



THE REGULAR MONTHLY MEETING OF THE BOARD OF COMMISSIONERS OF THE PARK DISTRICT OF THE CITY OF FARGO WILL BE HELD ON **TUESDAY, JANUARY 11, 2022, AT 5:30 P.M.** IN THE BOARD ROOM OF THE PARK DISTRICT OFFICES AT 701 MAIN AVENUE, FARGO, WITH PRESIDENT VICKI DAWSON, PRESIDING. **Please note:** This is an in person and MS Teams Live Event. Members of the public and media can view the live meeting at [www.fargoparks.com/news/park-board-meeting-january-agenda](http://www.fargoparks.com/news/park-board-meeting-january-agenda)

**Consent Agenda** - approve the following:

- a. Minutes - December 14, 2021
- b. December Bills
- c. Order of Agenda

**Regular Agenda**

1. Recognition of Audience/Public Comments
2. Director's Report
3. Foundation Director's Report
4. Downtown Community Partnership Presentation; Cindy Graffeo, Executive Director, Downtown Community Partnership; presenter.
5. Board to consider approval and award bids for Fargo Sports Complex; Dave Leker and Oliver Finneman, Director of Preconstruction, McGough Construction, presenters.
6. Board to consider approval to solicit for bids for Special Inspections/Testing for Fargo Sports Complex; Dave Leker, presenter.
7. Board to consider approval to solicit for bids for Osgood Sloughing repair project; Dave Bietz, presenter.

***Individuals who wish to attend Park Board meetings but need special arrangements or would like to address the Board, please contact the Fargo Park District office at 499-6060 by noon on the Monday before the Board Meeting.***

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
OF THE FARGO PARK DISTRICT OF DECEMBER 14, 2021**

The regular monthly meeting of the Board of Commissioners of the Park District of the City of Fargo was held on Tuesday, December 14, 2021, at 5:30 p.m. at the Fargo Park District office at 701 Main Avenue, Fargo, North Dakota and via Microsoft Teams. Present at the meeting in person were Commissioners Jerry Rostad, Vicki Dawson, Dawn Morgan, and Joe Deutsch. Also present were: Dave Leker, Broc Lietz, Carolyn Boutain, Brian Arett, Dave Bietz, Kevin Boe, and attorney Jeff Gunkelman.

**Approval of Consent Agenda**

Commissioner Jerry Rostad moved and Commissioner Joe Deutsch seconded a motion to approve the following actions on the consent agenda:

- (a) The minutes from Minutes from the November 9, 2021 meeting;
- (b) The November 2021 bills;
- (c) Order of the Amended Agenda;
- (d) Valley Senior Services Transit Funding authorizing resolution for Section 5311 Federal Funding Application;
- (e) The following Park and Golf Equipment bids as presented to the Board:
  - To **Above Par Tech of Iowa, LLC**: 300 Gallon GPS Sprayer Unit – John Deere HP300 for a bid amount of \$92,231.00
  - To **Dakota Custom Turf, LLC**: Heavy Duty Sweeper, Fraise, Flail Mower & Verticutter Collection System/Super 600 Wiedermann for a bid amount of \$49,950.00
  - To **C & B Operations, LLC**: 100” Fairway Mower/John Deere 7500A for a bid amount of \$66,960.00; Commercial Tri-Plex Greens Mower with 14 Blade Electric Reels/John Deere 2700 E-Cut for a bid amount of \$44,118.00; Two 72” Zero Turn Rotary Mowers/John Deere Z994R for a bid amount of \$34,962.00
  - To **RDO Equipment**: 11” Rotary Mower/HR800 Jacobsen for a bid amount of \$58,725.00; Medium Duty Utility Vehicle/John Deere HPX 615E for a bid amount of \$11,150.00
  - To **Turfwerks**: 16’ Rotary Mower/HR800 Jacobsen for a bid amount of \$114,071; and Heavy Duty Utility Cart-Diesel/Truckster XD 4WD Cushman for a bid amount of \$31,797.00;
  - To **Swanston Equipment Companies**: 2-speed Track Skip Steer/Bobcart T76 for a bid amount of \$64,602.00
- (f) Approve and award bid to Aspen Equipment, LLC for the Log Loader Equipment for a bid amount of \$114,735.00

Upon call of the roll, the motion passed unanimously.

**Recognition of Audience**

Multiple individuals addressed the Board regarding experimental herd reduction in the Park District parks.

## **Director's Report**

Dave Leker presented to the Board on this matter. It was noted that the Park District opened bids for the Fargo Sports Complex in early December and that McGough is working on confirming all bids. It was noted that the Gross Maximum Price would be established at the January 11, 2022 meeting. It was noted that the comprehensive strategic planning for Park District is starting to kick off and will be about a four month process. It was noted that the Park District has been in contact with the Fargo Moorhead Community Theater regarding their building at Island Park and plans for the future.

Carolyn Boutain presented to the Board regarding Island Park Master Planning. It was noted that the master planner has been in communication with 14 organizations as well as local neighborhoods as part of the planning. There was also a discussion on Island Park Pool and updates on that planning.

## **Foundation Director's Report**

Brian Arett presented to the Board on this matter. It was noted that staff has been working toward revising the fundraising campaign for the Fargo Sports Complex. It was noted that the Park District has rolled out a public capital campaign.

## **FM Sertoma Club Presentation**

Darrel Vasvick presented to the Board. It was noted that the Holiday Lights Parade started twenty three years ago with about 10,000 vehicles passing through Lindenwood. It was noted that in 2020, there were 100 displays with 16,000 cars going through the Park. It was noted that the Club is working with Xcel Energy and JDP Electric to get power running through the park better.

No action was taken on this matter.

## **Approval and Award Bid for Rose Creek HVAC Project**

Dave Bietz presented to the Board on this matter. It was noted that the Park District received three bids. It was noted that the winning bid came in \$7,500.00 over budget but that the Park District has the funds to make up for the overage. It was noted that the energy savings will be approximately \$1700/month and that new units generally last between 25 and 35 years.

Commissioner Jerry Rostad moved and Commissioner Joe Deutsch seconded the motion to approve the bid to Robert Gibb & Sons for the Rose Creek HVAC project for a bid amount of \$232,500.00 as presented to the Board. Upon call of the roll, the motion passed unanimously.

## **Approve Resolution for Land Swap for Fargo Sports Complex**

Dave Leker presented to the Board on this matter. It was noted that the Board approved the Land Swap for the Fargo Sports Complex as part of the Developers Agreement. It was noted that both parcels were appraised at the time of the Developers Agreement. It was noted that the Resolution is a formality to formally exchange the parcels of land.

Commissioner Dawn Morgan moved and Commissioner Jerry Rostad seconded a motion to approve the Resolution for the Land Swap for the Fargo Sports Complex as presented to the Board. Upon call of the roll, the motion passed unanimously.

At the conclusion of the above agenda items, a motion to adjourn was made and seconded, and upon unanimous consent the meeting adjourned at approximately 6:45 p.m.

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Dave Leker, Clerk



## MEMORANDUM

DATE: January 5, 2022

TO: Fargo Park Board Commissioners

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 4 – Downtown Community Partnership Presentation

At the Park Board Meeting on January 11, 2022, Cindy Graffeo, Executive Director of Downtown Community Partnership will share an overview of the Downtown Community Partnership and what they do. She will also share plans for the year ahead.

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

Thank you.



## MEMORANDUM

DATE: January 5, 2022

TO: Fargo Park Board Commissioners

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 5 - Board to consider approval and award bids for Fargo Sports Complex

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At the November 9<sup>th</sup>, 2021, board meeting, the Fargo Park Board passed a motion to approve *“the capital projects funding model as presented and authorize administration to work with the construction manager to solicit bids for the Fargo Sports Complex.”* Total project cost was set at \$78.6 million dollars in the funding model.

Since the November board meeting, McGough Construction solicited and received bids back regarding the Fargo Sports Complex. McGough split the total project into 34 bid packages and received back 95 bids from subcontractors. Bid prices came back favorable and below base estimates.

At the December 29, 2021, Facilities Committee meeting, the administration presented a gross maximum price (GMP) for the project, recommended alternates, and owner soft costs for at total project cost of \$77,659,657. The breakdown of these costs are listed below:

Construction Cost (CMAR GMP)	\$ 68,218,068.00
Recommended Alternates	\$ 564,569.00
Owner Soft Costs (fees, FF&E)	<u>\$ 8,877,020.00</u>
Total Construction and Soft Cost	\$ 77,659,657.00

Supporting documentation to this memo from McGough Construction include the CMAR GMP, Total Project Costs Summary, a Low Responsible Bid Summary and a bid tab.

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

Thank you.

**Sample Motion:** I move to approve the total construction and soft costs for the Fargo Sports Complex of \$77,659,657.00 and authorize administration to work with the CMAR to award contracts and proceed with the project.

Dave Leker, Executive Director  
PARK COMMISSIONERS – Vicki Dawson \* Joe Deutsch \* Stacey Griggs \* Dawn Morgan \* Jerry Rostad  
CLERK – Dave Leker

**Owner:** Fargo Park District  
**Project:** Fargo Sports Complex  
**GSF:** 275,060

**Estimator:** TW  
**Design Phase:** CD  
**Date:** 12/27/2021

Description	Quantity	Unit	Rate	Total \$	Total %
<b>Construction Costs</b>					
1 Sitework	275,060	GSF	25.67	\$7,060,914	10.35%
2 Substructure	275,060	GSF	14.94	\$4,109,775	6.02%
3 Structure	275,060	GSF	53.02	\$14,583,452	21.38%
4 Exterior Enclosure	275,060	GSF	19.53	\$5,370,789	7.87%
5 Roofing	275,060	GSF	4.62	\$1,272,020	1.86%
6 Interiors	275,060	GSF	34.18	\$9,401,350	13.78%
7 Building Equipment	275,060	GSF	4.41	\$1,214,299	1.78%
8 Conveying Systems	275,060	GSF	0.58	\$159,900	0.23%
9 Mechanical	275,060	GSF	32.75	\$9,007,451	13.20%
10 Fire Protection	275,060	GSF	1.94	\$532,980	0.78%
11 Electrical & Low Voltage	275,060	GSF	19.50	\$5,363,200	7.86%
12 General Conditions	23	MO	178,097	\$4,096,220	6.00%
13 Weather Conditions	275,060	GSF	2.00	\$550,120	0.81%
14 Hoisting	23	MO	19,082.14	\$438,889	33.64%
15 Alternates	275,060	GSF	0.00	\$0	0.00%
<b>Subtotal of Construction Costs</b>	<b>275,060</b>	<b>GSF</b>	<b>229.63</b>	<b>\$63,161,359</b>	<b>92.59%</b>
<b>Miscellaneous Costs</b>					
16 Permit Fees				\$329,659	0.48%
17 Unemployment Bond				\$8,467	0.01%
18 Surveying/Layout				\$100,000	0.15%
19 Builder's Risk & Deductibles				\$237,838	0.35%
20 Performance Bond				\$443,417	0.65%
21 Subcontractor Default Insurance				\$703,148	1.03%
22 Pre-Construction Services				\$0	0.00%
23 General Liability Insurance				\$617,347	0.90%
<b>Subtotal Construction &amp; Misc. Items</b>	<b>275,060</b>	<b>GSF</b>	<b>238.50</b>	<b>\$65,601,235</b>	<b>96.16%</b>
<b>Fees &amp; Contingency</b>					
24 Design Contingency	0.00	%		\$0	0.00%
25 Construction Contingency	2.00	%		\$1,312,025	1.92%
26 Escalation: Mid Pt of Construction	0.00	%		\$0	0.00%
27 Construction Fee	1.95	%		\$1,304,809	1.91%
<b>Grand Total Construction Costs</b>	<b>275,060</b>	<b>GSF</b>	<b>248.01</b>	<b>\$68,218,068</b>	<b>100.00%</b>



Owner: Fargo Park District  
Project: Fargo Sports Complex

Design Phase: CD  
Date: 12/27/2021

## TOTAL PROJECT COSTS SUMMARY

### Construction Costs

CMAR GMP	\$	68,218,068
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### Recommended Alternates

#3b Gas line only for future outdoor grills	\$	5,695
#8 - Painting PEMB Structure	\$	113,651
#9c - Acoustic sound paneling in courts	\$	207,257
#13c - Acoustical fins at 9'-0" up to ceiling	\$	121,978
#14 - Interactive wall at mezzanine, rough-in only	\$	12,999
#17 - Upgrade main floor concrete to med aggregate polished	\$	58,103
#19 - Change to high range turf product (Field turf vertex core)	\$	15,134
#22a - Gas line only for mezzanine fireplace	\$	1,849
#22b Complete build-out of mezzanine fireplace	\$	50,000
#27 - Floor tile in mezzanine level restrooms	\$	34,675
#28b - Add conduit only for fountains (2) and lights in site pond	\$	15,837
#29 - Metal floor grate walk off at vestibule A101	\$	34,631
D#1 - Change to exposed fastener metal panel at MTL PNL 20-21	\$	(107,240)
	\$	<b>68,782,637</b>

### Owner Soft Costs

Soft Costs (fees, fit-up, furniture, equipment) 12/27/2021	\$	8,877,020
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**Total Construction and Soft Costs: \$ 77,659,657**





GMP#1

Owner: Fargo Park District

Project: Fargo Sports Complex

Bid Packages	Low Responsible Bidder
01 Earthwork, Excavation, and Utilities	Earthwork Services
02 Rammed Aggregate	Atlas Foundations
03 Building Concrete	Northland Concrete
04 Pre Engineered Metal Building	Gateway Building Systems
05 Precast	Taracon Precast
06 Structural Steel Supply	Mid America Steel
07 Structural Steel Erection	Magnum Contracting
<del>08 Masonry</del>	Bid Scope Removed
09 Metal Wall Panels	Atomic Architectural
11 Roofing	Herzog
12 Cold Formed Framing and Drywall	Forks Lath and Plaster
13 Concrete Floor Finishes	Concrete Treatments
14 Overhead and Coiling Doors	TBD
15 Storefronts, Curtain walls, Glass and Glazing	Fargo Glass and Paint
16 Carpentry, Millwork, Doors, Hdwe., Specialties, Signage	McGough Construction
17 Acoustical Ceilings	Dow Acoustics
18 Tiling	I'll Tile & Stone
19 Flooring	CFS Interiors & Flooring
20 Synthetic Turf	Mammoth Sports
21 Painting & Wall Coverings	Trail Painting
22 Interior Sealants	Sticky Construction
23 Food Service	Horizon Equipment
24 Athletic Flooring	Keifer America
25 Wood Flooring	H2I Group
26 Gymnasium Equipment	SP&E Inc.
27 Window Treatments	CE Contract
28 Conveying Systems	TK Elevator Corporation
29 Plumbing, HVAC, Controls	BDT Mechanical
30 Fire Suppression	Summit Fire Protection
31 Electrical, Communications, Security	Bergstrom Electric
32 Site Hardscapes	Opp Construction
33 Asphalt Paving	Borderstates
34 Landscaping, Irrigation & Site Features	JT Lawn Services
35 Final Cleaning	Ambassador Cleaning

# BID TABULATION

12/6/17 1:00 PM  
 OWNER: Fargo Parks  
 ARCHITECT: JLG

## Fargo Sports Complex Construction Documents November 05, 2021

Indicates Low  
 Responsible Bidder

Indicates Incomplete  
 or non qualified Bid

Bid Pack									
01 Earthwork, Excavation, and Utilities	Industrial Builders	Eartwork Services	KPH	Landwehr Construction	Veit & Company				
	\$ 4,339,600.00	\$ 3,367,769.00	\$ 3,791,377.00	\$ 4,690,000.00	\$ 6,097,500.00				
02 Rammed Aggregate	Peterson Contractors	Atlas Foundations							
	\$ 226,100.00	\$ 202,340.00							
03 Building Concrete	Northland Concrete								
	\$ 3,947,875.00								
04 Pre Engineered Metal Building	Gateway Building Systems								
	\$ 8,475,000.00								
05 Precast	Wells Concrete	Taracon	Gage						
	\$ 3,446,130.00	\$ 2,962,319.00	\$ 3,580,292.00						
06 Structural Steel Supply	Mid America Steel	American Structural metals	True North Steel	Bens Structural					
	\$ 4,568,750.00	\$ 4,621,500.00	\$ 4,792,000.00	\$ 5,107,000.00					
07 Structural Steel Erection	Northern Industrial Erectors	Magnum Contracting	Ledgestone Inc	Superior Steel Erectors	Amerect Inc				
	\$ 1,640,000.00	\$ 1,175,000.00	\$ 959,785.00	\$ 1,630,478.00	\$ 1,540,800.00				
08 Masonry									
09 Metal Wall Panels	Minnkota Architectural Products	Atomic Architectural	Progressive Building						
	\$ 1,087,206.00	\$ 1,000,000.00	\$ 1,094,743.00						
11 Roofing	A&R Roofing Co	Herzog Roofing							
	\$ 2,875,000.00	\$ 1,205,000.00							
12 Cold Formed Framing and Drywall	Forks Lath and Plaster	Olympic Drywall							
	\$ 2,761,500.00	\$ 2,775,000.00							
13 Concrete Floor Finishes	Quality Coatings and Tile	Pro Maintenance	Concrete Treatments	Great Plains Flooring					
	\$ 81,611.00	\$ 46,397.00	\$ 77,202.00	\$ 101,511.00					

14 Overhead and Coiling Doors	Budget								
	\$ 195,000.00								
15 Storefronts, Curtain walls, Glass and Glazing	Fargo Glass & Paint	Mg McGrath	Red River Glazing	MT Contracting					
	\$ 1,236,340.00	\$ 1,615,608.00	\$ 1,683,620.00	\$ 1,631,444.00					
16 Carpentry, Millwork, Doors, Hdwe., Specialties, Signage	McGough Construction								
	\$ 2,601,000.00								
17 Acoustical Ceilings	Dow Acoustics								
	\$ 519,480.00								
18 Tiling	Grazzini Brothers	I'LL Tile & Stone							
	\$ 394,400.00	\$ 288,750.00							
19 Flooring	All States Flooring	F-M Flooring	Great Plains Flooring	Floor to Ceiling Carpet one	Far-Moor	CFS			
	\$ 352,700.00	\$ 378,800.00	\$ 475,800.00	\$ 366,366.00	\$ 412,000.00	\$ 324,130.00			
20 Synthetic Turf	Kiefer America	Mammoth Sports	Hellas Construction	Mid-America Sports Construction					
	\$ 354,740.00	\$ 674,047.00	\$ 805,593.00						
21 Painting & Wall Coverings	Superior Painting & Decorating	Swanson & Youngdale	Trail Painting	Morris Painting	Steinbrecher Painting				
	\$ 576,240.00	\$ 656,474.00	\$ 545,000.00	\$ 896,615.00	\$ 839,000.00				
22 Interior Sealants	Sticky Construction								
	\$ 65,360.00								
23 Food Service	Boelter	Horizon Equipment	Culinex	IS Restaurant Design					
	\$ 423,765.00	\$ 371,549.00	\$ 478,622.00	\$ 396,527.73					
24 Athletic Flooring	Keifer America								
	\$ 547,310.00								
25 Wood Flooring	Jwood Sports Flooring	H2I group							
	\$ 438,000.00	\$ 407,900.00							
26 Gymnasium Equipment	H2I Group	SP&E	H&B Specialized						
	\$ 1,308,670.00	\$ 842,750.00	\$ 859,900.00						
27 Window Treatments	CE Contract								
	\$ 64,395.00								





## MEMORANDUM

DATE: January 5, 2022

TO: Fargo Park Board Commissioners

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 6 – Board to consider for approval to solicit for bids for Special Inspections/Testing for Fargo Sports Complex

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In alignment with our Procurement Policy, Policy No. 390, we are requesting permission to publicly bid for Special Inspections/Testing for the Fargo Sports Complex. Estimated budget for this item is \$200,000. Funds for this project are accounted for in the Fargo Sports Complex total project cost. For construction of the facility, we are required by code to name a qualified inspector to perform special inspections and testing on behalf of the owner. The projected timeline of the project will be as follows:

- Public Bid Opening: 2/10/22
- Possible award by Park Board of Commissioners: 3/8/2022
- Start of Construction: Spring 2022
- Project Completion: Spring/Summer 2024

It was recommended at the December 29, 2021, Facilities Committee Meeting to bring this to the full board for consideration and approval.

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

Thank you.

Sample Motion: I make a motion to approve the request for permission to publicly bid for Special Inspections/Testing for the Fargo Sports Complex.



## MEMORANDUM

DATE: January 5, 2022

TO: Fargo Park Board Commissioners

FROM: Dave Bietz, Parks Director

RE: Agenda Item No. 7 – Board to consider approval to solicit for bids for Osgood Sloughing Repair Project

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In alignment with our Procurement Policy, Policy No. 390, we are requesting permission to publicly bid the Osgood Sloughing Repair Project. Funds for this project are budgeted in 2022. The Park District requested Northern Technologies, LLC, (NTI) to conduct an analysis of likely stability of existing irrigation pond embankments. The purpose of this analysis was to assess likely depth of existing shear surface causing faulting of present construction, and subsequent estimate of corrective grading necessary to achieve stable profile of earthen embankment to facilitate long term play at Osgood Golf Course. NTI concludes that the present embankments are unstable based on their estimate of stability and per observation of failed ground. Further stating, such unstable locations may be corrected with implementation of recommendations as presented in their report. The projected timeline of the project will be as follows:

- Public Bid Opening: February 16, 2022, at 1PM
- Possible award by Park Board of Commissioners: March 8, 2022
- Start of Construction: Fall 2022
- Project Completion: Fall/Winter 2022 or Spring 2023

It was recommended at the December 29, 2021, Facilities Committee Meeting to bring this to the full board on the Agenda for consideration and approval.

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

Thank you.

Sample Motion: I make a motion to approve the request for permission to publicly bid the Osgood Sloughing Repair Project.