



REQUEST FOR ACTION

Contract Amendment: Regional Sports and Recreation Center Contract Change Order

MEETING DATE:

June 15, 2026

ORIGINATING DEPT:

City Administration

AGENDA SECTION:

Consent Agenda

PRESENTER:

Zack Wood, Ben Boldt

Action Requested:

Approving change order in the amount of \$2,160,036.50 to Knutson Construction Services to convert 2 multipurpose fields from natural grass to artificial turf sports surface, add basketball courts, spectator shade structures, dugout roofs as well as incorporate Willow Creek Trail connections into the Regional Sports and Recreation Complex Site

Report Narrative:

During the initial design and bidding phase of the Regional Sports and Recreation Center (RSRC), several scope reductions via bid alternates were accepted to address potential budget overruns. Two multipurpose rectangular sports fields were converted from artificial turf to natural grass, basketball courts were removed from the project scope, and a number of bid alternates related to quality of life amenities were declined, including spectator shade structures that would have provided comfort for spectators and participants during warm weather events, dugout roofs that would have offered players protection from the elements, and sideline netting that would have enhanced safety and the overall experience for athletes and spectators. These amenities, while not essential to the basic function of the facility, were recognized as important features that would meaningfully elevate the RSRC from a functional sports complex to a welcoming recreation destination.

Approval of the artificial turf conversion is time sensitive, as the multipurpose fields represent a critical path item in the construction schedule. If approval is not received in June 2026, the project would face significant cost escalations associated with regrading completed work and potential schedule delays that could jeopardize the Spring 2027 phase 1 opening of outdoor amenities. Soil corrections and elevation grading of the multipurpose fields are currently scheduled to commence in July 2026 in support of that milestone. Upon approval, the multipurpose fields are positioned to open on schedule in Spring 2027 with artificial turf installed.

At the December 8, 2025, City Council meeting, \$1,772,000 in Economic Vitality funds were approved to restore these items to the project scope at a future date once revised budgets were available for the items removed via bid alternates. Reinstating artificial turf on the two multipurpose fields will dramatically improve playability, reduce long-term maintenance demands, and extend the number of days the fields are available for use, ensuring the facility can accommodate a wider range of sports leagues, tournaments, and community events. The return of the basketball courts will provide a recreational outlet for residents, adding a dynamic space to the complex that broadens its appeal beyond traditional field sports. Restoring the spectator shade structures, dugout roofs, and sideline nets will create a more player and fan friendly experience that encourages repeat visits, supports organized athletics, and signals the City's commitment to investing in the well being of its residents and users of the facility.

The Economic Vitality Fund would serve as a financial placeholder for these improvements until the anticipated sale of the south lots, which carry a Broker's estimated value of \$12 to \$20 per square foot, or approximately \$7,000,000 to \$12,000,000, at which time the proceeds of those sales would reimburse the Economic Vitality Fund, additionally any remaining contingency funds from the RSRC project at the time of completion would be utilized to reimburse the Economic Vitality Fund for funding utilized by the project.

In addition to the facility improvements, the City's recent purchase of the adjacent property to the north unlocks a significant connectivity opportunity. A direct trail connection to the Willow Creek Trail and the greater City-wide trail network will now be possible, creating a meaningful pedestrian and multimodal access point that ties the RSRC into the broader community. This connection will allow residents to reach the sports complex by foot, bicycle, or other non-motorized modes of travel, reducing vehicle traffic, encouraging active transportation, and making the facility more accessible to the City.

The trail connection transforms the RSRC from a standalone destination into an integrated node within the City's recreational infrastructure, amplifying its value and long-term community impact. The costs associated with incorporating the trail connection into the RSRC site, approximately \$80,000, would be covered through the Willow Creek Trail project.

The remaining balance of \$308,036.50 will be funded through the project contingency funds allocated to the J3069 Regional Sports and Recreation Complex project No J2870.

Priorities & Foundational Principles:

Quality Services

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
December 8, 2025 - Authorization of Guaranteed Maximum Price (GMP) Amendment - Approved
April 6, 2026 - Contract Award for Testing Services - Approved
June 1, 2026 - Phase 2 Indoor Options Next Steps - Partially Approved

Fiscal & Resource Impact:

A total commitment of \$65,000,000 has been established for the Regional Sports and Recreation Center Complex, Project No. J2870. To date, \$61,835,174 has been committed through land acquisition, design, and construction contracts. Project contingency funds currently carry a balance of \$2,729,598.

If approved, this change order would draw \$308,036.50 from the available contingency, leaving a remaining balance of \$2,421,562.

On December 8, 2025, \$1,772,000 from the Economic Vitality Fund was authorized as a temporary funding source, pending the potential sale of the south lots, to reincorporate turf multipurpose fields, basketball courts, shade structures, and sideline netting into the project scope. An additional \$80,000 would be funded through the Willow Creek Trail Construction project.

Alternative Action(s):

No alternative actions are suggested at this time, as this fulfills the Council direction from December 8, 2025 via changeorder.

Prepared By:

Zachary Wood

Attachments:

[Exhibit - RSRC Knutson Change Order 3 Cost Proposal](#)