



REQUEST FOR ACTION

Contract Award: Rochester Sports and Recreation Complex - Project No. J2870

MEETING DATE:

December 22, 2025

ORIGINATING DEPT:

City Administration

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Ben Boldt, Scot Ramsey, and team

Action Requested:

1. Authorizing Amendment No. 1 Guaranteed Maximum Price (GMP) in the amount of \$27,978,635 to Knutson Construction for the Rochester Sports and Recreation Complex - Project No. J2870; and
2. Authorizing a budget of \$24,207,087 for City and CMAR purchases of tax-exempt materials for the Rochester Sports and Recreation Complex - Project No. J2870; and
3. Authorizing staff to look for Value Engineering and additional funding opportunities to add back into the project selected deducts and add alternates up to the \$65,000,000 allocation; and
4. Authorizing interim financing in the amount of \$1,772,000 from Economic Vitality fund to cover the property purchase and 50% of the road, utilities, grading etc. serving the south remnant lots to allow addition of the recommended alternates and deducts.

Clerk's Note: This item was adopted at the December 8, 2025, Council meeting, and was subsequently vetoed by Mayor Norton. The veto automatically places the item back on the next agenda for reconsideration. To override a veto, the item must pass with a supermajority of the body voting Aye (5 regardless of quorum). The item may only be considered as it was passed. No amendments may be made.

Report Narrative:

Following the City Council approval of the land purchase and direction for the design of the Rochester Sports & Recreation Complex in February 2025 and the approval of the bid advertisement on October 6, 2025, City Council meeting, the City Project Team, Design Team and Construction Manager at Risk (CMAR) firm submitted the construction documents for bids.

The following bid packages were submitted for bids:

Bid Packages:

Trade Package 1A – General Trades

Buildings Complete including Mech, Elec, and Plumb

Trade Package 26A – Site Electrical

Trade Package 31M – Mass Grading – Best Value

Trade Package 32A – Asphalt Paving

Trade Package 32 B – Site Concrete

Trade Package 32H – Finish Grading and Playing Surfaces - Best Value

Will include field section complete
Field Drainage
Any Bolt down required items for the fields

The project scope focuses on outdoor amenities including:

Artificial turf diamond fields (8)
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 attempted 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, but the goal is to deliver the most amenities we can with the funding allocated to the project.

Economic Vitality Funding alternates (\$1,772,000):

Change the two multipurpose fields from natural grass to turf (\$625,000 each or \$1,250,000).
Dugout Roofs (\$200,000).
Basketball Court (\$120,000)
Additional shade structures (\$45,000)
Sideline netting (175,000)

The following scope items are not included in the CMAR contract and are prioritized in the order of acceptance if additional funding is secured:

Change four outfields from natural grass to turf. (\$510,000 each or \$2,040,000)
Add in the two Quad bathrooms (\$650,000 each or \$1,300,000)

Potential Funding for additional scope:

\$3,900,00 in contingencies – potentially available in 2026 after mass grading
TBD - sale of south lots. Broker's estimation of value of south remnant lots is \$12 to \$20 / square foot. (\$7,000,000 to \$12,000,000)
TBD – cost saving for material and material handing utilizing recently approved purchase of the Leitzen property to the north of the RSRC.
Development / fundraising

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 the 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 phase one focuses on immediate 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.

Schedule

Completion of permitting, final plat, traffic study, etc. in March 2026

Construction starting in Spring of 2026.

Project phased completion in spring of 2027 - 2028.

Indoor Recreation Options

The team continues to work on the potential for indoor recreation options. Efforts in this space have focused on enhanced marketing of existing assets and continued conversations with RCTC on the potential to Reimagine the existing Rochester Regional Sports Center (both the Field House and Dome). Overall, our conversations have been productive, and we look forward to a more comprehensive City Council Study Session update in the first quarter of 2026.

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 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

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 has several large components that are not included in the CMAR contract. These prioritized items listed above in the report will be incorporated as additional funding is secured or contingency is released.

\$7,700,000 has been spent to-date on this project for land, design, and other miscellaneous costs.

Alternative Action(s):

No alternative actions are recommended at this time.

Prepared By:

Ann Kasel

Attachments:

[Presentation RSRC Project No. 2870 Contract Award](#)

[Knutson Amendment #01 to Construction Manager at Risk Contract](#)

[Mayor's Veto Letter](#)