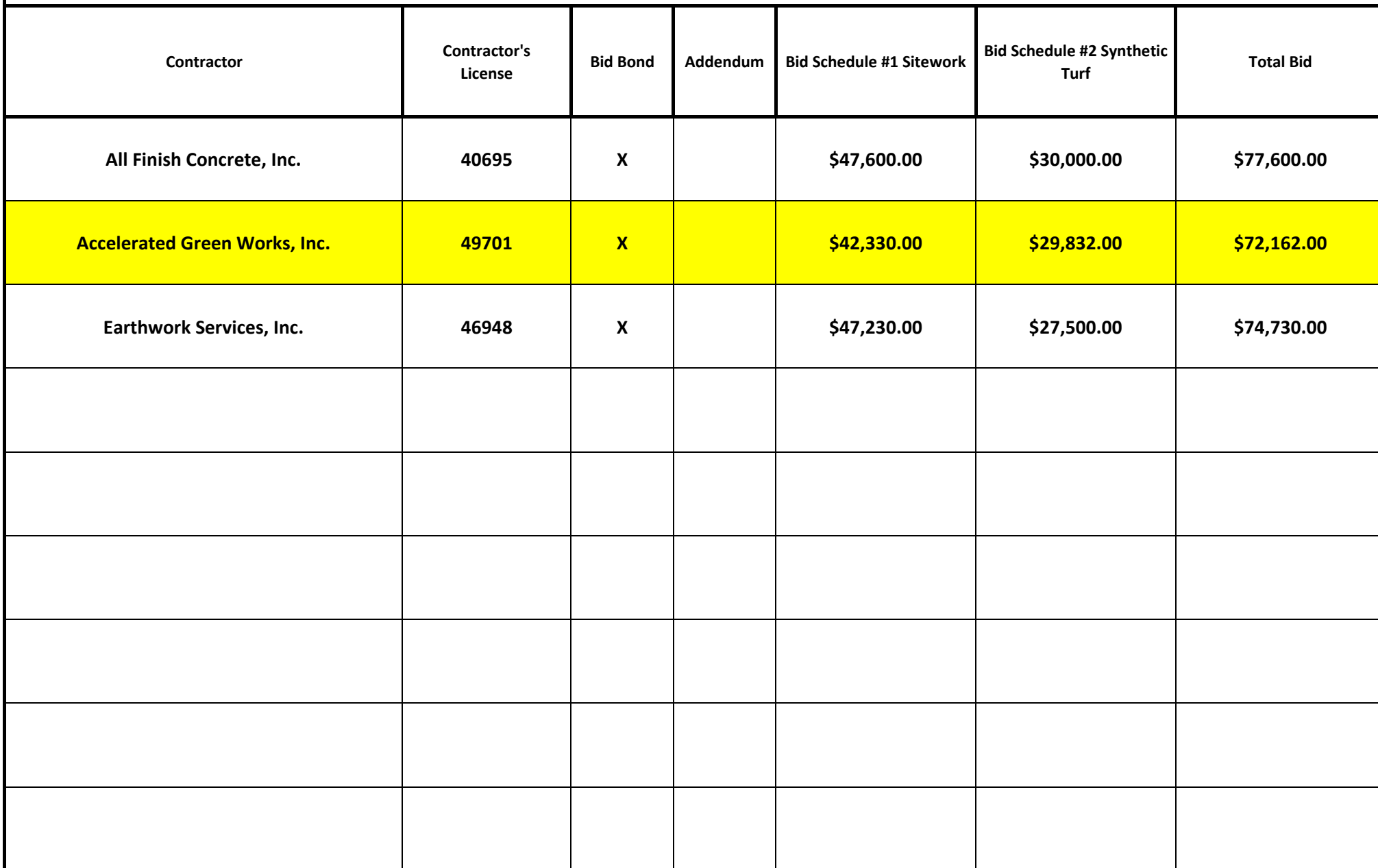
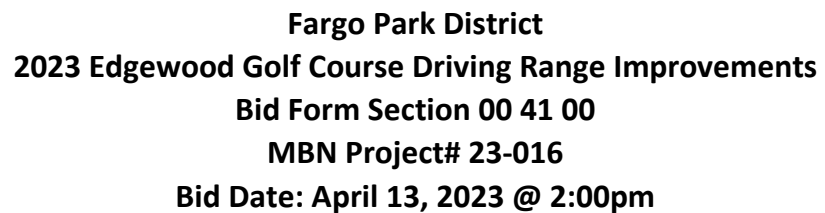
Bids for the Edgewood Golf Course Driving Range Improvements were received and opened Thursday, April 13, 2023, at 2:00pm, at the Park District Office. Attached to this memo is the bid tab and letter of recommendation from MBN Engineering, Inc.

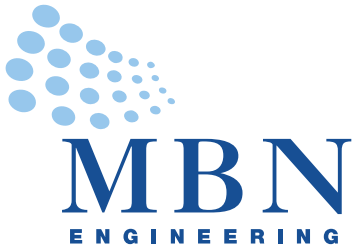
We received bids from All Finish Concrete, Inc.; Accelerated Green Works, Inc.; and Earthwork Services, Inc. Staff recommends accepting the bid from Accelerated Green Works, Inc., for Bid Schedule #1 Sitework, and Bid Schedule #2 Synthetic Turf, for the combined total bid price of \$72,162. The bid met all specifications, is the lowest bid, and is within our budgeted amount of \$75,000.

We are asking the Committee to review the bids and move the consideration for approval to the full board.

If you should have any questions, please feel free to contact me prior to the meeting.

Thank you.





April 13, 2023

Dave Bietz
Deputy Director of Operations
Fargo Park District
701 Main Avenue
Fargo, ND 58102

Subject: Fargo Park District
2023 Edgewood Golf Course Driving Range Improvements
Fargo, North Dakota
MBN Project No. 23-016

On April 13, 2023, the Fargo Park District received and publicly opened three (3) bids for the 2023 Edgewood Golf Course Driving Range Improvements project. It is our recommendation that the Fargo Park District award the contract to Accelerated Green Works, Inc. for Bid Schedule #1 Sitework, and Bid Schedule #2 Synthetic Turf for the combined total of \$72,162.00.

Enclosed is one (1) copy of the bid tabulation for your use. If you have any questions, please contact me at 701-478-6336.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Eukel", with a stylized flourish at the end.

Tony Eukel, P.E.
Civil Engineer

enclosure



MEMORANDUM

DATE: April 26, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Bietz, Deputy Director of Operations

RE: Agenda Item No. 9 – Review Request for Proposals for 2023 Playground Replacement Projects

Request for Proposals for the 2023 Playground Replacement Projects were received and opened April 13, 2023, at 2:00pm, at the Park District Office. Attached to this memo is the bid tab and letter of recommendation from MBN Engineering, Inc., as well as design proposals received and the scores of each reviewer.

The review committee was comprised of: Tony Eukel, MBN Engineering, Inc.; Tyler Kirchner, Matt Braun, and Tony Schmitt of the Fargo Park District.

Upon review and scoring of the proposals, staff recommends awarding the contract to My Turn Playsystems for both Woodhaven South Park (\$180,000) and Village West Park (\$160,000) for the combined total of \$340,000. Our budget for playground replacements in Woodhaven South Park and Village West Park was \$340,000.

We are asking the Committee to review the proposals and move the consideration for approval to the full board.

If you should have any questions, please feel free to contact me prior to the meeting.

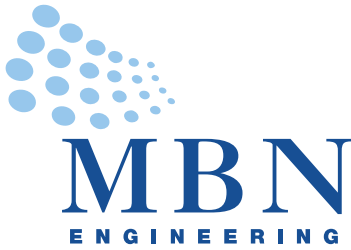
Thank you.



Fargo Park District
2023 Playground Improvement Project
MBN Project # 23-060
Bid Date: April 13, 2023
Time: 2:00 pm



Contractor	Dakota Playground	My Turn Playsystems
Description		
Village West Park	\$180,000.00	\$180,000.00
Woodhaven South Park	\$160,000.00	\$160,000.00
TOTAL CONSTRUCTION (\$)	\$340,000.00	\$340,000.00



April 20, 2023

Dave Bietz
Deputy Director of Operations
Fargo Park District
701 Main Avenue
Fargo, ND 58102

Subject: Fargo Park District
2023 Playground Improvements – Woodhaven South & Village West
Fargo, North Dakota
MBN Project No. 23-060

On April 13, 2023, the Fargo Park District received and publicly opened two (2) bids for the 2023 playground Improvements project. It is our recommendation that the Fargo Park District award the contract to My Turn Playsystems for both Woodhaven South and Village West for the combined total of \$340,000.

Enclosed is one (1) copy of the bid tabulation for your use. If you have any questions, please contact me at 701-478-6336.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Eukel", with a stylized flourish at the end.

Tony Eukel, P.E.
Civil Engineer

enclosure



COLOR KEY	
	BLUE
	ORANGE
	GRANITE
	ORANGE/BLACK





Fargo Park District - Village West

1173786-01-01-01 • 04.04.2023



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Fargo Park District - Woodhaven Park

1173785-01-01-01 • 04.04.2023



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Fargo Park District 2023 Playground Improvements

MBN Project # 22-060

Scoring Summary

Contractor	Dakota Playground				My Turn			
REVEIWER (1-4)	R1	R2	R3	R4	R1	R2	R3	R4
QUALIFICATIONS (25 points)								
Experience with comparable projects (5 pts)	5	5	5	5	0	0	3	0
Capacity to meet the time and budget (5 pts)	5	2	3	3	5	5	5	5
Past experience with Owner (5 pts)	5	5	5	5	5	5	5	5
Support Services (availability, responsiveness) (10 pts)	10	10	10	10	10	10	10	10
Total	25	22	23	23	20	20	23	20
Design (50 points)								
Creativity and use of unique play elements (10 pts)	6	6	6	8	9	9	10	10
Perceived play value (10 pts)	8	6	7	5	8	10	10	10
Visual Appeal (10 pts)	8	8	8	6	10	9	10	9
Number and vairety of play elements (10 pts)	10	7	8	8	9	9	10	9
Compatibility with overal park (10 pts)	10	7	10	10	10	10	10	10
Total	42	34	39	37	46	47	50	48
Technical (25 points)								
Compliance w/ requirements of the RFP (5 pts)	4	3	4	4	4	3	4	4
Understanding site conditions and compatibility (5 pts)	5	5	5	5	5	5	5	5
Compliance with Budget (5 pts)	5	5	5	5	5	5	5	5
Project Schedule (5 pts)	0	0	0	0	5	5	5	5
Compatibility with overal park (10 pts)	5	5	5	5	5	5	5	5
Total	19	18	19	19	24	23	24	24
Final Score	86	74	81	79	90	90	97	92
Average Score	80				92			



MEMORANDUM

DATE: April 26, 2023

TO: Fargo Park Board Facilities Committee

FROM: Dave Bietz, Deputy Director of Operations

RE: Agenda Item No. 10 – Review Request for Proposals for Fargo Parks Sports Complex Playground Project

Request for Proposals for the 2023 Playground Replacement Projects were received and opened April 20, 2023, at 2:00pm, at the Park District Office. Attached to this memo is the bid tab and letter of recommendation from JLG Architects, as well as design proposals received and the summary scores.

The review committee consisted of: Tony Eukel, MBN Engineering, Inc.; Mark Honzay JLG Architects; Tyler Kirchner and Dave Bietz of the Fargo Park District.

Upon review and scoring of the proposals, staff recommends awarding the contract to Grondahl Recreation, Inc., for a total proposal of \$450,000. Our budget is \$450,000.

We are asking the Committee to review the proposals and move the consideration for approval to the full board.

If you should have any questions, please feel free to contact me prior to the meeting.

Thank you.

BID TABULATION

PROJECT: JLG 16182.03 - Fargo Parks Sports Complex Indoor Playground



		Alternate			
Company		Base Bid	Provide Poured in Place Rubber Surfacing	Total (Without Alternate)	Comments:
Grondahl Recreation		\$450,000.00	-\$14,864.00	\$450,000.00	Alternate not accepted
Dakota Playground		\$450,000.00	\$0.00	\$450,000.00	Alternate not accepted



April 28, 2023

Tyler Kirchner, Project Manager
Fargo Park District
701 Main Avenue
Fargo, ND 58103

Subject: Fargo Park District
Fargo Parks Sports Complex – Indoor Playground Selection
Fargo, North Dakota
JLG Project Number: 16182.03

On April 20, 2023, the Fargo Park District received and publicly opened two (2) bids for the Fargo Parks Sports Complex Indoor Playground project. It is our recommendation that the Fargo Park District award the contract to Grondahl Recreation for a total bid of \$450,000.00. The alternate for poured in place rubber in lieu of turf surfacing is not recommended.

Enclosed is one copy of the bid tabulation for your use. If you have any questions, please contact me at 701.365.8615.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Honzay", written in a fluid, cursive style.

Mark Honzay, Principal Architect – JLG Architects









Scoring Summary

JLG 16182.03 - Fargo Parks Sports Complex Indoor Playground



Company	Dakota Playground				Grondahl Rec			
Reviewer (1-4)	R1	R2	R3	R4	R1	R2	R3	R4
QUALIFICATIONS (25 points)								
Experience with comparable projects (5 pts)	5	5	4	5	5	5	5	5
Capacity to meet time and budget (5 pts)	3	0	3	0	3	5	5	5
Past experience with Owner (5 pts)	5	5	5	5	5	2	4	2
Support Services (10 pts)	10	10	10	10	10	10	10	10
Total	23	20	22	20	23	22	24	22
DESIGN (50 points)								
Creativity and use of unique play elements (10 pts)	10	10	10	10	8	8	6	8
Percieved play value (10 pts)	9	8	8	8	9	10	10	10
Visual Appeal (10 pts)	10	10	10	10	7	10	6	7
Number and variety of play elements (10 pts)	9	8	9	8	9	10	10	10
Compatibility with building (10 pts)	9	8	8	9	7	10	9	5
Total	47	44	45	45	40	48	41	40
TECHNICAL (25 points)								
Compliance w/ requirements of RFP (5 pts)	4	3	4	5	5	3	4	3
Understanding of site and compatibility (5 pts)	5	3	5	2	4	5	3	5
Compliance with budget (5 pts)	5	5	5	5	4	5	5	5
Project Schedule (5 pts)	0	3	0	0	5	5	5	5
Product specifications, warranty, insurance (5 pts)	5	5	5	10	5	5	5	5
Total	19	19	19	22	23	23	22	23
Final Score	89	83	86	87	86	93	87	85
Average Score	86.25				87.75			



MEMORANDUM

DATE: April 25, 2023

TO: Fargo Park Board Facilities Committee

FROM: Stacy Kruger, HR Director

RE: Agenda Item No. 11 – Review updates to Lactation/Breastfeeding Policy No. 485

In the federal government's \$1.7 billion government funding bill, that President Biden signed in late December 2022, was the Providing Urgent Maternal Protections for Nursing Mothers Act (PUMP Act).

The focal point of the PUMP Act provides new protections of nursing mothers (beyond the already existing requirements). The PUMP act extends the same lactation break rights to all employees, not just non-exempt employees as was previously. Employers have an obligation to provide a place to express milk shielded from view and intrusion. The PUMP Act extends that requirement from one-year post childbirth to two years. The PUMP Act also clarified pay practices. The break time may be unpaid unless required by state or local laws. Of course, if the employee is working (even if checking emails or answering a call) while expressing milk, that time spent must be compensated and treated as hours worked.

The PUMP Act becomes effective April 28th, 2023.

The HR department is suggesting the following updates of our existing Lactation/Breastfeeding Policy to meet these new law requirements.

If you should have any questions, please feel free to contact me prior to the meeting.

Thank you.

PARK DISTRICT OF THE CITY OF FARGO
LACTATION / BREASTFEEDING POLICY
POLICY NO. 485

Date Approved by Park Board 1/10/2017, tbd
Date Reviewed by Staff 04/01/19, 4/19/23

~~As Part of our family-friendly policies and benefits,~~ The Fargo Park District supports breastfeeding mothers by accommodating a mother who wishes to express breast milk during ~~their her~~ workday when separated from ~~their her newborn~~ child. The provisions of this Lactation / Breastfeeding Policy meet the requirements of the Fair Labor Standards Act as it relates to breaks for nursing mothers.

For up to ~~two years one year~~ after a child's birth, an employee who is breastfeeding ~~their her~~ child will be provided reasonable break times to express breast milk for ~~their her~~ newborn. ~~The break time is unpaid.~~ The Park District allows creative use of normal breaks and earned time/leave for nursing and pumping. Examples of creative use include: taking shorter meal breaks, using break times, coming in to work earlier or leaving work later, etc. If during the break time, the employee is working or even checking emails, this break time will be treated as hours worked and compensated.

Prior to the mother returning to work, an appropriately designated Mother's Room / Lactation Room / Respite Room (other than a restroom), will be identified in partnership with Human Resources and management. Employees who work offsite or in other locations will be accommodated with a private area as necessary.

A clean and safe water source with facilities for washing hands and rinsing breast pump equipment is located near the designated Mother's Room / Lactation Room / Respite Room.

Refrigerators are available so breast milk can be stored ~~appropriately~~appropriately, or employees can bring in a small cooler or thermos. Employees storing milk in the refrigerator assume all responsibility for the safety of the milk.

~~All employees will be informed of this policy. This policy is part of the employer's written policies.~~