



Building Exploratory Committee (BEC) Meeting Agenda

*December 8th 2022 at 2PM
West Fargo Haggart Room*

- A. Call to Order
- B. Approval of Minutes (November 17, 2022)
- C. Review list of potential sites (*see attached packet*) – Dustin Scott
- D. Review site options & selection criteria (*see attached packet*) – RLE/Wold
- E. Review site evaluation process (*interactive, no packet*) – Dustin Scott
- F. Identify and Assign Tasks
- G. Non-Agenda Discussion
- H. Schedule Next Meeting
- I. Adjourn

LIST OF POTENTIAL SITES

CURRENTLY IN SITE EVALUATION MATRIX

- Lagoons – PD/Court & City Hall
- Library/School Site - PD/Court, City Hall & potentially new Library
- Buy & Annex from Fairground (Nick, see pic #1 to right)
- Behind Sandys/Westgo (Nick, see pic #3 to right)
- WEX West Fargo Site (Across from Costco)
- EAST of WEX site
- WEST of WEX site
- SW quadrant of 9th st & 7th ave NE
- Sanitation area site
- Brookwood

NEW, NOT DISCUSSED, OR LOW CONSIDERATION

- 455 24th Ave W (vacant lot 6+ acres for PD?, pic) - NICK
- Downtown Yards
- Near Enclave
- Park district land
- Behind Sanford clinic
- Next to Costco/Duluth Trading

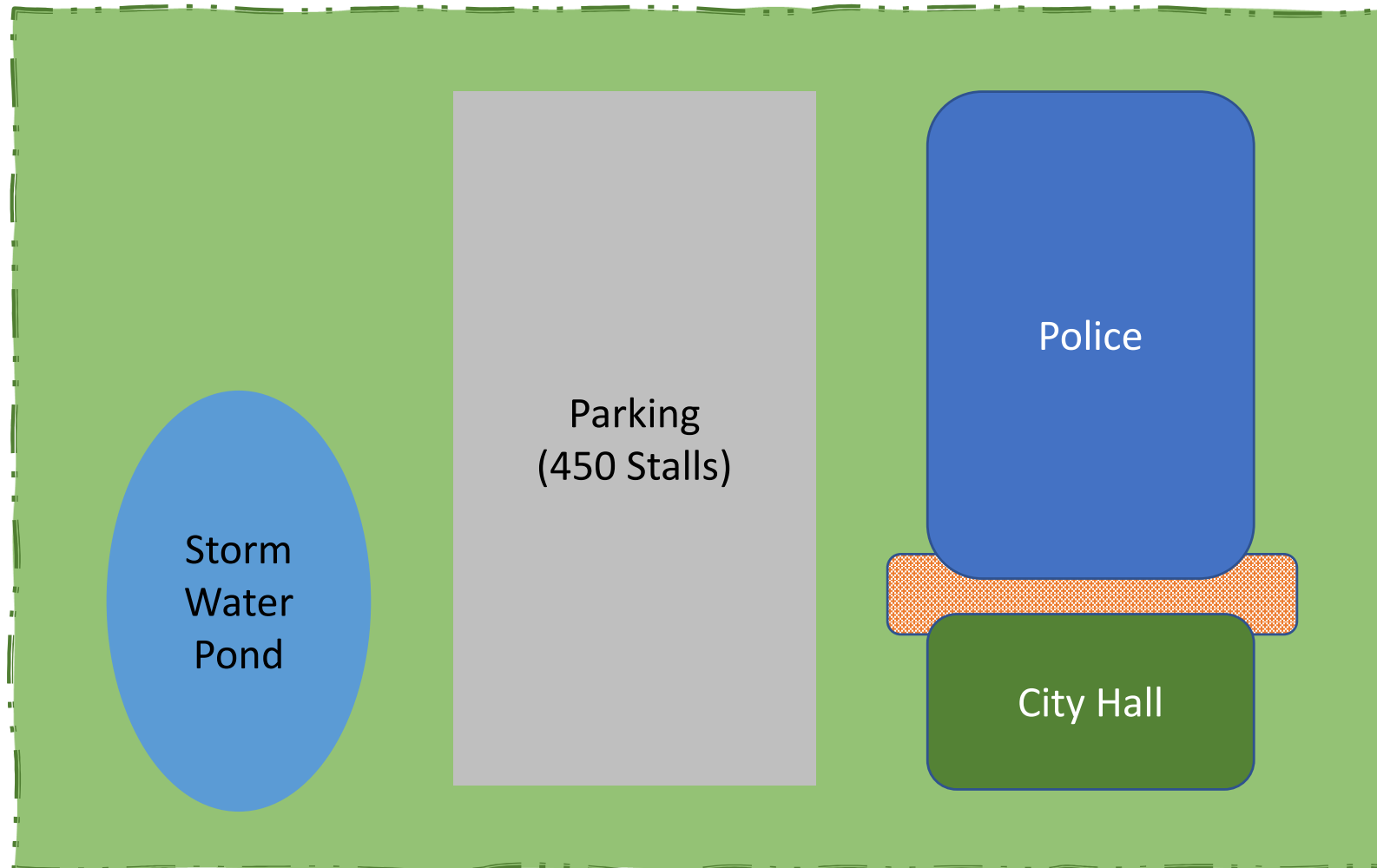
ELIMINATED (FOR NOW)

- Site near Biolife and Doubletree

Single Story – No Basement

- Building – 4 acres (175,000 sq. ft.)
- Parking – 1 stall/ 300 sq. ft. useable - $(135,000/ 300) = 450$ stalls
- 450 stalls x 400 sq. ft./ stall = 180,000 sq. ft. = 4.15 acres.
- Storm Water Management – Assumed to be 1 acre
- Landscape area/ open space – Varies per zoning district – assume 25%

Approx. Site Area – 10-12 acres



No Scale

Site Options



No Scale

Two Story – No Basement

- Building – 2 acres (175,000 sq. ft./ 2 = 87,500 sq. ft./ floor)
- Parking – 1 stall/ 300 sq. ft. useable - (135,000/ 300) = 450 stalls
- 450 stalls x 400 sq. ft./ stall = 180,000 sq. ft. = 4.15 acres.
- Storm Water Management – Assumed to be .5 to 1 acre
- Landscape area/ open space – Varies per zoning district – assume 25%

Approx. Site Area – 8-10 acres



No Scale

Two Story –Parking Below

- Building – 1.5 acres (135,000 sq. ft./ 2 = 67,500 sq. ft./ floor)
- Parking – 1 stall/ 300 sq. ft. useable - (135,000/ 300) = 450 stalls
- 450 stalls x 400 sq. ft./ stall = 180,000 sq. ft. = 4.15 acres.
- Storm Water Management – Assumed to be .5 to 1 acre – Install under parking lot
- Landscape area/ open space – Varies per zoning district – assume 25%

Approx. Site Area – 5-7 acres

Discussed, but Eliminated

1. Near Biolife and Doubletree

Sites to Consider

1. 455 24th Ave. W.
2. Downtown Yards
3. Near Enclave
4. Park District Land
5. Behind Stanford Clinic
6. Next to Costco/ Duluth Trading

Sites to Consider

1. Lagoons
2. Library/ School Site
3. Fairgrounds (Purchase & Annex)
4. Behind Sandys/ Westgo
5. Wex West Fargo Site (Near Costco)
6. East of Wex Site
7. West of Wex Site
8. SW Quadrant of 9th St. & 7th Ave NE
9. Sanitation Area Site
10. Brookwood



Site Selection Matrix

Site Evaluation Criteria Descriptions

SITE	Average	Cost	Size	Location	Proximity to other Gov. Facilities	Water Control	Utilities	Safety	Noise Concerns	Security
1. Lagoons										
2. Library/ School Site	10-15									
3. Near Fairgrounds	14.6									
4. Behind Sandys/ Westgo	5.85									
5. Wex Site	6.2									
6. East of Wex	7.45									
7. West of Wex (two parcels)	10									
8. SW Quad. Of 9th St. & 7th Ave. NE	10+									
9. Sanitation Area Site	3.55									
10. Brookwood (Trailer Court)	10+									

- Cost:** Will the cost to build at this site be substantially greater or less than at other sites? Will there be a loss of tax revenue with the selection? Is there a better use for the site (development, redevelopment, etc.)? Are their poor soils or contaminants that would impact cost?
- Size:** Is the size of the site adequate for the anticipated facilities? For future growth or other partners? Is there adequate space for parking and circulation?
- Location:** Is the site in a good location for its function? Will it spur growth? Are their features, natural or built that add or detract from the proposed use? Is the site visible and accessible to the public? Is there public transportation that would serve the site?
- Proximity to other Government Facilities:** Are there other government facilities that this facility should be near?
- Water Control:** Are there water-related concerns on this site? Is it close to a flood plain? Are there site drainage issues that would affect the building's construction, maintenance, or use? Can run-off be managed?
- Utilities:** Are there existing utilities on this site? Would utilities control or limit development on the site?
- Safety:** Are there any safety concerns with this site? Traffic concerns? Impact of adjacent functions?
- Noise Concerns:** How would any noise created by the facility functions affect surrounding areas? Conversely, are there any noise concerns from adjacent areas that would negatively affect the facility function?
- Security:** Are there security issues with this site?



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LEGEND

- 5 Exceeds or best matches criteria item.
- 4 Fully meets criteria item.
- 3 Partially exceeds criteria item.
- 2 Partially meets criteria item.
- 1 Does not meet criteria.
- TBD Further investigation required before purchase.