



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	City Staff Introduction, Stockwell and Contegerty to Give Overview of Project and Request to Advertise
Meeting Date:	Tuesday, January 28, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Authorize the Advertisement of Bids for the Revised Proposed Marshall Aquatic Center
Background Information:	<p>The Marshall pool has been studied since the early 1930's. Each time, the debate centered on cost, type of facility and amenities. In 1935 the City Council discussed over the course of several years whether to accept funds from the Works Progress Administration (WPA) to build a bathhouse, pool and bandshell. At that time, it meant a city cost-share amount of \$14,252 with the remainder coming from WPA funds. Following debate at multiple City Council meetings and a successful 1936 referendum, in 1937 the WPA project was finally supported. That 1937 main pool is still in use today, however with its known faults and making it one of the oldest pools in Minnesota.</p> <p>In 1968 when a referendum was held and voted down to update the bathhouse and the swimming facilities, the city was presented with notices from the MN Department of Health informing the city of pool violations that still needed to be corrected. Within two years, the city was obligated to update both the pool and the bathhouse.</p> <p>A successful 1987 referendum to update the pool gutter system and decking was effective, but only to the basic operations of the pool. Not long after, city officials were still discussing additional needs and amenities necessary for the aquatic center to remain relevant.</p> <p>In 2008 further debate, including split Council votes, as to the extent of upgrading and improving to correct deficiencies of the aquatic center, ultimately led to a pared down repair project.</p> <p>In 2018, the city studied the current aquatic center. It was found that the current aquatic center has many deficiencies. The structures of both the lap/general use-pool and diving pool have significant cracking and structural deterioration at the gutter joint, internal expansion joints, and wall to floor joints. City staff has documented that the lap/general-use pool and diving pool are currently losing water due to leaks at a rate of 12,000 to 15,000 gallons per day. This is an extreme amount of water loss for a pool vessel. The existing bath house and concessions building suffers from many conditions typical of a building more than 50 years old. It has numerous code compliance issues and many of the building components are inadequate, function poorly or are decayed beyond reasonable repair. The building also has numerous issues in how it serves the users and presents itself to the public. Many areas of the building do not meet the American with Disabilities Act. The mechanical and electrical systems have deteriorated and are in need of repair. Water line breaks are common and waste lines are failing. There is a significant problem of sewer gas entering the shower area of the building and staff have made a makeshift repair that needs replacement. The staff has had to make many repairs to the plumbing systems and these repairs are exposed and add to the poor appearance of the building. Exhaust fans are old and inadequate and provide poor ventilation within spaces.</p>

An October 2021 community survey, when respondents were asked an open-ended question to identify additional recreation amenities and programs that the city could offer, the most common responses were related to swimming pools and water parks. The former topic covered responses related specifically to swimming pools and swimming lessons, while the “water park” topic included references to things like splash pads, water slides, and other water features outside of swimming pools. Furthermore, over 90% of survey respondents reinforced the notion that parks are an essential component for quality of life and attracting individuals to live in and visit the Marshall community.

Concepts for the new aquatic center building program were developed with input from city staff and stakeholders. Participants expressed their desire for items such as increased opportunities for younger children, new amenities, an improved bath house, a concessions area in view of the pool area, a splash pad, and more shade. The building program includes aquatic elements that can accommodate a wide age range and program spaces (changing rooms, concessions, and additional parking) that better serve patrons and staff.

A key part of the community survey was garnering public input regarding different funding options the City of Marshall is exploring to help pay for current or new amenities. The community’s reaction to an extension of the current sales tax was generally good, with a 74% positive response rate. The city is requesting a sales tax extension - it does not raise taxes. If the sales tax extension fails, a property levy increase would mean a 19% increase in the levy or more. The question of whether to fund the construction of a new aquatic center would be placed on a general election ballot question and the voters of Marshall would be able to vote on the approval of the extension of the sales tax to pay for the new aquatic center.

In May of 2021, the City Council authorized Stockwell Engineering to predesign and provide a schematic design for a new Marshall aquatics center.

In 2022, with key support from our local legislators, Senator Dahms and Representative Swedzinski, special legislation that would have enabled Marshall to extend the current sales tax at the current rate of 0.5% to pay for the costs of a new aquatic center. Unfortunately, the Legislature adjourned in May of 2022 without passing a tax bill that would have included Marshall’s special sales tax legislation.

In 2023, the city once again approached our legislators and was able to resubmit the 2022 proposed language with updated cost estimates for the aquatic center from late 2022.

On May 24, 2023, Governor Walz signed into legislation Chapter 64, House File 1938 that authorized the City of Marshall to extend the sales and use tax of one-half of one percent if approved by the voters at an election held on November 7, 2023.

In August of 2023, the City Council, contingent on successful November 7, 2023 referendum, authorized Stockwell Engineering to design, prepare construction documents, and bidding documents for the new aquatic center.

On November 7, 2023, the voters of Marshall were asked the following ballot question:

Shall the City of Marshall be authorized to (a) extend a sales and use tax of one-half of one percent (0.50%) for the purpose of paying the costs of collecting and administering the tax and paying for the construction of a new municipal aquatic center in the City, plus associated bonding costs, including interest on any bonds, and (b) issue its general obligation bonds in an aggregate principal amount not to exceed \$18,370,000, plus the cost of issuing the bonds,

	<p>including interest on the bonds, to finance the construction of a new municipal aquatic center in the City?</p> <p>The election result: Yes 1,455 (66.44%) No 735 (33.56%)</p> <p>Following these election results the City Council formed an Aquatic Center Committee to assist Stockwell with design/construction/bidding plans Councilmembers Schafer, Alcorn and Moua Leske have participated on this Committee along with City Staff.</p> <p>In December of 2023, with the intention of offering residents and local businesses sponsorship and special recognition opportunities, a community led <i>Jump In, Make A Splash</i> committee was formed in partnership with the Marshall Community Foundation, and the City of Marshall. The successful referendum held on November 7, 2023, will provide \$18.3 million in funds through the extension of the sales tax in Marshall, but additional commitments will help support further amenities such as a body slide flume, lily pad water walk, climbing wall and more shade structures. All donations are being made to the Marshall Community Foundation, who is serving as the fiscal agent for the project and managing the aquatic center fund. To date, the fundraising committee has reported just over \$600,000 received or pledged towards the new aquatic center.</p> <p>On August 29, 2024, the city opened bids for the Marshall Aquatic Center project. Due to higher than estimated bids being received, at the September 10, 2024, City Council rejected the bids and gave authorization and direction to staff to explore construction management services for the aquatic center.</p> <p>On September 10, 2024, City Council gave authorization and direction to staff to explore construction management services for the aquatic center following rejecting bids due to being approximately \$6 million over engineers estimate.</p> <p>At the September 24, 2024 Council meeting, the Council authorize staff to finalize an agreement with Contegrity Group, Inc.</p> <p>On December 10, 2024, the City Council authorized the redesigned concept plan to move forward.</p> <p>Some upcoming dates:</p> <ul style="list-style-type: none"> • City Council Considers Authorization to Advertise for Bids—January 28th Council Mtg • Stockwell/Contegrity/Staff/Committee to Review 95% Specs and Plans—Jan 30th • Final Bid Docs – Feb 10th • Pre-Bid Meeting – Thursday, February 27th at 10:00 a.m. • Bid Opening – Tuesday, March 11th at 2:00 p.m. • City Council Approval, Tuesday, March 25th @ 5:30 p.m.
Fiscal Impact:	See cost estimate
Alternative/ Variations:	Do not authorize the Advertisement of Bids for the proposed new Marshall Aquatic Center
Recommendations:	Authorize the Advertisement of Bids for the revised new Marshall Aquatic Center