

MEMORANDUM



To: Tim Chapman, CEO
International Peace Garden

From: Curtis Krul, Project Manager

Project: IPG – Campus Upgrades Project

Subject: Memo – Project Status Overview

For info of: North Dakota House
Appropriations Committee

Doc Ref: 860670-0089(1.0)

Date: January 7, 2021

The International Peace Garden Campus Upgrades Project is a culmination of planning and preparation over the course of many years. Colliers Project Leaders was engaged at the end of 2019 to initiate the formal planning and preparation to execute a portfolio of work ranging from new construction, campus asset upgrades, and renovations.

Project planning began early in January 2020 with the creation of a business plan and revenue projection to validate the program of work and create priority for project completion within the funding schedule limits.

In April, once funding was received (in full) from the Province of Manitoba, matching the funding from North Dakota, Colliers and IPG initiated the work on small projects that did not require design/consultation to execute the work. This project list included the Landscape Maintenance/Storage building, the campground electrical upgrades, a new garden irrigation system, and staff lodging projects.

Concurrently, the Request for Proposals (RFP) for Prime Consultant services was drafted and posted. On September 18, 2020, the proposal call period closed, and through evaluation, LM Architectural Group and JLG Architects were selected as the successful proponent. Immediately following award, Colliers and IPG held a kick-off meeting and site visit for the Prime Consultant team to begin the site review process and design phase of the work for the larger projects; focusing on the Conservatory Expansion and the Children's play area. Utilizing their professional credentials, the Prime Consultant team, LM and JLG will evaluate the existing condition of many of the other facility locations throughout the grounds. This information, drafted in a report, will be used to validate design decisions and execute the work in the most financially responsible manner.

To complete the project within the timeline, the Project Team agreed to change the delivery approach to better suit the scope and schedule. Utilizing the construction management (at risk) project delivery method, IPG will benefit from immediate access to trade pricing, valuable preconstruction services, and a phased construction approach that will assist with meeting the tight timeline. While the Prime Consultant RFP was open, Colliers and IPG also finalized the Request for Proposals for Construction Manager services, which closed on December 18, 2020. A recommendation for the selection of the successful firm was reached on December 23, 2020. The IPG board voted on their approval on January 5, 2021, and Bockstael Construction from Winnipeg Manitoba, and Construction Engineers from Grand Forks, North Dakota were awarded the contract for Construction Management services (at risk) for the full program of work. Once the scope is tailored for each project and phased into tender packages, the Construction Manager (CM) can tender these components to subtrades and complete the construction work, minimizing the delay associated with traditional design-bid-build projects. The construction work will occur concurrently, with many projects under construction at once. The compressed timeline is well-

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suited for a Construction Management delivery, but still involves some risk and speed costs that may result in not fully completing the full scope of work by June 2021.

Bockstael Construction and Construction Engineers are currently solidifying their work plan and cashflow for the program of work. This includes focused budgeting on both the Conservatory Expansion and the Children's play area, using the schematic design documents. The initial construction schedule indicates construction will start in February 2021 with a phased construction approach to safely handle the succulent collection during construction.

Regards,

A handwritten signature in black ink, appearing to be "C. Krul", written over a horizontal line.

Curtis Krul, B.Env.D, M.L.Arch, PMP, LEED Green Associate
Project Manager