



REQUEST FOR ACTION

Contract Award: Greystone Construction to Furnish and Install Hoop Building to Serve the Maintenance Center Facility

MEETING DATE:

May 18, 2026

ORIGINATING DEPT:

City Administration

AGENDA SECTION:

Consent Agenda

PRESENTER:

Zack Wood

Action Requested:

Awarding a contract in the amount of \$248,585 to Greystone Construction to furnish and install a Hoop Material Storage Building as part of the Maintenance Center Construction - Project No. J3069.

Report Narrative:

The City of Rochester Parks & Forestry (P&F) team is currently working out of the Parks & Forestry Operations Center (PFOC). The Parks & Forestry team services 80 miles of trails owned by Olmsted County, maintains mutual aid agreements with nearby communities, partners with neighboring cities on regional recreation and parks, as well as regional approaches to hazardous materials management, while also delivering services to the three state-designated regional parks within City limits. The current PFOC facility is outdated and inadequate for providing efficient services for the City and the surrounding region. The current PFOC facility location does not have adequate space for both full-time and seasonal employees and has only one shared entrance/exit to the building for Parks & Forestry maintenance teammates and vehicles. This project collocates staff and equipment from P&F with Public Works (PW) into two buildings. Collocating these two City departments will facilitate collaboration and integration over the long term. Moving the PFOC to the existing Public Works & Transit Operations Center (PWTOC) facility will provide operational efficiency with similar infrastructure in place for vehicle storage and maintenance (i.e. gas/diesel/EV charging infrastructure; maintenance apparatus) and improvements to the necessary space for such an operation. Exiting the existing facility provides opportunities for a redevelopment site at the riverfront and next to Mayo Field. The two City departments will utilize the existing PWTOC facility and share a new 94,367 SF fleet facility and a 13,470 SF staff office facility. The new facility will have a 100-person institutional meeting room. This 100-person meeting room will function as the combined crew room for P&F and PW.

The project budget is summarized below:

CMAR GMP for taxable material and labor	\$18,338,368
Tax-exempt City/CMAR purchased material	\$11,472,380
Land, Design, & Soft costs	\$13,189,252

Total \$43,000,000

This request is to authorize a contract with Greystone Construction for tax-exempt purchase and installation of a 72' x 64' Britespan Fabric Hoop Building to support covered material storage for the Parks Forestry Maintenance and Public Works Street Maintenance teams. This storage building would

allow for the storage of materials such as dirt, gravel, rock and mulch in a covered structure to prevent erosion of the materials and ensure it remains in an acceptable state for use at anytime. This proposal was sourced through the Minnesota Sourcewell service cooperative, which is authorized through Minnesota Statute §123A.21 to competitively bid and award purchasing contracts to state and local governments. Sourcewell cooperative purchasing contracts are made available through the joint exercise of powers law, Minnesota Statute § 471.59 to participating agencies. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. By utilizing this procurement method, we are taking advantage of approximately \$22,000 in savings with our owner-direct tax-exempt status as well as discounted volume pricing.

Priorities & Foundational Principles:

Quality Services

Responsible Environmental Stewardship

Policy Considerations & DEI Impact:

The Parks & Forestry Relocation Project will follow the City's targeted business utilization and workforce participation goals. The design of this facility aligns with the Minnesota Sustainable Buildings 2030 (SB2030) program requirements for energy efficiency and aligns with our Fiscal Responsibility and Sustainability foundational principles by providing a highly efficient renewable system to serve the Facility with flexibility into the future.

Prior Legislative Actions & Community Engagement:

July 10, 2023: Council Meeting - Closed Executive Session - Purchase price of property - Parcel ID No. 741334083465 Approved

October 16, 2023: Council Meeting - Property Purchase for the Relocation of Parks & Forestry Operations to the Public Works and Transit Operations Center (PWTOC) Campus approved

October 16, 2023: Council Meeting - Request for Proposal (RFP) and Request for Qualifications (RFQ) Approved.

January 8, 2024: Council Meeting - Authorizing a budget amendment for Parks Maintenance addition to Public Works Transit Operation Center (PWTOC). Approved

March 4, 2024: Council Meeting - Closed Executive Session - Purchase price of Parcel ID No.

741334083464 & Parcel ID No. 741334083466 Approved. April 22, 2024: Council Meeting - Contract Award for Design Services to CRW Architecture and Construction Manager at Risk Services to Benike Construction. Approved

May 6, 2024: Council Meeting - Refunding Resolution for the Parks Maintenance Facility Expansion Project. Approved.

May 6, 2024: Council Meeting - State Grant for the Relocation of Parks & Forestry Operations to the Public Works & Transit Operations Center (PWTOC) - Project No. 3069 Approved.

February 19, 2025: Council Meeting - Property Tax Abatements for Relocation of Parks & Forestry Operations to the Public Works & Transit Operations Center (PWTOC) Campus. Approved

March 3, 2025: Council Meeting - Contract Award for Commissioning Services for Parks and Forestry Relocation - Project No. J3069: Approved

April 7, 2025: Council Meeting - Adopted a resolution for sale of general obligation tax abatement bonds for Project No. J3069 Approved

April 21, 2025: Council Meeting - Contract Award for Long Lead Electrical Gear and Emergency Generator - Approved

April 21, 2025: Council Meeting - Adoption of Project Guaranteed Maximum Price (GMP) contract amendment - Approved

April 21, 2025: Council Meeting - Adoption of Construction Manager at Risk (CMAR) tax-exempt purchase budget - Approved

June 16, 2025: Council Meeting - Contract Award for Darcy Geothermal System equipment and Installation - Approved

April 6, 2026: Council Meeting - Contract Award for Furniture Procurement - Approved

Fiscal & Resource Impact:

The Relocation of the Parks & Forestry Operations to the Public Works & Transit Operations Center is approximately \$43,000,000, including \$5,955,000 for land, \$7,234,252 for design and soft costs, and \$29,810,747 for construction. The project is funded by the following sources: \$6,443,100 in 2013 Sales Tax for land acquisition, \$9,500,000 in Excess 2013 Sales Tax, \$14,000,000 in State Grant funds (secured), \$11,850,000 in General Obligation Tax Abatement Bond issuance, and \$1,470,736 from Future Acquisition Account. Inflation Reduction Act (IRA) tax credits will be submitted for this project but will not be used as a funding source (potentially \$1.2 million). This contract is funded as part of the J3069 Parks and Forestry Relocation CIP project. The \$248,585 for this request is accounted for within the \$43,000,000 project budget as part of the owner purchased equipment.

Alternative Action(s):

No alternative actions recommended at this time

Prepared By:

Zachary Wood

Attachments:

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