

PROJECT PROFILE

A view of the northwest corner of Cityscapes Plaza at 630 1st Avenue North in Fargo, N.D.



Demolition of the Lark Theatre/Cinema Grill in downtown Fargo makes room for the new Cityscapes Plaza.



Caissons being drilled to a depth of 107 feet and filled with concrete.

Mission Impossible: Cityscapes Plaza

In 2009, long-time client Cityscapes Development gave Olaf Anderson Construction one of the most challenging jobs in our 90-year history—a five-story apartment complex for North Dakota State University students with underground parking and main level retail. Among the challenges were a strict deadline, construction during recession, and building through one of the coldest and snowiest winters on record in North Dakota and amidst the record-breaking spring flood of 2009!

Work began in Fall 2008 with the demolition on the old Lark Theater building while plans for the new structure were only 30% complete. JLG Architects and Heyer Engineering established the footprint and it was off to the races in November to get a start on the caissons and foundations. The project was designed for speed, using precast floor planks and a panelized wood wall system. Interior work started early last April and was done assembly line-style moving east to west.

A special focus on safety, along with twice weekly coordination meetings to keep all subcontractors up to date, allowed the project to be completed on schedule and for students to move in August 15th, just prior to the start of Fall semester classes.

Project Facts

- 195,470-square-foot downtown apartment, retail and parking complex
- 11-month completion
- Design-build project delivery
- Conventional construction

