



REQUEST FOR ACTION

Phase Two Indoor Recreation Option and Next Steps

MEETING DATE:

June 1, 2026

ORIGINATING DEPT:

City Administration

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Aaron Parrish, Zack Wood,
Ben Boldt

Action Requested:

1. Approving moving forward with design and community engagement for a year-round indoor dome at the Regional Sports and Recreation Complex Site; and
2. Authorizing a contract with TSP Architects for design services to support a year-round indoor Dome at the Regional Sports and Recreation Complex in an amount of \$948,660 for design services to complete project Feasibility Review, Schematic Design, Design Development, Site Surveys and Traffic Study Workscopes. The full design cost to deliver this project would be an additional \$1,180,300, totaling \$2,152,900 and would be brought to City Council at a future date for consideration; and
3. Authorizing a contract with Yeadon Domes in the amount of \$24,000 for dome preconstruction design services; and
4. Authorizing the distribution of a Request for Proposals (RFP) to construction firms for Construction Manager at Risk (CMAR) services to support; and design activities and development of a Guaranteed Maximum Price for construction off the facility. Pre-Construction costs for the CMAR is projected to be \$60k and would be brought to city council for Approval once RFP's have been received and a construction manager selected; and
5. Authorizing \$1,135,926 for interim financing of project costs through September to be paid for from the Holistic Budget Stability Fund in the event the project does not proceed; and
6. Bringing financing options to the September 9th City Council meeting with a final approval at the December 14th City Council meeting in conjunction with the bid award; and
7. Pursuing interim options for the existing RCTC dome during construction.

Report Narrative:

Based on direction from the City Council and community, City teammates have been working to identify options to meet indoor recreational needs. At the previous Council Study Session on April 27th, the Council directed staff to focus on:

1. Making utility and parking adjustments by June 1st to the Regional Sports and Recreation Complex site design to allow for an indoor dome.
2. Beginning further engagement around the concept in conjunction with the design of the project
3. Bringing back a working project budget and scope to the Council after preliminary design.
4. Bringing a recommended financing strategy and operations approach after the Council approves the preliminary design and program.
5. Pursuing interim options for the dome to be in place during construction.

Initial concepting of a year-round indoor dome on the Regional Sports and Recreation Complex Site is

reflected in the attached presentation. This includes alignment with previous engagement, some draft renderings, proposed engagement strategy, proposed community working group, and draft schedule.

In addition, we did continue to have conversations with RCTC about the potential for an indoor dome on the RCTC campus. At this point, they indicated that a longer term commitment, such as a 50 year ground lease, does not align with the long term strategic use of the campus.

The proposed Phase II project is the construction of a 200,000–250,000 square foot indoor dome facility designed to support a broad range of athletic activities regardless of season or weather. The facility envisions indoor artificial turf to support sports such as soccer, lacrosse, and other field-based activities, indoor play space, as well as multipurpose/basketball and pickleball courts. The final mix of amenities will be refined through an upcoming community engagement process, ensuring the facility reflects the priorities and needs of the residents it will serve. In addition city teammates continue to explore sustainability components to this facility including geothermal energy supporting baseline energy needs, these concepts will be further refined along with their cost impacts and eligibility for offsetting their costs through programs like the Inflation Reduction Act.

Staff is seeking Council authorization to engage TSP Architects to begin the formal design process for this facility. If approved, design work would commence on June 2, 2026, with an initial focus on fitting the dome structure to the existing RSRC site. This work will be conducted in collaboration with Yeadon Domes, who provides the dome structure drawings and building system. Engaging a design partner at this stage ensures the project remains on schedule and allows the design process to participate in parallel with the community engagement process. The goal is to have a fully designed and permitted project by the end of the calendar year.

Staff is also requesting Council authorization to issue a Request for Proposals (RFP) to qualified local construction firms for Construction Manager at Risk (CMAR) services. Engaging a construction partner early in the design process is a proven and effective delivery method for projects of this scale and complexity. A CMAR partner will provide valuable input on constructability, budget, and phasing as the design progresses, helping to manage risk and control costs prior to construction. Importantly, the CMAR team would also begin planning the phasing and coordination needed to align delivery of the indoor facility with the four premier outdoor fields scheduled to begin construction in Spring 2027, ensuring the two scopes of work are sequenced effectively side by side.

Community engagement will remain a central component of the next phase of planning and evaluation. Building on extensive community input gathered since 2023, the City will continue engaging residents and stakeholders through a Community Working Group and two rounds of public Open House events offered in both in-person and virtual formats.

This work will build upon previous engagement efforts, including nearly 1,500 responses related to the Rochester Regional Sports & Recreation Center at Rochester Community and Technical College, more than 1,300 responses collected through the joint Parks & Recreation and Rochester Public Schools Community Education needs assessment, and findings from the 2025 Rochester Healthy Community Partnership.

The next phase of engagement is intended to further refine and prioritize community needs and interests while balancing project scope, budget constraints, operational sustainability, and alignment with existing recreation and community amenities across the system. Feedback gathered during this process will help inform facility concepts, programming opportunities, and long-term community benefit considerations.

Proposed Project Schedule

If approved, the following schedule has been proposed by the project design team to deliver design documents and a clear path forward for this facility:

2026

June 1st – Council Approval
June 19th - Finalize Design & Budgets
July 31st – Community Engagement / Neighborhood Meetings
August 28th – Incorporate Feedback from Engagement
August 31st – Submit for Distinctive Development / SDP Approvals
November 27th – Community Development Entitlements Complete

2027

January 31st – Design Complete
March 31st – Building Permitting and Trade Package Bids Complete
May 1st – Construction Start

2028

June 30th – Facility Open in Conjunction with Phase II of RSRC (May 31st on RSRC)

Priorities & Foundational Principles:

Transformational Capital Projects
Quality Services

Policy Considerations & DEI Impact:

The Indoor Phase of the Regional Sports & Recreation Complex Project will follow the City's targeted business utilization and workforce participation goals. The completed project will provide opportunities for the community to utilize the facility. There will be a robust community engagement process to ensure community input drives the amenities provided within the indoor spaces. Recreation promotes health and wellness, with well-documented benefits for physical and mental health. Activities improve cardiovascular health, mobility, flexibility, and reduce the risk of health issues. Designing the facility to be accessible ensures these benefits are available to everyone, regardless of age or ability, creating an inclusive and healthy space for all.

Prior Legislative Actions & Community Engagement:

February 6, 2023: Council Meeting - Agreement with ISG for Professional Services to Further Inform the RSRC Local Option Sales Tax Proposed Project Approved. March - June 2023 - Community Working Group Process
July 24, 2023: Council Meeting - Gaps Analysis, Community Engagement, Preliminary Design Program, and Projected Future Operations and Maintenance for the RSRC report.
July 24, 2023: Council Meeting - Adopted the sales tax extension ballot language
November 7, 2023 - City Special Election (Voter Passage of Local Sales Tax)
January 29, 2024: Council Study Session - Local Sales Tax Update provided to City Council
February 21, 2024: Council Meeting - First Reading for Local Sales Tax Implementation March 4, 2024: Council Meeting -Request for Proposals (RFP) for operations and programming planning activities for the RSRC
March 18, 2024: Council Meeting - Local Sales Tax Renewal Implementation
May 20, 2024: Council Meeting - Approval of Operator Planning Professional Services
June 10, 2024: Council Meeting - Executive Session - Property sites for RSRC project discussed
August 2024: Council Meeting - Request for Proposals (RFP) for Design professional services
August 5, 2024: Council Meeting - Assignment and Assumption of Purchase Agreements for the three properties under consideration for the RSRC approved
September 23, 2024: Council Meeting - Request for Qualifications (RFQ) / Request for Proposals (RFP) for Construction Manager at Risk (CMAR) professional services
October 14, 2024: Executive Session - Property sites for RSRC project discussed.
October 21, 2024 Council Meeting - Approval of Design Services
November 18, 2024: Council Meeting - Approval of CMAR Services
February 3, 2025: Real Estate Purchase and Design Direction

March - May 2025 - RSRC Community Working Group Process
June 2, 2025 - Rezoning and Annexation of RSRC Property
July 28, 2025 - Study session - Operating Model Discussion
October 6, 2025: Council Meeting – Authorized Bid Award
November 18, 2025 - Neighborhood Informational Meeting
November 17, 2025 - RCTC meeting
December 8, 2025 - Authorization of Guaranteed Maximum Price (GMP) Amendment - Approved
April 6, 2026 - Contract Award for Testing Services - Approved

Fiscal & Resource Impact:

Design, permitting, engagement, and preconstruction services are estimated at \$1,135,926 with a 10 percent contingency. This would advance the project through the September City Council meeting approval. If the project proceeds, these costs would be included as a project expense for the overall financing approach. If the project does not proceed, these project costs would need a funding source. Staff is recommending the Holistic Budget Stability fund which has an unrestricted balance of approximately \$2.8M. Additional funding and project costs would be needed to advance the project past September into bidding.

Alternative Action(s):

1. Do not proceed with further evaluation of the project.

Prepared By:

Zachary Wood

Attachments:

[Presentation - Phase Two Indoor Recreation](#)

[Exhibit - Yeadon Design Assistance Contract](#)

[Exhibit - TSP Scope Fee Proposal RSRC Dome](#)