



THE REGULAR MONTHLY MEETING OF THE BOARD OF COMMISSIONERS OF THE PARK DISTRICT OF THE CITY OF FARGO WILL BE HELD ON **TUESDAY, MAY 16, 2023 AT 5:30 P.M.** IN THE BOARD ROOM OF THE PARK DISTRICT OFFICES AT 701 MAIN AVENUE, FARGO, WITH PRESIDENT DAWN MORGAN, PRESIDING. **Please note:** This is an in-person event and streamed virtual. Members of the public and media can view the live meeting at [www.fargoparks.com/news/park-board-meeting-may-agenda-2023](http://www.fargoparks.com/news/park-board-meeting-may-agenda-2023)

- A. Call to Order
- B. Approve Order of Agenda

**Consent Agenda** - approve the following:

- a. Minutes - April 11, 2023
- b. April Bills
- c. Refreshed Fargo Park District logo.
- d. Amendment to renew golf cart lease agreement.
- e. Award of bid for 2023 Park Pavement Improvements.
- f. Award of bid for Edgewood Golf Course Driving Range Improvements.
- g. Award of proposal for 2023 Playground Replacement Projects.
- h. Award of proposal for Fargo Parks Sports Complex Playground Project.
- i. Updates to Lactation/Breastfeeding Policy No. 485.

### **Regular Agenda**

- 1. Recognition of Audience/Public Comments
- 2. Executive Director's Report
- 3. Dare 2 Stand Out Presentation; Chris Mapes, President, Dare 2 Stand Out, presenter.
- 4. Department Update - Forestry
- 5. Board to consider approval of GMP (Guaranteed Maximum Price) for Fargo Parks Sports Complex Phase II; Dave Leker, Mark Honzay, JLG Architects and Oliver Finneman, McGough Construction, presenters.
- 6. Board to consider further design study of North Concourse Extension at Fargo Parks Sports Complex; Dave Leker, presenter.
- 7. Board to discuss counteroffer for Robert D. Johnson Building; Dave Leker, presenter.
- 8. Adjourn

*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 April 11, 2023**

The regular monthly meeting of the Board of Commissioners of the Park District of the City of Fargo was held on Tuesday, April 11, 2023, at 5:30 p.m. at the Fargo Park District office at 701 Main Avenue, Fargo, North Dakota and via Restream. Present at the meeting were Commissioners Joe Deutsch, Dawn Morgan, Aaron Hill, Jerry Rostad and Vicki Dawson. Also present were: Dave Leker, Carolyn Boutain, Dave Bietz, Susan Faus, and attorney Jeffrey Gunkelman.

**Approval of Agenda**

Commissioner Aaron Hill moved and Commissioner Vicki Dawson seconded a motion to approve the agenda. Upon call of the roll, the motion passed unanimously.

**Commissioner Dawn Morgan appeared at the meeting at this time.**

**Approval of Consent Agenda**

Commissioner Vicki Dawson moved and Commissioner Aaron Hill seconded a motion to approve the following actions on the consent agenda:

- (a) The minutes from March 14, 2023 meeting;
- (b) The March 2023 bills;
- (c) Updates to HR Policies – Personnel Manual Definitions page, Policy No. 200 – Keeping us Informed, Police No. 410 – Hiring Policy Benefitted Staff, Policy No 460 – Technology and Policy No. 490 – Conflict of Interest
- (d) Lease Agreement with Lutheran Immigration and Refugee Services (LIRS) and Growing Together Community Gardens for community garden at Village West Park
- (e) Approve and award bid for Self-Propelled Ice Resurfacer to Zamboni Company in the amount of \$101,479.95;
- (f) Approve and award bid for 2023 Tractor with Cab and Front Wheel Assist to RDO Equipment Co. in the amount of \$69,350.00;
- (g) Memorandum of Understanding with Audubon Dakota for the Urban Woods and Prairies Initiative dedicated as the Urban Pollinator Plots Project.
- (h) Request to solicit bids for the Sports Arena Reroof Project.

Upon call of the roll, the motion passed unanimously.

**Executive Director's Report**

Dave Leker presented on this matter and provided an informational update to the Board on the respective departments. No action was taken on this matter.

**Commissioner Jerry Rostad appeared at the meeting at this time.**

**Department Update - Golf**

The golf professionals for the Park District presented to the Board on the upcoming golf season. No action was taken on this matter.

### **Approval of Utilizing Private Funds Raised for the Pool by Fargo Park District Foundation to Increase the Funding for Island Park Pool Construction Project**

Dave Leker presented on this matter. It was noted that the Park District currently has a budget of \$16.9 million for the Island Park Pool Project. It was noted that due to increased costs, in order for the Park District to get all desired features, the project would cost up to \$17.9 million. It was noted that the Fargo Park District Foundation has been able to secure \$1 million in donations to be utilized for the Island Park Pool Project and that staff is requesting that the budget for the pool be increased as a result.

Commissioner Vicki Dawson moved and Commissioner Joe Deutsch seconded a motion to approve utilizing private funds raised by the Fargo Park District Foundation to increase the Island Park Pool construction as presented. Upon call of the roll, the motion passed unanimously.

### **Approval of Bids for Island Park Pool Replacement Project**

Dave Leker presented on this matter. It was noted that the Park District opened a second round of bids that were opened on March 16, 2023. It was noted that Park District staff and construction team met and recommended the approval of the bids that were presented.

Commissioner Joe Deutsch moved and Commissioner Aaron Hill seconded the motion to approve the bids for Island Park Pool Replacement project as follows:

3A Concrete – All Finish Concrete - Base Bid \$512,605.00

No Alternates

4 Masonry – Huesman Schreiber Masonry, LLC – Base Bid \$315,500.00

Alternate 15 Arena Shell Restroom & Storage \$62,200.00

5B Metal Fabrications – Red River Fabrication, Inc. – Base Bid \$31,660.00

Alternate 1 Arena Roof Top Patio \$20,440.00

Alternate 15 Arena Shell Restroom & Storage \$68,550.00

6A General Work and Labor – Gast Construction Co, Inc. – Base Bid \$582,339.00

Alternate 1 Arena Roof Top Patio \$12,682.00

Alternate 15 Arena Shell Restroom & Storage \$93,354.00

7A EPDM Roofing – A&R Roofing Co., Inc. – Base Bid \$234,530.00

Alternate 1 Arena Roof Top Patio \$119,970.00

Alternate 15 Arena Shell Restroom & Storage \$49,940.00

Alternate 20 Ballasted Roof System vs. EPDM *Deduct* (\$67,410.00)

7B Metal Wall Panel – Lemke Home Improvements, Inc. – Base Bid \$109,150.00

No Alternates

7C Caulking & Sealants – Ellenson Caulking, L.L.C. – Base Bid \$49,400.00

Alternate 2B Integral Wall Base \$2,300.00

Alternate 15 Arena Shell Restroom & Storage \$1,250.00

8B Aluminum Openings & Glazing – Red River Glazing, Inc. – Base Bid \$39,590.00  
Alternate 17 Automatic Sliding Main Entrance Doors *Deduct* (\$2,500.00)

8C Overhead Doors – Advanced Garage Door, Inc. – Base Bid \$16,972.00  
No Alternates

9B Gypsum Board Assemblies – Miller & Sons Drywall, Inc. – Base Bid \$13,000.00  
No Alternates

9D Painting & Coatings – Trail Painting Company, LLC – Base Bid \$125,000.00  
Alternate 2A Epoxy Quartz Floor Upgrade *Deduct* (\$21,500.00)  
Alternate 15 Arena Shell Restroom & Storage \$35,000.00

9E Epoxy Concrete Flooring – All Finish Concrete – Base Bid N/A  
Alternate 2A Epoxy Quartz Floor Upgrade \$77,751.00  
Alternate 2B Integral Wall Base \$13,110.00  
Alternate 15 Arena Shell Restroom & Storage \$34,425.00

13 Pool Construction – Associated Pool Builders, Inc. – Base Bid \$8,892,000.00  
Alternate 5 Alternate Pool Filter Aquify RM Filters *Deduct* (\$62,000.00)  
Alternate 8 Lazy River Vortex \$30,000.00  
Alternate 9 5M Diving Platform \$75,600.00  
Alternate 14 Enlarged Rec. Pool Structure \$161,000.00

21 Fire Sprinkler – Nova Fire Protection, Inc. – Base Bid \$16,361.00  
No Alternates

22/23 Plumbing/ HVAC – BDT Mechanical, LLC – Base Bid \$753,604.00  
Alternate 12 Mini Split HVAC unit at Life Guard \$7,956.00  
Alternate 15 Arena Shell Restroom & Storage \$66,193.00

26 Electrical – Vinco, Inc. – Base Bid \$546,028.00  
Alternate 15 Arena Shell Restroom & Storage \$17,026.00  
Alternate 16 New Parking Lot Light Poles \$20,413.00  
Alternate 21 Exterior Light Fixture to BB Series *Deduct* (\$747.00)

31 Earthwork & Site Work Demolition

33 Utilities – Earthwork Services, Inc. – Combined Tied Base Bid \$1,493,685.00  
No Alternates

32A Asphalt & Milling Overlay – FM Asphalt LLC – Base Bid \$103,000.00  
No Alternates

32B Concrete Paving – Quality Concrete Inc. – Base Bid \$319,090.00  
No Alternates



32C Site Fencing – Dakota Fence Company – Base Bid \$97,785.00  
No Alternates

32D Landscape – S&S Landscaping Co. Inc. – Base Bid \$64,150.00  
No Alternates

32E Artificial Turf – ForeverLawn Minnesota, Inc – Base Bid \$31,000.00  
No Alternates

Upon call of the roll, the motion passed unanimously.

### **Approval of Amendment No. 3 to Development Agreement with Sanford**

Dave Leker presented on this matter. It was noted that this Amendment Number includes the following changes: (1) extends the responsibilities for architectural services and construction administration through Phase 2; (2) defines how the initial \$7,000,000.00 will be due at the completion of Phase 2 and how the remaining \$8,000,000.00 will be paid out; (3) clarifies that any change orders requested by Sanford above and beyond the original GMP shall be paid by Sanford; and (4) clarifies the nature of the naming rights conferred by the Park District.

Commissioner Jerry Rostad moved and Commissioner Joe Deutsch seconded the motion to approve Amendment No. 3 to the Development Agreement with Sanford as presented. Upon call of the roll, the motion passed unanimously.

### **Approval of Nick Dawson Reimbursement Overage Request from Fargo Park District Foundation Grant Matching Program**

Craig Bjur presented on this matter. It was noted that Nick Dawson participated in the Matching Grant Program in 2022 with project plans for dog park features at Brandt Crossing Dog Park. It was noted that the estimated construction cost was \$2,600.00 with the Foundation contributing \$1,300.00. It was noted that the total actual construction costs were \$3,646.02 and that Nick Dawson is requesting an additional reimbursement of \$432.01 for one half of the overage costs. It was noted that the request was reviewed and approved by the Foundation Board.

Commissioner Aaron Hill moved and Commissioner Jerry Rostad seconded the motion to approve Nick Dawsons' request for reimbursement for cost overage from the Fargo Park District Foundation Grant Matching Program as presented. Upon call of the roll, the motion passed 4-0 with Commissioner Vicki Dawson abstaining.

### **Approval of Resolution to Declare an Emergency Exists for 2023 Flood**

Dave Bietz presented to the Board on this matter. It was noted that this request allows the Park District to move quickly in hiring contractors that may exceed \$50,000.00 requiring a bid notice. It was noted that declaring an emergency allows the Park District to forego this advertisement process, however, the Park District will still be required to obtain multiple bids. It was noted that this also allows the Park District to request reimbursement from FEMA.

Commissioner Jerry Rostad moved and Commissioner Joe Deutsch seconded a motion to approve the Resolution to Declare an Emergency Exists for the 2023 flood as presented. 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 6:50 p.m.

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Dave Leker, Clerk



## MEMORANDUM

DATE: May 10, 2023

TO: Fargo Park Board Commissioners

FROM: Carolyn Boutain, Community Relations Director

RE: Consent Agenda Item (c) – Refreshed Fargo Park District Logo

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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.

**Sample Motion:** I make the motion to approve the Refreshed Fargo Park District Logo as presented.

# FARGO PARK DISTRICT BRAND REFRESH

Primary Logo



Secondary Logo



Color Palette



\*Black and white will still be used within this palette





## MEMORANDUM

DATE: May 10, 2023

TO: Fargo Park Board Commissioners

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

RE: Consent Agenda Item (d) - Amendment to renew golf cart lease agreement

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An extension of the current Golf Cart Rental Agreement was presented for discussion at the Facilities Committee Meeting held May 3, 2023.

The current lease is with All Seasons Motorsports 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 Motorsports has been exceptional. The ability to keep the vendor at the current fee is also a benefit to the golf program.

It was recommended at the May 3, 2023, Facilities Committee Meeting to bring this to the full board on the Consent Agenda for consideration approval.

Thank you.

**Sample Motion:** I make a motion to approve the amendment to the current Golf Cart Rental Agreement with All Season Motorsports as presented.

**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**

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By: Dawn Morgan  
Its: President

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By: Dave Leker  
Its: Clerk

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

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By:  
Its:



## MEMORANDUM

DATE: May 10, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Bietz, Deputy Director of Operations

RE: Consent Agenda Item (e) – Award of bid for 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.

It was recommended at the May 3, 2023, Facilities Committee Meeting to bring this to the full board on the Consent Agenda for consideration and approval.



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

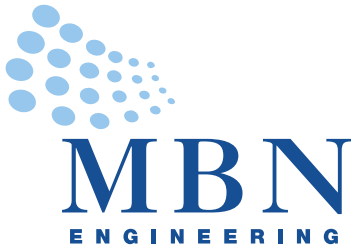
Thank you.

**Sample Motion:** I make a motion to approve and award Earthwork Services, Inc., the bid for the 2023 Park Pavement Improvements as presented.



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			
<b>TOTAL CONSTRUCTION (\$)</b>	<b>\$2,058,321.50</b>			



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,

A handwritten signature in blue ink, appearing to read "T. Eukel", followed by a stylized flourish.

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: May 10, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Bietz, Deputy Director of Operations

RE: Consent Agenda Item (f) – Award of bid for Edgewood Golf Course Driving Range Improvements

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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.

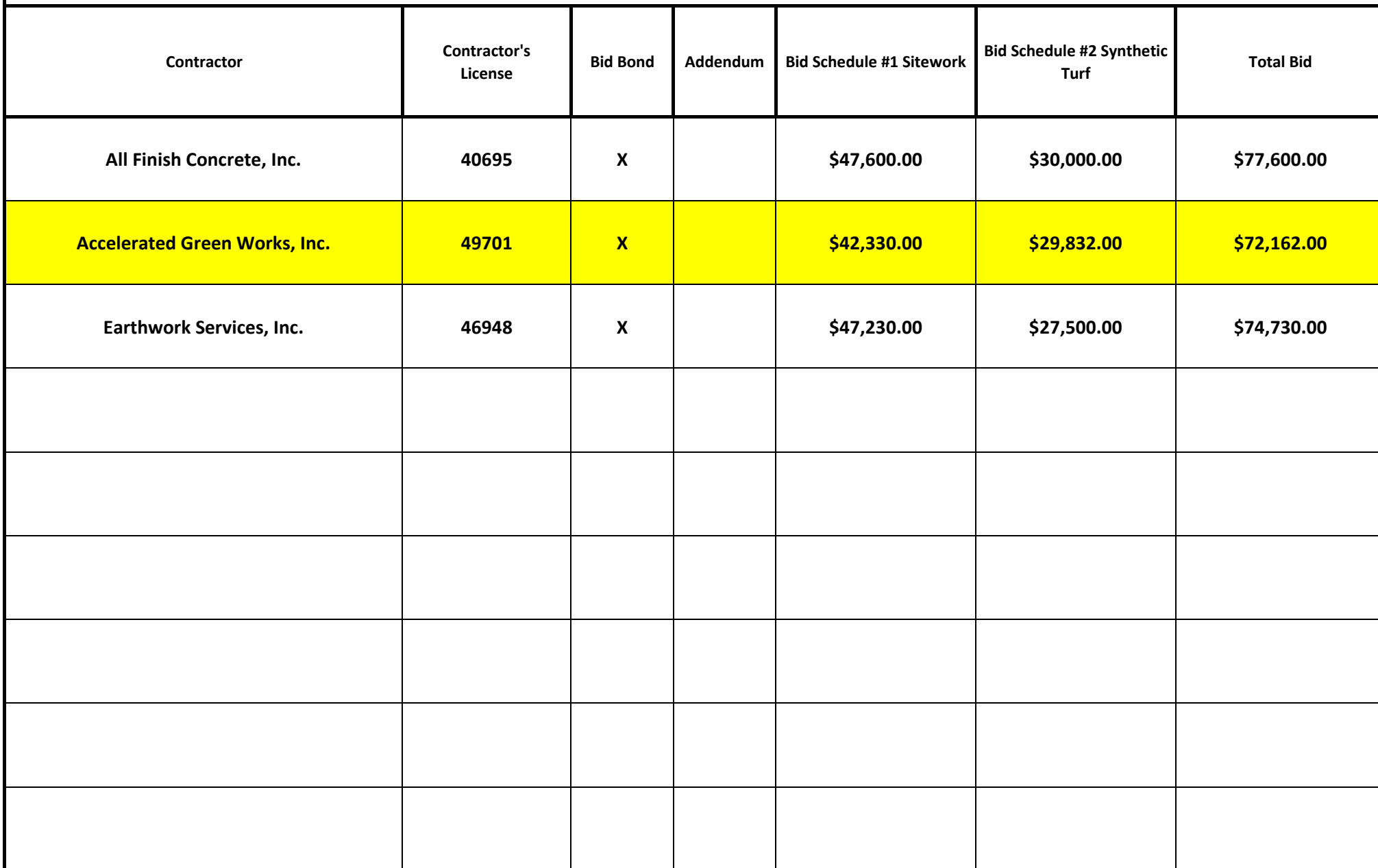
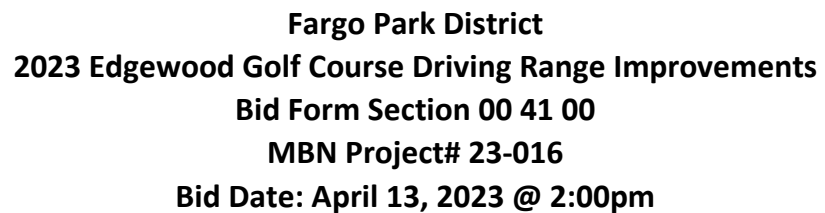
We received bids from All Finish Concrete, Inc.; Accelerated Green Works, Inc.; and Earthwork Services, Inc. Staff recommends accepting the bid from Accelerated Green Works, Inc., for Bid Schedule #1 Sitework, and Bid Schedule #2 Synthetic Turf, for the combined total bid price of \$72,162. The bid met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

It was recommended at the May 3, 2023, Facilities Committee Meeting to bring this to the full board on the Consent Agenda for consideration and approval.

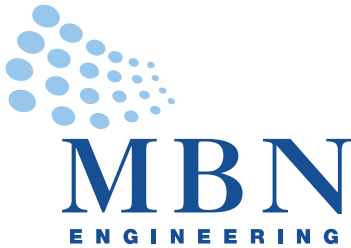
If you should have any questions, please feel free to contact me prior to the meeting.

Thank you.

**Sample Motion:** I make a motion to approve and award Accelerated Green Works, Inc., the bid for the Edgewood Golf Course Driving Range Improvements as presented.







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", is written over a light blue rectangular background.

Tony Eukel, P.E.  
Civil Engineer

enclosure



## MEMORANDUM

DATE: May 10, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Bietz, Deputy Director of Operations

RE: Consent Agenda Item (g) – Award of proposal 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 summary.

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.

It was recommended at the May 3, 2023, Facilities Committee Meeting to bring this to the full board on the Consent Agenda for consideration and approval.

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

Thank you.

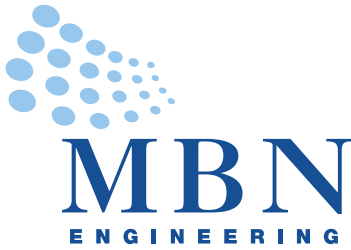
**Sample Motion:** I make a motion to award the proposal to My Turn Playsystems for the 2023 Playground Replacement Projects as presented.



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
<b>TOTAL CONSTRUCTION (\$)</b>	<b>\$340,000.00</b>	<b>\$340,000.00</b>



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
<b>QUALIFICATIONS (25 points)</b>								
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	<b>25</b>	<b>22</b>	<b>23</b>	<b>23</b>	<b>20</b>	<b>20</b>	<b>23</b>	<b>20</b>
<b>Design (50 points)</b>								
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	<b>42</b>	<b>34</b>	<b>39</b>	<b>37</b>	<b>46</b>	<b>47</b>	<b>50</b>	<b>48</b>
<b>Technical (25 points)</b>								
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	<b>19</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>24</b>	<b>23</b>	<b>24</b>	<b>24</b>
<b>Final Score</b>	<b>86</b>	<b>74</b>	<b>81</b>	<b>79</b>	<b>90</b>	<b>90</b>	<b>97</b>	<b>92</b>
<b>Average Score</b>	<b>80</b>				<b>92</b>			



## MEMORANDUM

DATE: May 10, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Bietz, Deputy Director of Operations

RE: Consent Agenda Item (h) – Award of proposal for the Fargo Parks Sports Complex Playground Project

---

Request for Proposals for the Fargo Parks Sports Complex Playground Project 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.

It was recommended at the May 3, 2023, Facilities Committee Meeting to bring this to the full board on the Consent 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 award the proposal to Grondahl Recreation, Inc., for the Fargo Parks Sports Complex Playground Project as presented.

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
<b>QUALIFICATIONS (25 points)</b>								
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	<b>23</b>	<b>20</b>	<b>22</b>	<b>20</b>	<b>23</b>	<b>22</b>	<b>24</b>	<b>22</b>
<b>DESIGN (50 points)</b>								
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	<b>47</b>	<b>44</b>	<b>45</b>	<b>45</b>	<b>40</b>	<b>48</b>	<b>41</b>	<b>40</b>
<b>TECHNICAL (25 points)</b>								
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	<b>19</b>	<b>19</b>	<b>19</b>	<b>22</b>	<b>23</b>	<b>23</b>	<b>22</b>	<b>23</b>
Final Score	<b>89</b>	<b>83</b>	<b>86</b>	<b>87</b>	<b>86</b>	<b>93</b>	<b>87</b>	<b>85</b>
Average Score	<b>86.25</b>				<b>87.75</b>			



## MEMORANDUM

DATE: May 10, 2023

TO: Fargo Park Board Commissioners

FROM: Stacy Kruger, HR Director

RE: Consent Agenda Item No. (i) – 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 28<sup>th</sup>, 2023.

It was recommended at the May 3, 2023, Facilities Committee Meeting to bring this to the full board on the Consent Agenda for approval at the May Park Board meeting.

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 updates to the Lactation/Breastfeeding Policy #485

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.~~



## MEMORANDUM

DATE: May 10, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 3 – Dare 2 Stand Out Presentation

---

At the Park Board Meeting on May 16, 2023, Chris Mapes, President, of Dare 2 Stand Out will share information about Dare 2 Stand Out and how they are partnering with the Fargo Park District Foundation to provide adaptive golf carts to our Fargo Park District golf courses.

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

Thank you.



## MEMORANDUM

DATE: May 10, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Bietz, Deputy Director of Operations

RE: Agenda Item No. 4 – Department Update - Forestry

---

For the May Board Meeting, the Forestry Department will be providing an update. The staff will share information on current and future projects and an update on the Emerald Ash Borer.

Please contact me with questions.

Thank you.



## MEMORANDUM

DATE: May 11, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 5 – Board to consider approval of GMP (Guaranteed Maximum Price) 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 (Guaranteed Maximum Price). The GMP to be considered is **\$38,463,293.00**. This 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 that was discussed at the Facilities Committee Meeting:

- Guaranteed Maximum Price Amendment
- 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 16<sup>th</sup>, 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 Board Meeting.

Thank you.

**Sample Motion:** I make a motion to approve the GMP of **\$38,463,293.00** as presented for the Fargo Sports Complex Phase II.





# AIA® Document A133® – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

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

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

Fargo Sports Complex  
6100 38<sup>th</sup> Street South  
Fargo, ND 58122

**THE OWNER:**  
(Name and address)

Fargo Park District  
701 Main Avenue  
Fargo, ND 58103

**THE CONSTRUCTION MANAGER:**  
(Name and address)

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

### TABLE OF ARTICLES

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

### ARTICLE A.1 GUARANTEED MAXIMUM PRICE

#### § A.1.1 Guaranteed Maximum Price

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

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed **One Hundred Seven Million, Seven Hundred Sixty-Six Thousand, Six Hundred Fifty-One**

### ADDITIONS AND DELETIONS:

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

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

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



and 00/100 Dollars (\$107,766,651.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

GMP #1	\$68,782,637.00	
OCO #1	\$402,848.00	
OCO #2	\$117,873.00	
<b>Total</b>	<b>\$69,303,358.00</b>	(as of 4/17/23)
<b>GMP #2</b>	<b>\$38,463,293.00</b>	
<b>NEW TOTAL</b>	<b>\$107,766,651.00</b>	

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

(Provide itemized statement below or reference an attachment.)

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

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

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

§ A.1.1.5 **Alternates**

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

Item	Price
See attached Exhibit "A-2" – Alternates.	Accepted Alternates included in GMP.

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
See attached Exhibit "A-2" – Alternates.	Accepted Alternates included in GMP.	None.

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

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

## ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

The date of commencement of the Work shall be May 17, 2023. See attached Exhibit A-10 – Project Schedule.

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

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

**§ A.2.3 Substantial Completion**

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

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

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

☒ By the following date: The date of Substantial Completion of the Work shall be January 9, 2025. See attached Exhibit A-10 – Project Schedule.

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

Portion of Work	Substantial Completion Date
None.	

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

**ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**

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

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

Document	Title	Date	Pages
See attached Exhibit A-5 – Supplementary and Other Conditions.			

§ A.3.1.2 The following Specifications:

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

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

§ A.3.1.3 The following Drawings:

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

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

§ A.3.1.4 The Sustainability Plan, if any:

*(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing*

Init.

*or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)*

Title	Date	Pages
N/A.		

Other identifying information:

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

Item	Price
See attached Exhibit A-3 – Allowances.	

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

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

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

Exhibit A – Guaranteed Maximum Price Amendment

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

The following updated rates are also included.

Exhibit C	Trade Labor Billing Rates
Exhibit D	Supervisory and Administrative Personnel Billing Rates
Exhibit E	Small Tool List
Exhibit F	Equipment Rental Rates
Exhibit G	Consumables List

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

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

##### Plumbing, HVAC, Controls

BDT Mechanical  
5513 14th Ave. N.  
Fargo, ND 58108

##### Electrical, Communications & Security

Bergstrom Electric  
3100 N. Washington St.  
Grand Forks, ND 58208

Init.

**Earthwork, Excavation & Utilities**  
Earthwork Services  
345 12th Ave. NE  
West Fargo, ND 58078

**Pre-Engineered Metal Building**  
Valor Contracting  
300 23rd Ave. E., Suite 300  
West Fargo, ND 58078

**Structural Steel Supply**  
American Structural Materials  
7400 Metro Blvd., Suite 110  
Edina, MN 55439

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

**FARGO PARK DISTRICT**

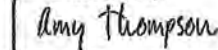
**McGOUGH CONSTRUCTION CO., LLC**

\_\_\_\_\_  
**OWNER (Signature)**

Dawn Morgan  
Board President

\_\_\_\_\_  
*(Printed name and title)*

DocuSigned by:



\_\_\_\_\_  
**CONSTRUCTION MANAGER (Signature)**

Amy Thompson  
Senior Vice President & General Counsel

\_\_\_\_\_  
*(Printed name and title)*

Int.



**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
<b>Total</b>	<b>\$</b>	<b>107,766,651</b>

##### Owner Soft Costs (Cost Estimate by Others)

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

<b>Total Project Estimated Cost (Construction Costs + Soft Costs)</b>	<b>\$</b>	<b>123,783,584</b>
---	-----------	--------------------

##### Project Funding Status

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

<b>Total Project Funding</b>	<b>\$</b>	<b>126,659,657</b>
------------------------------	-----------	--------------------

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



## Phase II Budget 4-27-23:

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

<b>Subtotal of Recommended Alternates</b>	<b>\$3,740,353</b>
<b>Subtotal of Project with Recommended Alternates</b>	<b>\$46,123,927</b>

<b>Remaining Project Total</b>	<b>\$2,876,073</b>
--------------------------------	--------------------

### 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
<b>Subtotal of Recommended Alternates</b>	<b>\$3,740,353</b>	

### 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																										
A3090	Potential Early Ice Facility Turnover	0		03-Dec-24																									
A2940	Substantial Completion & Occupancy	0		09-Jan-25																							◆		
Preconstruction		65	13-Feb-23	16-May-23																									
A3050	Construction Documents	25	13-Feb-23	17-Mar-23																									
A5270	Send Bid Ad to Fargo Forum - BP I	0	02-Mar-23																										
A3060	GMP	40	07-Mar-23	02-May-23																									
A5290	Bid Specs Available - BP I	0	08-Mar-23																										
A5330	Advertisement #1 - BP I	0	08-Mar-23																										
A5340	Advertisement #2 - BP I	0	15-Mar-23																										
A5350	Advertisement #3 - BP I	0	22-Mar-23																										
A5370	Open Bids - BP I	0	30-Mar-23																										
A5390	Review Bids with Facilities Committee - BF	0	26-Apr-23																										
A5410	Award BP I	0	16-May-23*																										
Park Dirstict Meetings		58	22-Feb-23	16-May-23																									
A5160	Facilities	0	22-Feb-23																										
A5170	Board	0	14-Mar-23																										
A5180	Facilities	0	29-Mar-23																										
A5190	Board	0	11-Apr-23																										
A5200	Facilities	0	03-May-23*																										
A5210	Board	0	16-May-23*																										
Procurement		320	17-May-23	22-Aug-24																									
A5090	Subcontractor Contracting	10	17-May-23	31-May-23																									
A5100	PEMB Lead Time	160	17-May-23	05-Jan-24																									
A5580	Motor Control Center	320	17-May-23	22-Aug-24																									
A5110	Structural Steel Lead Time	60	01-Jun-23	25-Aug-23																									
A5120	Pre Cast	80	01-Jun-23	25-Sep-23																									
A5460	Long Span Joists	70	01-Jun-23	11-Sep-23																									
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

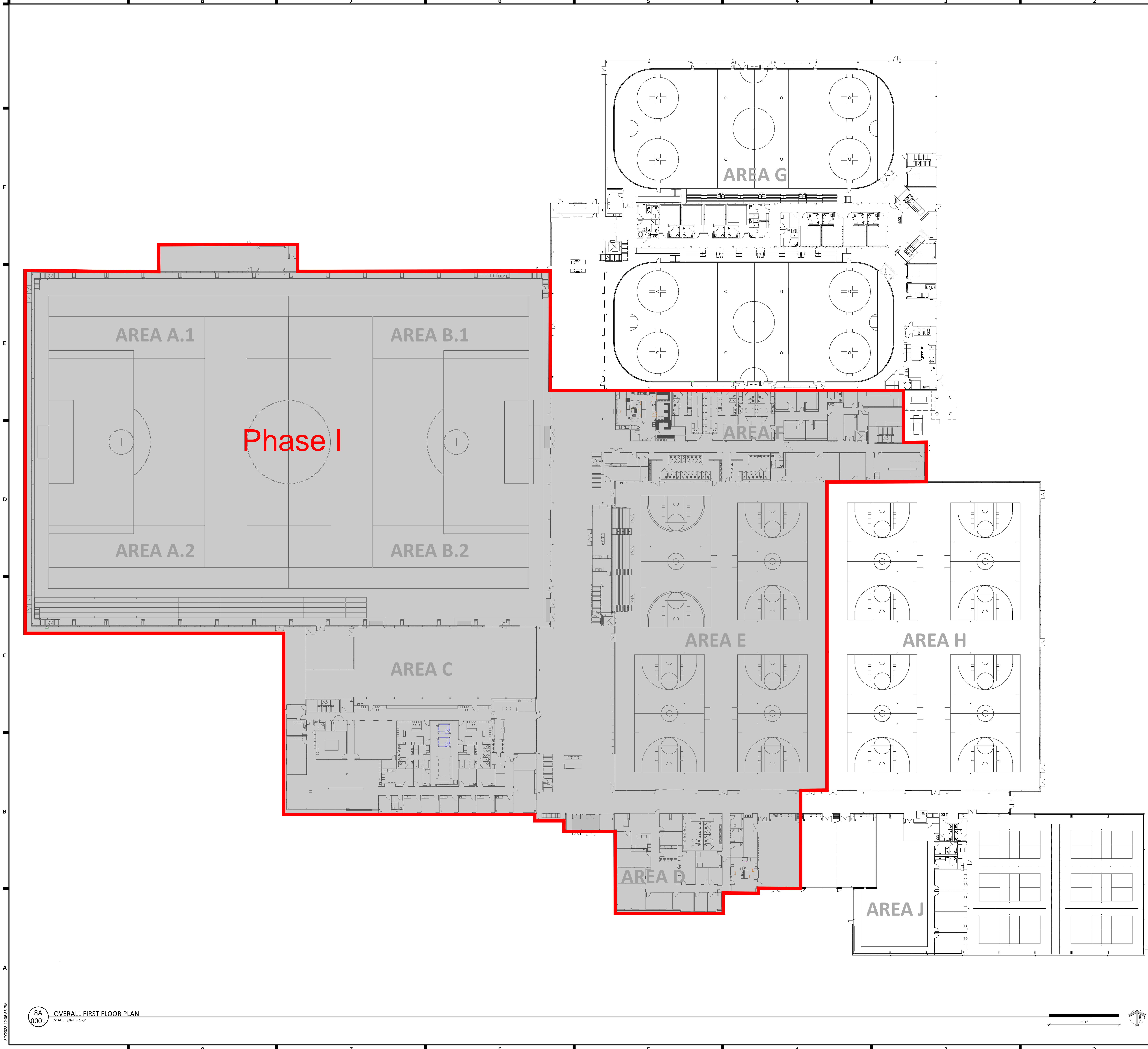
Indicates Incomplete  
or non qualified Bid

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					



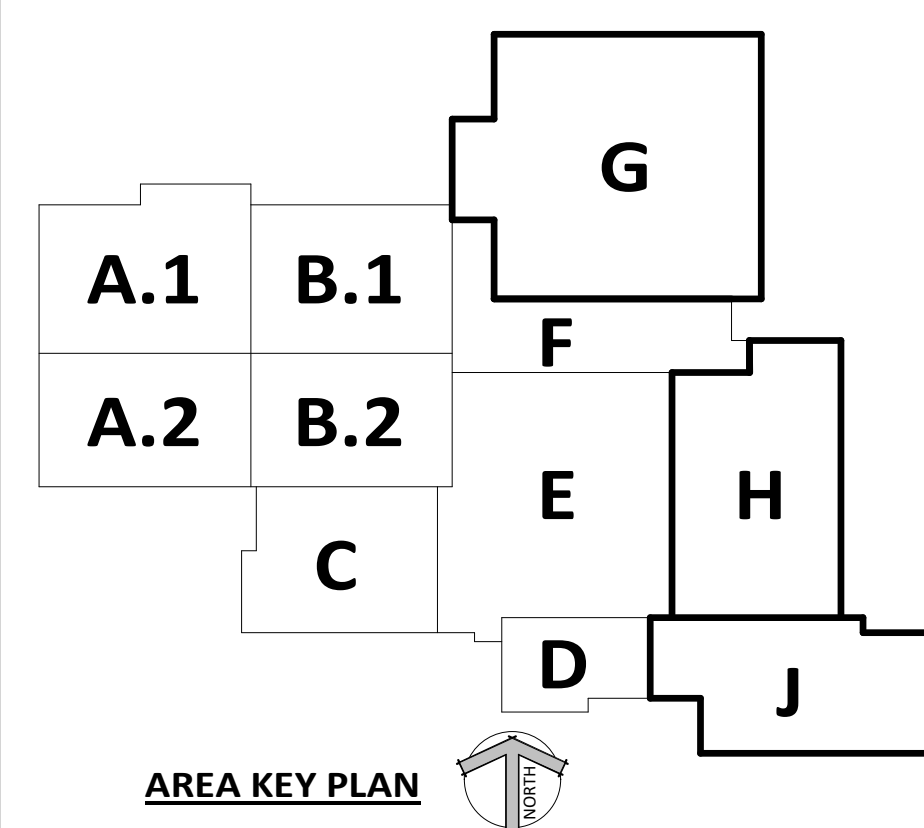
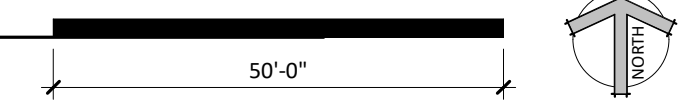
	\$ 34,600.00					
14 Overhead and Coiling Doors	PS Garage Doors					
	\$ 34,506.00					
15 Storefronts, Curtain walls, Glass and Glazing	Fargo Glass & Paint	Northland Glass				
	\$ 417,620.00	\$ 1,144,890.00				
16 Carpentry, Millwork, Doors, Hdwe., Specialties, Signage	McGough Construction					
	\$ 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				





3/8/2023 12:06:55 PM

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



AREA KEY PLAN



214 Broadway  
Fargo, ND 58102  
phone 701.364.0237  
facsimile 701.364.0228  
www.jlgarchitects.com  
copyright © 2023

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

FARGO PARK DISTRICT  
**FARGO SPORTS COMPLEX**  
FARGO, ND

DATE  
03/07/23

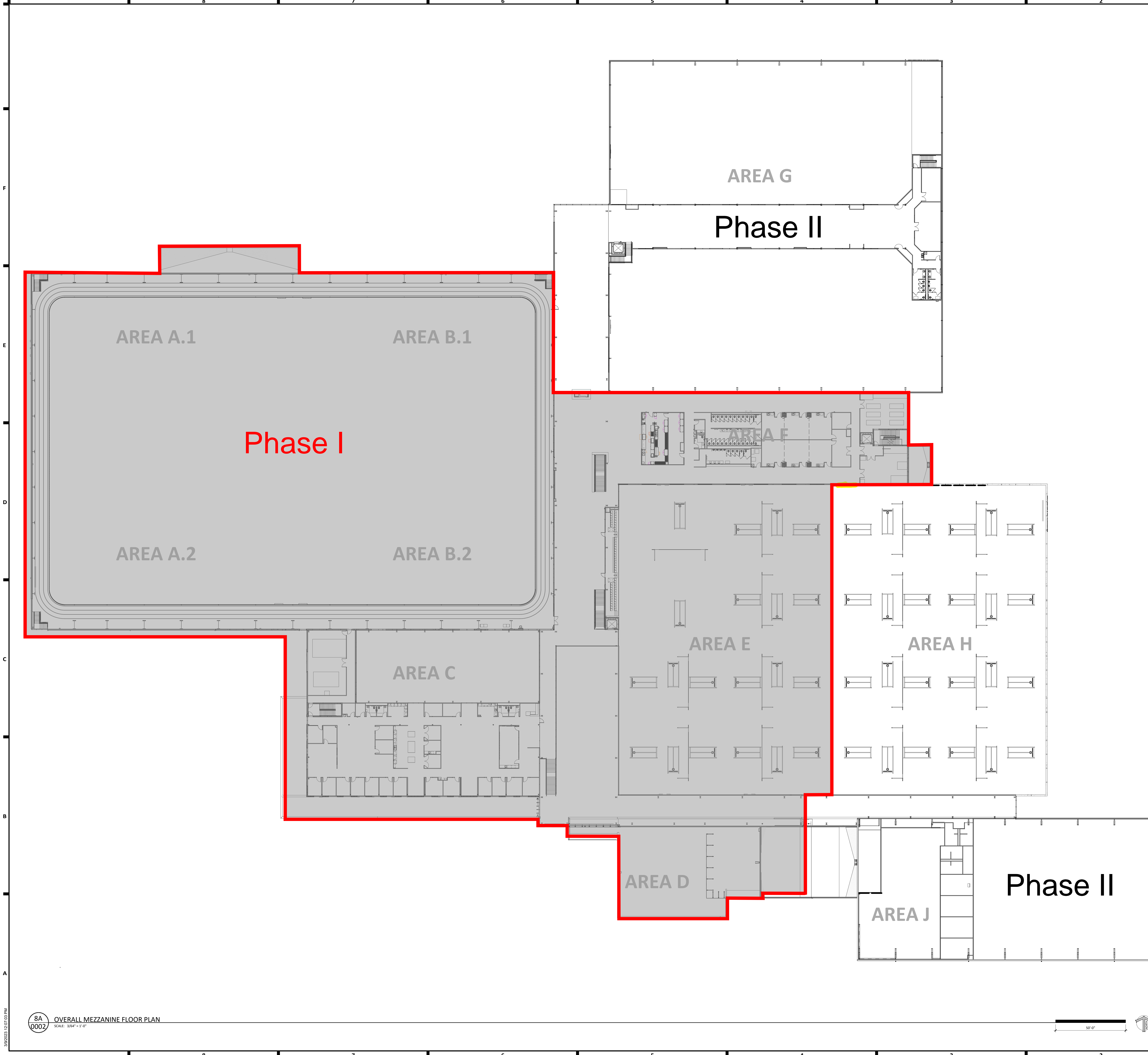
OWNER  
REQUEST

PROJECT  
16182

SHEET  
**0001**

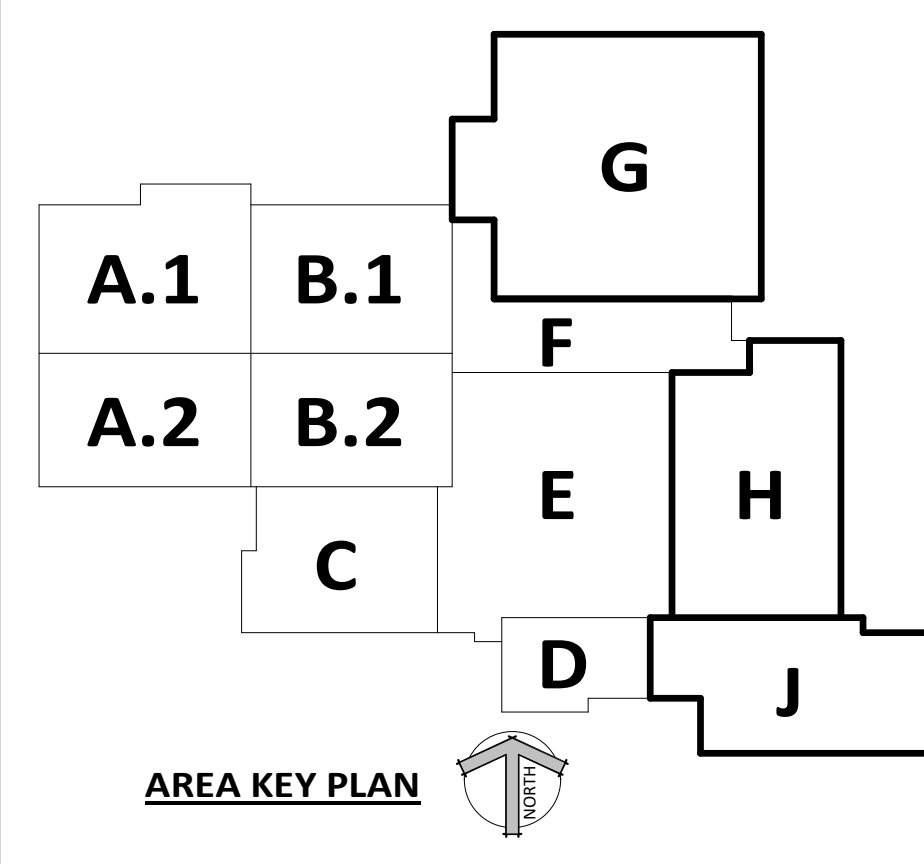
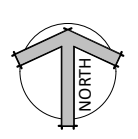
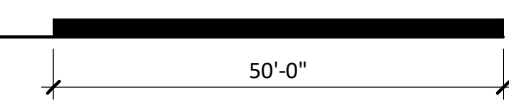
OVERALL FIRST FLOOR PLAN  
PHASE 1 AND 2





3/8/2023 12:07:53 PM

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



AREA KEY PLAN



214 Broadway  
Fargo, ND 58102  
phone 701.364.0237  
facsimile 701.364.0228  
www.jlgarchitects.com  
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

FARGO PARK DISTRICT  
**FARGO SPORTS COMPLEX**  
FARGO, ND

DATE  
03/07/23

OWNER  
REQUEST

PROJECT  
16182

SHEET  
**0002**

OVERALL MEZZANINE FLOOR  
PLAN PHASE 1 AND 2



## MEMORANDUM

DATE: May 11, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 6 - Board to consider further design study of North Concourse Extension at Fargo Parks Sports Complex

---

Consider for approval to authorize JLG to continue to study the concourse extension at the Fargo Parks Sports Complex. It was discussed at the May 3, 2023, Facilities Committee Meeting to secure a proposal to study the concourse extension.

The study would be concluded in two phases:

Design Phase:	\$47,775.00
<u>CDs, Pricing, &amp; CA:</u>	<u>\$88,725.00</u>
Total:	\$136,500.00

Staff would work with JLG to bring a design estimate to the June 28<sup>th</sup> Facilities Committee meeting for review and discussion on whether to move forward with CDs (Construction Documents), Pricing, & CA (Construction Administration) phase. If the decision is to move the project forward, then a proposal would be brought for consideration at the July 26<sup>th</sup> Budget/Facilities Committee Meeting and for final consideration for approval at the August 8<sup>th</sup> Board meeting.

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 direct JLG and staff to further design and study the north concourse extension at the Fargo Parks Sports Complex as presented.

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



## MEMORANDUM

DATE: May 10, 2023

TO: Fargo Park Board Commissioners

FROM: Dave Leker, Executive Director

RE: Agenda Item No. 7 – Board to discuss counteroffer for Robert D. Johnson Building

---

The Fargo Park District has been contemplating the sale of the Robert D. Johnson Building located at 1104 2<sup>nd</sup> 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 2<sup>nd</sup> 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 10<sup>th</sup>.

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 17<sup>th</sup> 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.

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

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.

At the Facilities Committee Meeting on May 3, 2023, the Committee recommended bringing it to the full board at the May Park Board Meeting to discuss a counteroffer to Cass County for the Robert D. Johnson Building.

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

Thank you.

**Sample Motion:** I make a motion to approve a counteroffer of \$\_\_\_\_\_ for the Robert D. Johnson Building and direct staff to present counteroffer to the Cass County Administrator.



# *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 2<sup>nd</sup> 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