

**Chairman Nathe and Committee,**

Thank you for the opportunity to speak with you regarding Senate Bill 2009. The North Dakota State Fair (NDSF) is proud to be the largest annual event in the State of North Dakota, attracting hundreds of thousands of attendees each year. We have identified critical infrastructure needs necessary to better serve our guests with the comfort and security they have come to expect from us.

We would first like to present the amendment to Senate Bill 2009 that addresses safety and security enhancements. Ensuring the safety of all attendees has always been, and will always remain, our top priority. To this end, we are requesting funding for the following safety and security improvements:

1. **Communication Systems** – A paging system for indoor and outdoor broadcasting across the entire State Fairgrounds. This system will ensure timely dissemination of information in the event of a weather emergency, direct threat, accident, or other safety concerns. Additionally, we seek funding for two-way digital radios, along with servers and repeaters, to enhance communication among staff, emergency personnel, and working groups during the NDSF. This is crucial, as cell phone networks can become unreliable with large crowds gathered in one location.
2. **Security Cameras** – Expansion of the current security camera network to cover additional areas, as well as upgrading older cameras nearing the end of their lifespan. We also plan to add license plate recognition cameras, high-megapixel cameras, and digital servers to improve monitoring of crowd movement, entrance points, and suspicious activity. These tools are also vital in locating missing persons, suspects, and vehicles during the State Fair.
3. **Crowd Control and Safety Barriers** – Installation of large concrete barriers to restrict vehicle access in high-population areas, such as roads, gates, and access points. We also propose the use of public safety barriers to manage foot traffic, secure free-stage locations, create orderly lines at gates, and maintain crowd control at the grandstand.
4. **High-Visibility Lighting** – Installation of additional lighting to ensure all areas of the fairgrounds are well-lit at night, reducing potential safety risks and enhancing visibility for all attendees.

For the Safety and Security portion of this request, we are seeking **\$1 million**, which includes costs for equipment, installation, licensing, fees, freight, and contingency funds to account for supply chain challenges and inflation.

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The second part of this request is for a **restroom facility in the East Camping Area**. The NDSF is seeking funding for a new restroom facility to be located in the East Camping Area of the State Fairgrounds. This facility will include full bathrooms, showers, a family restroom area, and washers and dryers, providing the comforts of home for our guests during their stay.

This facility will serve livestock contestants, the general public, and vendors. It will be particularly beneficial for 4-H and FFA families, who leave their homes to showcase their projects and livestock during the NDSF. Many of these families remain on-site for up to 10 days or more, making this facility an essential addition to accommodate their needs.

Camping at the NDSF has grown significantly in demand due to increased livestock numbers, rising attendance, and spacing requirements set forth by First District Health. The size of modern campers and trailers, compared to those 20 years ago, has also necessitated adjustments to accommodate everyone safely and comfortably.

The new restroom facility will not only enhance the camping experience at the NDSF but also provide year-round benefits to the State Fairgrounds. The State Fairgrounds has a long history of hosting national RV and camper rallies, and this facility will enhance its appeal. For example, the National Airstream Rally is already committed to the North Dakota State Fairgrounds in 2026. National rallies of this size bring visitors from all over the United States and Canada, who, while making their way across the state, explore attractions such as Medora, the International Peace Gardens, and other destinations. The North Dakota State Fair works closely with state and local tourism to ensure that the economic impact of these events is felt across the entire state.

The projected cost for this restroom facility is **\$1.2 million**. Attached, you will find detailed cost estimates and supporting documentation for this proposed project.

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**Summary of Funding Request:**

- **\$1 million** for safety and security enhancements
- **\$1.2 million** for the restroom facility in the East Camping Area

**Total Request: \$2.2 million**

Thank you for your time and consideration. We appreciate your support in helping us continue to provide a safe and comfortable environment for all attendees of the North Dakota State Fair.

Two way radios for communication being NDSF staff and emergency personal \$45,547.22

New security cameras and hardware \$376,611.22

Concrete outdoor barriers - to block roads to prevent any vehicle to pass through. \$40,000

Emergency paging system for the entire fairgrounds and State Fair Center. To be used for weather emergencies, threats, and mass evacuations. \$349,920

Public safety barrier - interlocking panels used to maintain crowds \$20,000

High visibilty lighting on the fairgrounds. \$156,000

Unknown costs due to supply and demand, licenses, fees, installation freight, & inflation. \$11,921.56

\$1,000,000



Aaron Ottmar <aaron@ndstatefair.com>

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## Campus Wide Paging

1 message

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Dallas Anderson <dallas@tricorneaudio.com>  
To: Aaron Ottmar <aaron@ndstatefair.com>

Mon, Jan 13, 2025 at 7:00 PM

Hi Aaron,

Please note this is a tentative design only. There may be different ways to achieve this but working off the short notice it provides a good base.

The basis of design was placing speakers in each building (2 or 4 depending on the size) and then placing speakers on the exterior of buildings to cover the majority of the ground. I did NOT do an extensive mapping of the entire grounds. I DID use high output speakers where appropriate (based on experience from Red River Valley Fairgrounds and Richland County Fairgrounds).

We would utilize the NDSF Network to shuttle audio and control between buildings. If there is dark fiber between locations then we may be able to simplify the system and keep the entire system self contained and off the NDSF network. If we are on the NDSF network there may be network set up that would be required but not covered in our estimate.

Please see the attached one line diagram for a basic layout of the buildings, speaker and electronics.

As it currently sits if the system were installed and all went approximately as expected the cost would be ~\$242,000.00. For estimating I would factor in a 15% contingency bring the total to \$278,000.00

This does NOT include the quotes I sent in October for the State Fair Center. Those could be added in if that fits your master plans.

There are many variables like what does mounting speakers on the fence look like, perhaps there is not networking in building X or Y.

Reach out with any questions. I am travelling tomorrow and out for medical appointments Wed. morning.

Sincerely,

Dallas Anderson

Tricorne Audio, Inc.

EARLY DESIGN ESTIMATE  
Equipment List  
NDSF Campus Wide Paging  
2025-1-13

QTY	MANUFACTURER	MODEL	DESCRIPTION
49	Community	R.15-3696	speaker
19	Community	R.35-3896	speaker
9	Community	R.5-HPT	speaker
2	Community	RSH-462	speaker
5	Biamp	Voltera A600.2	amplifiers
4	Biamp	Voltera D1200.4	amplifiers
2	Biamp	ALC-1604D	amplifiers
11	Qsys	Core 8 Flex	processors
11	Qsys	SLQUD-8N-P	UCI license
11	Qsys	SLQSE-8N-P	Scripting license
3	Qsys	TSC-50-G3	5" control panels
1	Qsys	NS26-300+	primary Qsys Switch
2	Qsys	NS10-125+	remote Qsys Switch
3	Shure	TBD	wired paging microphones
4	TOA	CS-304	speaker
7000	West Penn	25294	speaker cable
5000	West Penn	AQ225BK	speaker cable
2000	West Penn	254246	Cat6 cable
10	Lowell	LWSR-722	wall rack
10	Lowell	LFD-7FV	vented front door
11	Furman	CN-1800S	power protection/distribution
80		TBD	speaker rigging



Tentative Exterior Speakers

NDSF AV Upgrades  
Summary and Estimates  
10-4-2024

**FFA Hall projector replacement (no programming) .....\$17,540.00**

- (3) NEC NP-PV7100UL-W1-13ZL 7,100 lumen laser projectors
- includes mounts, stems and tile bridges
- does NOT include any Crestron programming

- add projector control to existing Crestron panel.....ADD \$1,500.00  
(assumes NDSF obtains current uncompiled Crestron code)

- (3) NEC NP-P547UL.....DEDUCT ~\$3,200.00  
\*5,400 lumen projectors

- (3) Vivitek DU7295Z w/lens.....ADD \$24,560.00  
\*9000 lumen projectors and heavy duty mounts

\*current screen is ~150 sq. ft.. a 7,100 lumen projector will provide 47 lumens/sq. ft brightness, which is the minimum recommended for controlled lighting environments. 75 lumens per sq. ft. is preferred to keep house lights on full and see the image well. This equates to an 11,000 lumen projector.

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**Venue Audio Control Upgrades.....\$17,380.00**

- new mic/aux plate for 4H, Magic Place, Theatre and Heritage Hall
- new wall control panel for 4H, Magic Place, Theatre and Heritage Hall
- additional Tesira DSP for room processing (replaces DSP in Heritage Hall and adds DSP processing for 4H, Magic Place and Theatre)
- moves DSP processing for Heritage Hall to the FFA rack

**Lobby Paging Upgrades.....\$54,540.00**

- see attached for speaker layout and locations
- includes new speakers and amplifiers as noted on the drawings

All estimates above include hardware, cable, installation, programming and travel.  
\*owner to provide lift where applicable for installation.

# ERR MOBILITY

A Division of Event Radio Rentals, Inc.

121 West 27th Street, Suite 301  
 New York, New York 10001-6207  
 Phone (877) 312-3880

# Sales Quote

DATE 1/8/2025  
 Quotation # pending  
 Customer ID

**Quotation For:**

North Dakota State Fair  
 2005 E Burdick Exp E  
 Minot ND 58702  
 Attn Daryl Fry  
 701-857-7620

Quotation valid until: 2/7/2025  
 Prepared by: Jason S.



**MOTOROLA SOLUTIONS**

Commercial Radio Authorized

Comments or Special Instructions: **Motorola Wave PTX Month-to-Month Pricing Option**

SALESPERSON	P.O. NUMBER	SHIP DATE	SHIP VIA	F.O.B. POINT	TERMS
JMS		TBD	FedEx	N.Y.	NET30

QUANTITY	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
125	Motorola TLK 110 Portable/3 yr Warranty	\$ 288.00	N	\$ 36,000.00
	<i>Each radio includes: Li-Ion battery, plastic clip holster, 4G antenna, 3 year essential service &amp; repair warranty.</i>			
12	Motorola RM250 Wired Speaker Mic	112.00	N	4,606.42
20	Motorola Multi-Unit Charger (6-slot)	231.20	N	4,624.00
12	2-Wire Acoustic Tube Surveillance Kit	56.00	N	316.80
	<b>MSI Monthly Subscription Cost \$28</b>			
	<b>(State &amp; Local Taxes Not Included)</b>		<b>Motorola Billing</b>	<b>3,500.00</b>

Cost Anylisy TLK 110: \$400 List; \$360 MAP; \$288 less 28%

SUBTOTAL	\$ 45,547.22
TAX RATE	0.000%
SALES TAX	-
SHIPPING	Included
<b>TOTAL</b>	<b>\$ 45,547.22</b>

If you have any questions concerning this quotation, please contact Jason at 877-312-3880 x319.

**THANK YOU FOR YOUR BUSINESS!**





**QUOTE:** 156354  
**Order Date:** 1/10/2025  
**Terms:** OA20  
**Install Date:** 1/10/2025

ND STATE FAIR  
 PO BOX 1796  
 MINOT ND 58702

**Install Address:**  
 2005 Burdick Expy E  
 Minot

**Phone Number:**  
**Account:** 8657  
**Description:** Upgrade whole Avigilon Camera system

Page: 1

**SRT Charges**

Item	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT	TAX
AVIGILON	UNITY8-ENT - Unity Enterprise camera cha	68	\$332.34	\$22,599.12	
AVIGILON	ACC-ENT-SMART-1YR - ACC Enterprise Smart	12	\$33.71	\$404.46	
AVIGILON	AINVR2-STD-FORM-D-64TB-NA	1	\$36,606.15	\$36,606.15	
AVIGILON	NVR6-PRM-FORM-D-72TB-S22-NA	1	\$43,575.00	\$43,575.00	
AVIGILON	12.0W-H5A-FE-DO1 -12MP FISHEYE DOME CAM	12	\$1,336.20	\$16,034.40	
AVIGILON	3.0C-H6A-BO2-IR - BULLET CAM	10	\$2,360.21	\$23,602.05	
AVIGILON	3.0C-H6A-BO1-IR - BULLET CAM	10	\$2,050.04	\$20,500.35	
AVIGILON	3.0C-H6A-DO1-IR - DOME CAM	11	\$1,939.05	\$21,329.55	
AVIGILON	3.0C-HD-LP-B1 - LPC BOX CAMERA	4	\$1,090.34	\$4,361.34	
AVIGILON	9C-H5A-3MH - MULTI SENSOR CAM	14	\$2,153.55	\$30,149.70	
AVIGILON	5.0C-H5M-DO1-IR - 5MP TURRET CAM	7	\$619.52	\$4,336.61	
AVIGILON	ES-HD-LP-HS - STD ENCLOSURE W/ HEATER	4	\$805.37	\$3,221.46	
AVIGILON	ES-HD-IR-IP6 - IR ILLUMINATOR	4	\$830.15	\$3,320.58	
AVIGILON	H5AMH-AD-PEND1 - OUTDOOR PENDANT MOUNT	14	\$209.25	\$2,929.50	
AVIGILON	H5AMH-DO-COVR1 - DOME BUBBLE COVER	14	\$209.25	\$2,929.50	
AVIGILON	NPTA-1001 - 1.5 INCH NPT ADAPTER	14	\$68.96	\$965.37	
AVIGILON	H4AMH-AD-IRIL1 - IR ILLUMINATOR RING	14	\$408.87	\$5,724.18	
AVIGILON	POE60U-1BTE - GB POE INJECTOR	14	\$185.85	\$2,601.90	
MISC I&M	Mikrotik Switch CRS328-4C-20S-4S+RM	3	\$570.00	\$1,710.00	
MISC I&M	TL-SL1226P - 24 PORT POE SWITCH	6	\$337.50	\$2,025.00	
C14950	CAT6 PLENUM CABLE	7000	\$0.56	\$3,885.00	
MISC I&M	MISC MATERIALS	1	\$5,000.00	\$5,000.00	

Thank you for the opportunity to earn your business. If you have any questions please contact me at (701) 858-5290 or by email at [zacheh@srttel.com](mailto:zacheh@srttel.com).

Sincerely,  
 SRT

**Subtotal:** \$257,811.22  
**Tax:** \$0.00  
**Labor:** \$118,800.00  
**Total Sales:** \$376,611.22

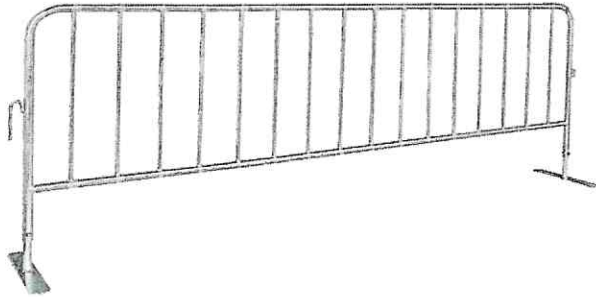
**SO#:**  **Whse #:**   
**Security #:**  **Init:**

**Sales Person:** Zach Hvidsten

**Service Order #:**

GO

## Portable Safety Barrier - Galvanized, Flat Feet



Temporarily manage foot traffic around job sites, festivals and sporting events.

- Welded 1 1/4" diameter frame with 5/8" diameter uprights.
- Removable feet for easy stacking and storage.
- Barriers interlock to create long runs.
- Easy to set up and take down.
- Hot dipped. Excellent rust resistance.
- Flat Feet – Sit flush on ground to prevent tripping in high-traffic areas.

[More Images](#)

MODEL NO.	DESCRIPTION	FOOT STYLE	SIZE L x H	WT. (LBS.)	PRICE EACH		IN STOCK	SHIPS TODAY
					1	4+		
H-8270	Galvanized	Flat	8 1/2' x 40"	35	\$145	\$135	1	<a href="#">ADD</a>

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## Rectangular Concrete Security Barriers



### Please Note

Concrete Security Barriers must be placed on a flat stable surface that will not shift or settle such as concrete.

### Concrete Security Barriers

The classic clean lines of these concrete security barriers offer an aesthetically pleasing safety barrier with the strength and durability equivalent to **Jersey barriers** and **K-Rail barriers**. Perfect as a **standalone traffic barrier** or conjoined end to end to maintain a secure perimeter, these concrete security barriers with forklift knockouts and finished ends were designed for versatile applications.

### Matching Products



Precast Concrete Bollards

42in Decorative Concrete Planter

Constructed with 1/2" steel rebar and measuring 24"W x 35"H these concrete security barriers meet all standards of ASTM C150, C31, and C33. Available in nine standard colors to choose from, these concrete barriers are also offered in custom ground glass concrete finishes that can qualify for LEED® points.

### Concrete Finish Options



acid wash



weatherstone

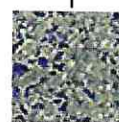
### Upgrade Finsh Options



standard stain



premium stain



ground glass

▼ Item Specific Details Available on Linked Model Numbers Below



**4' Rectangular Concrete Security Barrier**

Qty

TF8054 Select Anchor Style ▼ Choose Color ▼ (1,915 lbs) \$854.00

**4' Rectangular Concrete Security Barrier | Stained Finish**

Qty

TF8054-CUS1 Select Anchor Style ▼ Choose Color (Standard) ▼ (1,915 lbs) \$939.00

TF8054-CUS3 Select Anchor Style ▼ Choose Color (Premium) ▼ (1,915 lbs) \$1,110.00

**4' Rectangular Concrete Security Barrier | Ground Glass Concrete Finish**

Qty

TF8054-CUS4 Select Anchor Style ▼ Select Options Below (1,915 lbs) \$1,196.00

Finish Options Choose Finish ▼ Choose Matrix ▼ Choose Glass ▼

TF8054-CUS7 Select Anchor Style ▼ Select Options Below (1,915 lbs) \$1,495.00

Finish Options Choose Finish ▼ Choose Matrix ▼ Choose Glass ▼

**8' Rectangular Concrete Security Barrier**

Qty

TF8055 Select Anchor Style ▼ Choose Color ▼ (3,830 lbs) \$1,334.00

**8' Rectangular Concrete Security Barrier | Stained Finish**

Qty

TF8055-CUS1 Select Anchor Style ▼ Choose Color (Standard) ▼ (3,830 lbs) \$1,467.00

TF8055-CUS3 Select Anchor Style ▼ Choose Color (Premium) ▼ (3,830 lbs) \$1,734.00

**8' Rectangular Concrete Security Barrier | Ground Glass Concrete Finish**

Qty

TF8055-CUS4 Select Anchor Style ▼ Select Options Below (3,830 lbs) \$1,868.00

Finish Options Choose Finish ▼ Choose Matrix ▼ Choose Glass ▼

TF8055-CUS7 Select Anchor Style ▼ Select Options Below (3,830 lbs) \$2,335.00

Finish Options Choose Finish ▼ Choose Matrix ▼ Choose Glass ▼

(Prices F.O.B. Origin)

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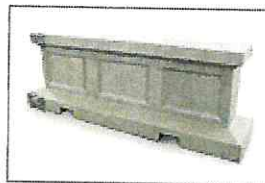
**Related Products**



Concrete Traffic Bollards



Steel Collapsible Traffic Bollards



TYPE 4 Reinforced Concrete Security Barrier



Multi-Gate Expandable Barricade

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627 Amersale Drive | Naperville, IL 60563 | (800) 323-5664 | [sales@belson.com](mailto:sales@belson.com)

Larson Electric Inc.

# Estimate

Larson Electric Inc  
PO Box 418  
Minot, ND 58702

DATE	ESTIMATE #
1/14/2025	241

NAME / ADDRESS
North Dakota State Fair P.O. Box 1796 Minot ND 58702

			PROJECT
			light pole upgrade
DESCRIPTION	QTY	COST	TOTAL
install light poles on lawn south of commercial one		156,000.00	156,000.00
remove 12 old light poles and replace with new plow in low voltage cable for color changing use existing base on old fixtures			
add 14 new poles dig holes, pour concrete base plow new power wire and low voltage wire to each location			
install low voltage controllers in 3 seperate locations fixtures ,controllers provided by Larson electric			
26 fixtures : - FCB5 500-rgbw pole light 3 controllers: - FCB RGBW controller 1 wiring box: rgbw weather box 1 : scene programer all parts and material included			
Thank you for your business.		<b>TOTAL</b>	\$156,000.00

NDSF East Campground Rest Facility  
 AE2S #R13294-2024-001  
 Cost Estimate  
 20 December 2024



**PROJECT SUMMARY: 1,400 SF/160 LF (+/-) of perimeter exterior wall, common entry vestibule, mech/elec/janitor room, family room, laundry room; unheated**

**Engineer's Opinion of Probable Cost**

Line #	Description	Unit	Qty	Unit Cost	Cost
1.01	Site clearing	SF	5,000	\$1.50	\$ 7,500
1.02	Erosion Control	EA	1	\$1,900.00	\$ 1,900
1.03	Wall footings, 20" x 12"	CY	14	\$625.00	\$ 8,750
1.04	Foundation wall, 14" thick	CY	38	\$1,010.00	\$ 38,380
1.05	Stoop at entry, common to all doors	EA	1	\$6,500.00	\$ 6,500
1.06	Floor slab, incl drainage course, vapor barrier, finish, placement, treatments	SF	1,400	\$18.00	\$ 25,200
1.07	Concrete sealer floor finish, 2 coats	SF	1,400	\$2.10	\$ 2,940
1.08	CMU 8" nominal exterior backing wall	SF	1,600	\$43.00	\$ 68,800
1.09	CMU partition walls, incl common plumbing chase	SF	960	\$43.00	\$ 41,280
1.10	CMU cavity wall + veneer	SF	1,600	\$48.00	\$ 76,800
1.11	Misc metal fabrications	LS	1	\$6,000.00	\$ 6,000
1.12	MPC wood trusses - hip roof, no gables	EA	30	\$450.00	\$ 13,500
1.13	MPC multi-ply wood girders trusses	EA	4	\$715.00	\$ 2,860
1.14	Roof sheathing	SF	2,200	\$4.80	\$ 10,560
1.15	Bearing wall nailer board, incl anchors + install	LF	250	\$7.25	\$ 1,813
1.16	Misc wood blocking	EA	1	\$2,400.00	\$ 2,400
1.17	Cavity wall insulation	SF	1,600	\$7.25	\$ 11,600
1.18	Attic insulation - FG base w blown FG	SF	1,400	\$2.25	\$ 3,150
1.19	Shingle roof, 30-year architectural, with flashing and edge trim	SF	2,200	\$9.50	\$ 20,900
1.20	2" thick vertical fdn wall insulation	SF	750	\$2.70	\$ 2,025
1.21	Soffit panels	SF	300	\$3.50	\$ 1,050
1.22	HM 3'x7' door, exterior insulated; installed	EA	4	\$3,500.00	\$ 14,000
1.23	Fixed sash hollow metal windows	EA	4	\$1,200.00	\$ 4,800
1.24	wall paint, block filler + 2 coats epoxy paint	SF	2,600	\$4.50	\$ 11,700
1.25	Vandal-resistant plywood sheet ceiling, painted	SF	1,310	\$6.00	\$ 7,860
1.26	Misc painting	LS	1	\$4,200.00	\$ 4,200
1.27	Vandal resistant bath accessories	LS	1	\$9,600.00	\$ 9,600
1.28	Metal toilet partitions	EA	12	\$1,780.00	\$ 21,360
1.29	Vandal-resistant mirrors	EA	8	\$250.00	\$ 2,000
1.30	Hand dryers	EA	8	\$900.00	\$ 7,200
1.31	Urinals	EA	4	\$3,500.00	\$ 14,000
1.32	Mens water closet/toilets, wall mount	EA	4	\$3,600.00	\$ 14,400
1.33	Womens water closet/toilets, wall mount	EA	8	\$3,600.00	\$ 28,800
1.34	Sinks/lavatories (50/50 split)	EA	8	\$3,500.00	\$ 28,000
1.35	Sanitary clean out	EA	2	\$1,200.00	\$ 2,400
1.36	3/4" frost proof interior hose bibb, includes piping	EA	8	\$1,000.00	\$ 8,000
1.37	3/4" exterior frost-proof hose bib, vandal-resistant	EA	1	\$1,200.00	\$ 1,200
1.38	Floor drains	EA	7	\$2,800.00	\$ 19,600
1.39	Water heaters	EA	2	\$2,600.00	\$ 5,200

1.40	Janitor sink	EA	1	\$2,800.00	\$	2,800
1.41	HVAC controls	L Sum	1	\$2,800.00	\$	2,800
1.42	Exhaust ventilation, sensor, louvers, fans, inclusive	L Sum	1	\$7,200.00	\$	7,200
1.43	Electrical 110V convenience power	L Sum	1	\$3,000.00	\$	3,000
1.44	Electrical interior lighting fixtures and power, LED vandal resistant lens	EA	14	\$1,200.00	\$	16,800
1.45	Electrical exterior mast-mounted LED security light	EA	1	\$6,000.00	\$	6,000
1.46	100A electrical panel	EA	1	\$1,800.00	\$	1,800
1.47	Electrical - main service connection	L Sum	1	\$7,000.00	\$	7,000
1.48	Electrical - wall mount lights	EA	4	\$950.00	\$	3,800
1.49	Excavate building footprint	CY	306	\$7.20	\$	2,203
1.50	Excavate and backfill foundations, 1.7 CY/LF	CY	270	\$29.00	\$	7,830
1.51	Rough grading	CY	100	\$29.00	\$	2,900
1.52	Pit run aggregate within building pad, 18" thick	CY	255	\$50.00	\$	12,750
1.53	Sidewalks and entry pads	SF	1,200	\$14.25	\$	17,100
1.54	Aggregate surface, replace and restore	CY	65	\$55.00	\$	3,575
1.55	Irrigation service tap	EA	0	\$950.00	\$	-
1.56	Water service connection	LS	1	\$3,800.00	\$	3,800
1.57	Sanitary sewer service, trenched, installed	LF	150	\$112.00	\$	16,800
1.58	Site cleaning, final cleaning, demobilization	L Sum	1	\$7,800.00	\$	7,800
1.59	Superintendent, 25%, 4 months	HR	160	\$100.00	\$	16,000
1.60	Bonds	L Sum	1	\$10,800	\$	10,800
1.61	Per Diem, 4 per day, 4 months	Day	320	\$45.00	\$	14,400
1.62	Equipment rentals, 4 months, lifts and booms, no cranes	Day	80	\$360.00	\$	28,800
1.63	Mark-up, 10%, assume 50% of value is subcontracted	L Sum	1	\$27,000	\$	27,000
1.64	Rubbish and inert waste handling, disposal	Ton	4	\$300.00	\$	1,200
1.65	Dumpster rental	Month	4	\$475.00	\$	1,900
1.66	Field staking and layout - contractor	L Sum	1	\$3,800.00	\$	3,800
1.67	Field testing - contractor	L Sum	1	\$2,900	\$	2,900

**CONSTRUCTION COSTS SUBTOTAL**

\$790,986

\$/GSF

\$565

**PROJECT OVERHEAD AND ADMINISTRATIVE COSTS**

Line No.	Item Description	Quantity	Unit	Unit Price	Amount
2.01	Owner contingencies, lump sum, 10%	1	LS	\$78,000	\$78,000
2.02	Field QC Testing	1	LS	\$3,500	\$3,500
2.03	Owner PM (3.0% of construction) - N/A	1	LS	\$0	\$0
2.04	Building Permit - General	1	LS	\$3,960	\$3,960
2.05	Building permit - Boiler	1	LS	\$550	\$550
2.06	Building permit - City review fees	16	HR	\$75	\$1,200
2.07	Design Phase survey	1	LS	\$6,800	\$6,800
2.08	Geotechnical Report	1	LS	\$3,600	\$3,600
2.09	Engineering - Design + Bid + CA	1	LS	\$56,400	\$56,400
<b>Total OH + ADMIN Costs</b>					<b>\$154,010</b>

**PROJECT COST RANGE ANALYSIS**

AACE Class IV -20%	\$	(158,200)
AACE Class IV +20%		\$158,200
<b>CONSTRUCTION COST RANGE</b>		
LOW		\$632,786
MEDIAN		\$790,986
HIGH		\$949,186
<b>TOTAL PROJECT COST RANGE</b>		
LOW		\$786,796
MEDIAN		\$944,996
HIGH		\$1,103,196

*These costs are based on the median costs. Refer to the range analysis for recommended range of costs for budgeting considerations.*

<b>MEDIAN CONSTRUCTION COST BY TASK</b>	
1. Excavation + Earthwork	\$29,259.00
Concrete + Masonry + Structures	\$322,883.00
3. Exterior + Finishes	\$121,445.00
4. Mechanical + Electrical	\$193,400.00
5. General Conditions	\$124,000.00
<b>TOTAL</b>	<b>\$790,987.00</b>

<b>MEDIAN CONSTRUCTION COST BY CONTRACT TYPE</b>	
1. General Construction	\$533,936
2. Mechanical Construction	\$110,250
3. Electrical Construction	\$146,800
<b>TOTAL</b>	<b>\$790,986</b>

<b>PROJECT COST ESTIMATE VARIANCE ANALYSIS</b>	
<b>CONSTRUCTION MEDIAN COST VARIANCE</b>	
Cost of Initial Estimate	\$790,986
Cost this Estimate	\$790,986
Change (\$)	\$0
Change (%)	0.00%
<b>TOTAL PROJECT MEDIAN COST VARIANCE</b>	
Cost of Initial Estimate	\$944,996
Cost this Estimate	\$944,996
Change (\$)	\$0
Change (%)	0.00%



December 23, 2024



Attn: Jay Kleven, PE  
AE2S  
4050 Garden View Drive, Suite 200  
Grand Forks, ND 58201

re: **PROPOSAL FOR GEOTECHNICAL EXPLORATION  
NDSF EAST REST FACILITY  
MINOT, NORTH DAKOTA**

**Proposed Scope of Work**

Based on information provided by the client, our proposed scope of work will be as follows:

- I. The utility companies will be notified to locate their lines by MTS.
- II. The client will stake boring the boring locations or provide MTS with a map to mark the locations.
- III. We will drill one SPT boring to a depth of 20 feet and one boring to a depth of 10 feet. We will use continuous sampling procedures to a depth of six feet and then sample at 7', 9 1/2', 12', 14 1/2', and every 5' thereafter to the termination of the boring.
- IV. Soils will be classified in the field using ASTM Manual-Visual procedures.
- V. Jarred samples will be collected from the split spoon sampler. A minimum of two - 3-inch thin-walled tube samples will be taken if cohesive soils are encountered. Bore holes will be filled after the completion of drilling.
- VI. The laboratory testing program will include all or some of the following tests depending on actual soil conditions encountered: In-situ water and/or density, unconfined compression, Atterberg limits, standard Proctor, one CBR, and gradation through #200 sieve.
- VII. We will review the soil boring information and laboratory tests and prepare an engineering report after completion of the borings. The report costs include recommendations for site preparation, alternate foundation types (if necessary), soil bearing capacity, potentially expansive or compressive soil, groundwater measurements, effects on existing structures, and any anticipated construction difficulties.

We will perform the scope of work as outlined above for **\$3,600.00.**


**MINOT**

P.O. Box 634  
Minot, ND 58702  
**701.852.5553**



**WILLISTON**

7101 W 2nd Ave  
Williston, ND 58801  
**701.572.4226**

 [materialtestingservicesnd.com](http://materialtestingservicesnd.com)

We anticipate that the proposed soil borings will be sufficient for the project. However, if additional or deeper borings are required because of unforeseen or unusual conditions, the additional drilling will be at a rate of \$30.00 per foot to a depth of 50 feet. No additional drilling will be performed without authorization. Depending on the extent of additional drilling required, additional mobilization costs may also apply. We will charge for down time due to poor site conditions, i.e. drill truck getting stuck, at \$350.00 per hour plus towing expenses.

Thank you for requesting a proposal from us. We look forward to working with you on this project.

Sincerely,  
MATERIAL TESTING SERVICES, LLC



Anthony Francis, PE  
Geotechnical Engineer

**AUTHORIZATION FROM CLIENT**

This proposal is valid for sixty (60) days from the date issued and is subject to the general conditions attached. Upon acceptance of our proposal, please return a signed copy. The signed copy will be our notice to proceed.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_



Aaron Ottmar <aaron@ndstatefair.com>

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## FW: State Fairgrounds east parking lot

1 message

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Jay Kleven <Jay.Kleven@ae2s.com>

Mon, Dec 30, 2024 at 3:27 PM

To: Craig Rudland <craig@ndstatefair.com>, Aaron Ottmar <aaron@ndstatefair.com>

FYI from XCEL.

I will allocate \$15k for this work.

Jay Kleven

AE2S

Jay.Kleven@AE2S.com

Cell 701.740.4747

**From:** Johnson, Keith A <Keith.Johnson@xcelenergy.com>

**Sent:** Monday, December 30, 2024 3:10 PM

**To:** Jay Kleven <Jay.Kleven@AE2S.com>

**Subject:** RE: State Fairgrounds east parking lot

Jay,

It looks like we will have to add a transformer for this new service, sized accordingly. This is not a problem for us. We work with whomever to find the best location for it at the site. It looks like a rough estimate would be a ballpark number of \$11,000-\$13,000. Cost may change a bit once we get to final billing. I will need an application(link below) set up to initiate this work which can be done once the plans and funds are finalized. Let me know if you have any questions.

Thanks,

Keith Johnson

**Xcel Energy**

Senior Distribution Designer

300 16<sup>th</sup> St SW, PO Box 788

Minot, ND 58702-0788

P: 701-420-1450

E: Keith.Johnson@xcelenergy.com

New service link:<https://my.xcelenergy.com/BuildingRemodeling/s/>

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## E camp rest facility location

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Jay Kleven <Jay.Kleven@ae2s.com>

Tue, Dec 31, 2024 at 11:48 AM

To: Aaron Ottmar <aaron@ndstatefair.com>, Craig Rudland <craig@ndstatefair.com>

A final "take it to the bank" project cost estimate is attached.

I suggest using the +15% upper range of the total project cost as the appropriations request:

TOTAL PROJECT COST RANGE	LOW	\$890,666
	MEDIAN	\$1,012,866
	HIGH	\$1,135,066

What else is needed for your submittal? We had talked about a site plan.

Jay Kleven

AE2S

Jay.Kleven@AE2S.com

Cell 701.740.4747

**From:** Aaron Ottmar <aaron@ndstatefair.com>


**Sent:** Tuesday, December 31, 2024 8:40 AM

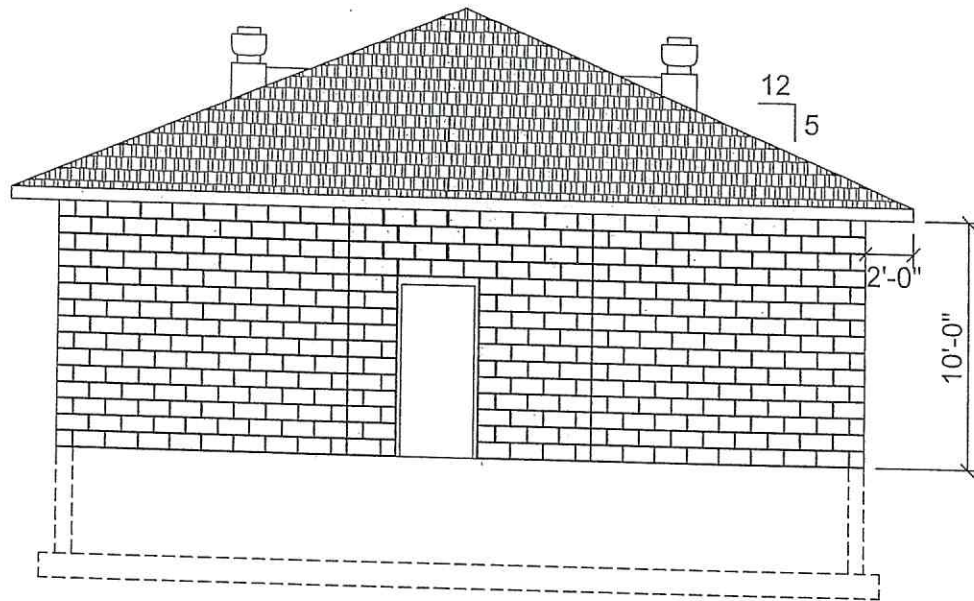
**To:** Jay Kleven <Jay.Kleven@AE2S.com>

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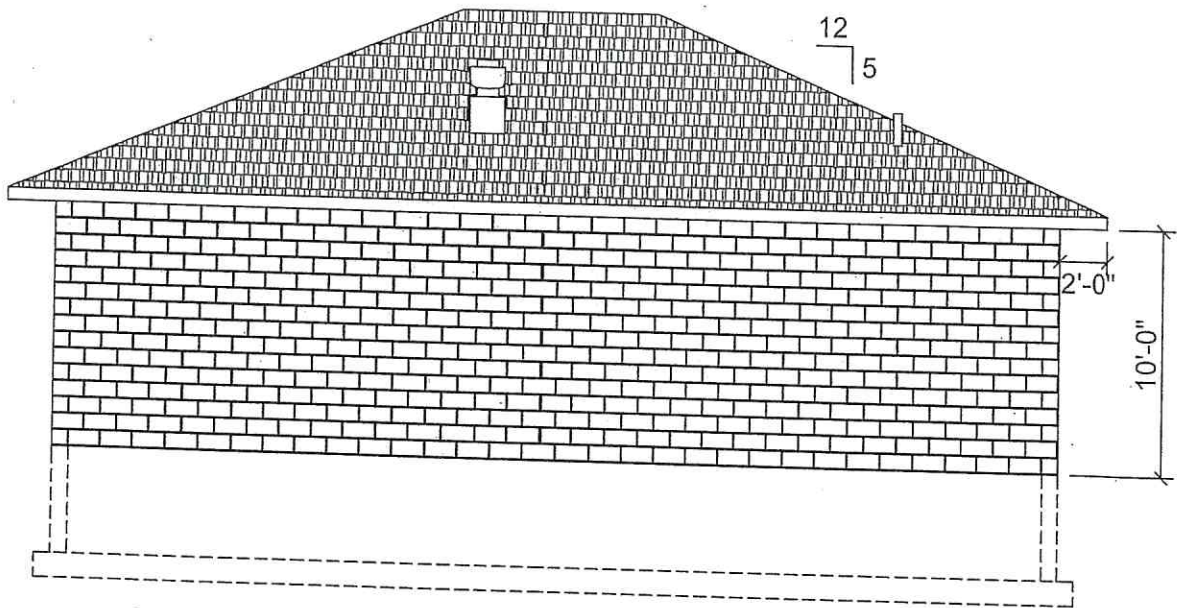
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 **NDSF\_E Camp Rest Facility\_Costs\_30Dec2024.pdf**  
107K



FRONT ELEVATION



SIDE ELEVATION

ND STATE FAIR  
**COMFORT STATION**

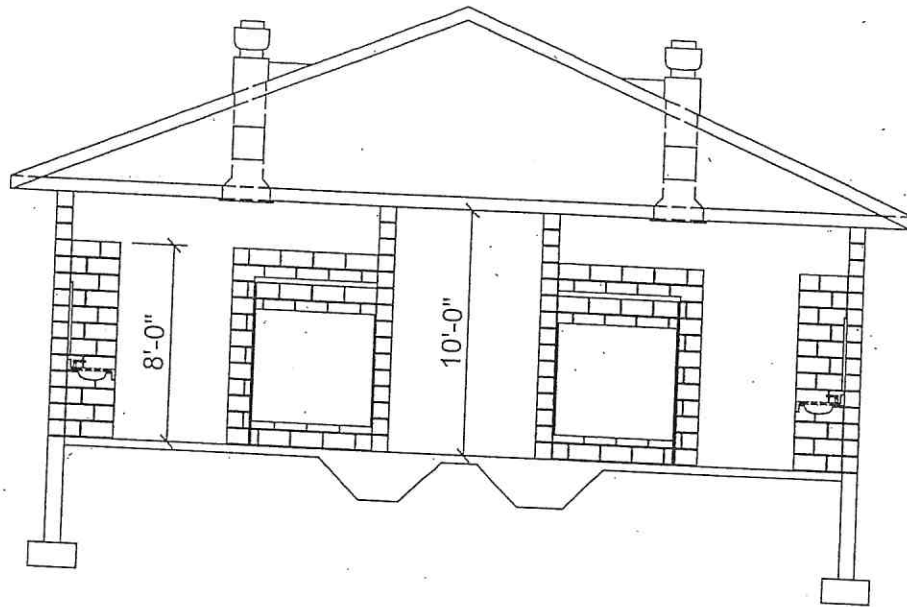
MINOT, ND

ELEVATIONS

SCALE: 1/8" = 1'-0"

**RDI ROERS'**  
**DEVELOPMENT**  
 INC

200 45th Street South  
 Fargo, ND 58103



ND STATE FAIR

# COMFORT STATION

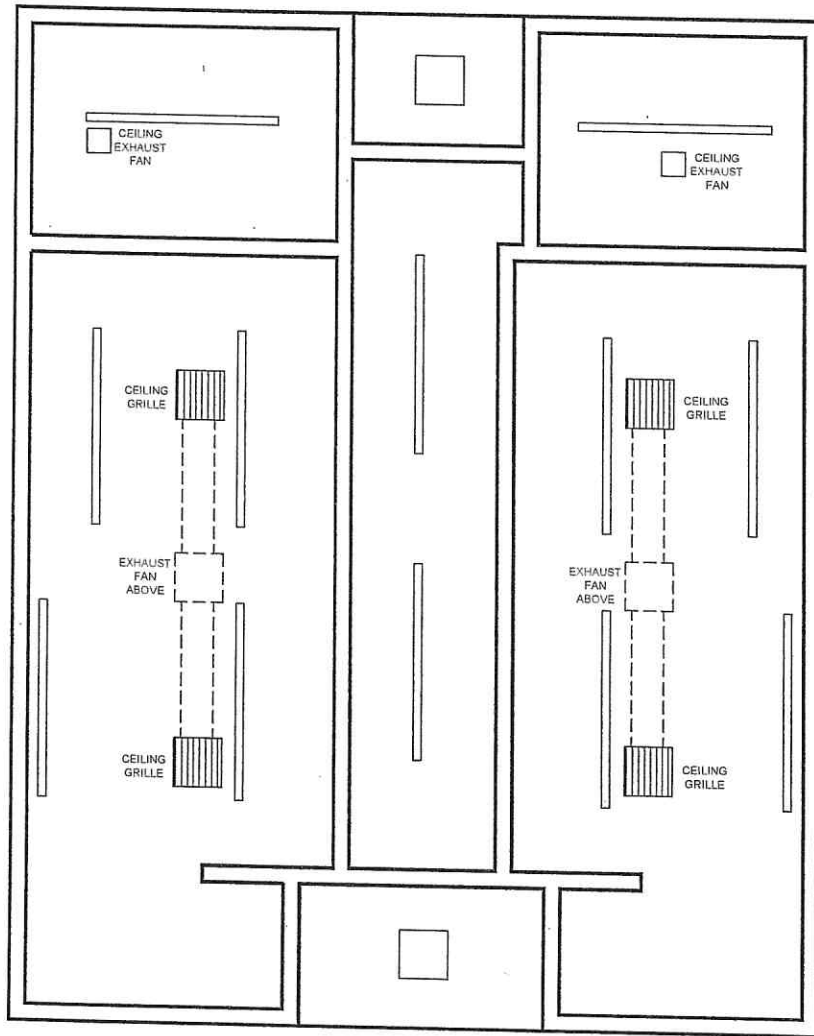
MINOT, ND

SECTION

SCALE: 1/8" = 1'-0"

**RDI** ROERS'  
DEVELOPMENT  
INC

200 45th Street South  
Fargo, ND 58103



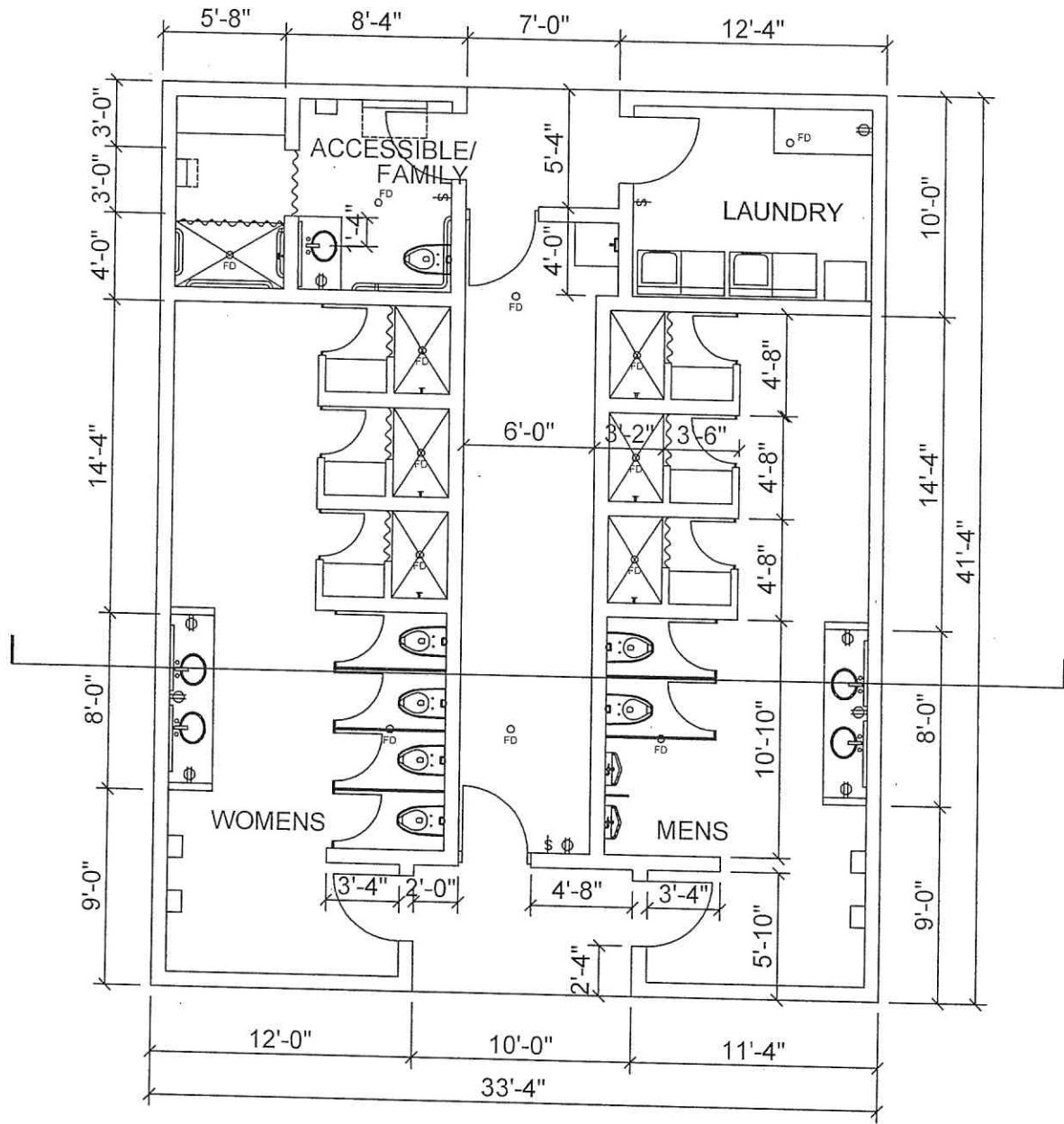
ND STATE FAIR  
**COMFORT STATION**  
 MINOT, ND

REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

**RDi** ROERS'  
 DEVELOPMENT  
 INC

200 45th Street South  
 Fargo, ND 58103

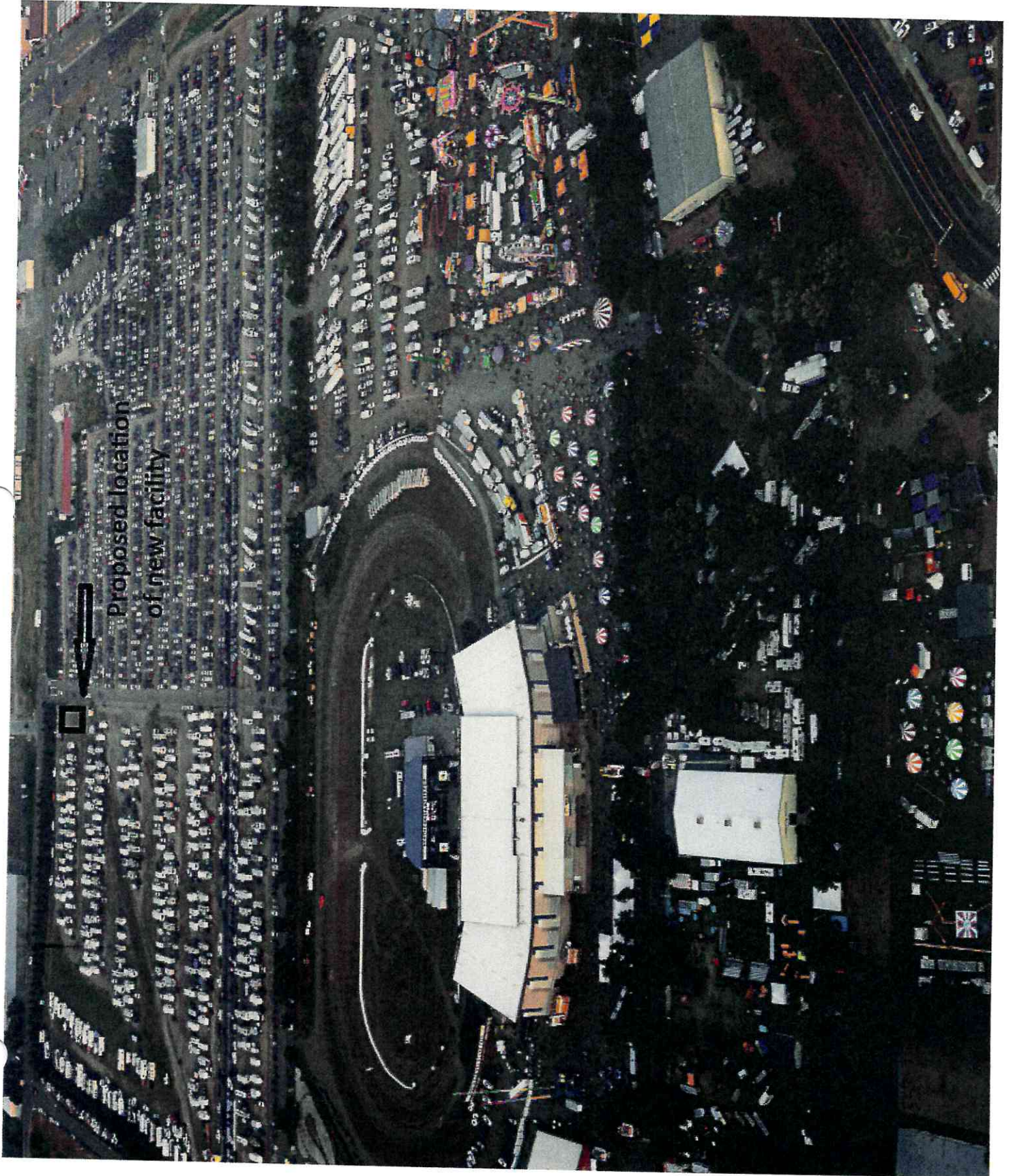


<p>ND STATE FAIR  <b>COMFORT STATION</b>          MINOT, ND</p>		<p><b>RDI ROERS'</b>  <b>DEVELOPMENT</b>          INC</p>
<p>FLOOR PLAN</p>	<p>SCALE: 1/8" = 1'-0"</p>	
		<p>200 45th Street South          Fargo, ND 58103</p>



Proposed location of new facility





Proposed location  
of new facility