



REQUEST FOR ACTION

Bid Advertisement - Rochester Sports and Recreation Complex -Project No. J2870

MEETING DATE:

October 6, 2025

ORIGINATING DEPT:

City Administration

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Ben Boldt & Scot Ramsey

Action Requested:

1. Authorizing the advertisement of bids for the Rochester Sports and Recreation Complex - Project No. J2870
2. Directing staff to finalize an MOU with RCTC or continue to negotiate a similar framework to optimize near and long-term recreational facility needs.

Report Narrative:

We are seeking authorization to bid the final construction documents for the Rochester Sports and Recreation Complex - Project No. J2870.

Final City Council approval of the Guaranteed Maximum Price (GMP) for this project will be submitted to the City Council for approval on December 8, 2025. If approved, construction would start in April 2026 and be completed in the spring of 2027 (or spring of 2028, depending on supplier/contractor capacity)

Bid Environment:

1. Strong Market Interest & Ideal Timing

There is significant excitement in the market, especially around the *Playing Surfaces / Finish Grade* package, which is valued at approximately **\$29 million**. Premier contractors have expressed interest. Turf suppliers are also actively seeking work. Delaying the bid could reduce our pool of qualified bidders for this critical scope.

2. Cost Escalation Risks

Costs continue to rise amid economic uncertainty. Commodity and labor prices are not trending downward. With our tight budget, any further escalation could directly impact project scope and feasibility. Going out for bids after November 2025 could add \$1- \$2 Million to the project cost since the Site and Finish packages are bid by seasonal contractors who secure contracts in October - January to prepare for the April -November work season.

3. Schedule & Procurement Advantages

Bidding in October / November and awarding before February allows contractors to plan ahead, begin material procurement, and be ready to mobilize in April. This also gives the design team adequate time to review submittals and address any questions or clarifications that may arise.

4. Avoiding Market Saturation:

Having contractors under contract in November secures our position ahead of the typical spring bidding rush in December/January. We'll be competing with private developments, Mayo Clinic's

Unbound project, and the Pine Island Data Center if we delay. This could drive up costs and require us to reduce scope.

Bid Packages:

1. Trade Package 1A – General Trades
2. Trade Package 26A – Site Electrical
3. **Trade Package 31M – Mass Grading – Best Value – Allowing nonunion to bid on this one.**
4. Trade Package 32A – Asphalt Paving
5. Trade Package 32 B – Site Concrete
6. **Trade Package 32H – Finish Grading and Playing Surfaces - Best Value**

The project scope focuses on outdoor amenities, including:

- Artificial turf diamond fields (8) and artificial turf rectangular sports fields (2)
- Pickleball Courts (12)
- Central gathering space that includes a restroom/concession building, regional park playground, and plaza area
- Walking/Bike Trails around the complex that will connect with the Willow Creek Trail

The team is attempting to balance the many competing needs and desires for this project within a fixed budget, all while delivering a top-tier complex that will be regionally competitive and make a lasting impact for our community. Construction costs are increasing, and this upward pressure on pricing is an ongoing challenge. However, the goal is to deliver as many amenities as possible within the funding allocated to the project. After bidding, the scope may need to evolve to meet these goals. To ensure flexibility, we have prepared several bid alternatives or deductions that will allow the project to be bid in accordance with our established budget.

A Master Plan for Future Growth

The design team also master-planned to accommodate future phases that will expand on the initial amenities and fulfill the full vision for the complex, including indoor-focused aspects. The construction of the outdoor-focused phase will include preparatory work for a future indoor facility.

Commitment to Community and Regional Impact

This project reflects the City's commitment to balancing regional impact with community benefit. While the outdoor phase focuses on immediately delivering on priorities, it is the beginning of a larger vision that will enhance our recreational system, support economic development, and foster equity and connectivity for years to come. The City team remains committed to collaborating with residents, community partners, and stakeholders to bring this transformative project to fruition and enhance our entire parks and recreation system.

As a follow-up to the previous Study Session, staff continue to engage with RCTC leadership on opportunities for collaboration around shared sports facilities. A draft Memorandum of Understanding was shared with the college, focusing on preserving near-term access to the dome, establishing a framework for enhancing community access in the short term, and forecasting how we might approach

longer-term opportunities.

Upon initial review, RCTC indicated that while they remain open to continued discussions, they prefer not to move forward with the draft MOU in its current form. Instead, their General Counsel is working to update existing agreements, beginning with those tied to outdoor fields, followed by the dome and the Regional Sports Center. City staff are arranging a follow-up meeting to better understand RCTC's specific concerns with the MOU, which have not yet been detailed, and to work toward a mutually agreeable framework.

Because we have existing agreements that guide operations and responsibilities, staff see value in having a non-binding MOU in place, as it would allow both parties to implement adjustments we agree upon in the near term without conflicting with the preexisting formal agreements.

Priorities & Foundational Principles:

Economic Resilience

Transformational Capital Projects

Policy Considerations & DEI Impact:

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.

Trails for walking, running, and biking, connecting to the funded and planned Willow Creek trail.

Outdoor recreation promotes health and wellness, with well-documented benefits for physical and mental health. Activities in nature 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 7, 2025: Council Meeting - Approval of Schematic Design

July 20, 2025 - Study session - Operating Model Discussion

August 2025: RSRC Community Group Follow-up

Fiscal & Resource Impact:

The \$65M budget for this project will be funded by the Local Sales Tax designated for the Regional Sports and Recreation Complex. The project scope is currently within the full budget at this stage of the project.

Alternative Action(s):

No alternative actions are recommended at this time.

Prepared By:

Scot Ramsey

Attachments:

[Presentation - RSRC Project No. J2870 Bid Authorization](#)

[Exhibit B - RCTC & City of Rochester Draft Memorandum of Understanding](#)