



MARSHALL

EXPLORING CONSTRUCTION MANAGEMENT SERVICES FOR A NEW AQUATIC CENTER

BACKGROUND:

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.

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.

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.

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.

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.

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, including interest on the bonds, to finance the construction of a new municipal aquatic center in the City?

The election result: Yes 1,455 (66.44%) No 735 (33.56%)

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.

In December of 2023, with the intention of offering residents and local businesses sponsorship and special recognition opportunities, a community led *Jump In, Make A Splash* 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.

Recently the Aquatic Center Committee finalized the plan set and Stockwell has prepared bidding documents.

City Council authorized advertisement of bids on July 23, 2024 with bid acceptance on August 29, 2024. The bid results (attached) were well over the engineer's estimate. Subsequently, City Council on September 10, 2024 rejected all bids. In addition, City Council authorized staff to explore construction management services as option to reduce costs.

INVITATION:

The city of Marshall is, by invitation, selecting CM's to participate in an interview with city staff and selected City Councilmembers. We intend this interview to be performed with the same and set number of questions posed to each CM. We will appreciate a give and take discussion on how best for the city to move forward with this project and how your firm would be a true partner with us in this process.

POSSIBLE SCOPE OF SERVICES TO BE DISCUSSED:

Currently the aquatic center is being redesigned to reduce costs. Thus, the services required of the construction manager (CM) are anticipated to begin immediately following acceptance of proposal/agreement. We anticipate for re-bidding documents to be prepared and ready for bid letting in early 2025.

CM services to be provided to City include complicated scheduling and coordination for multiple bid packages. The schematic plans, schedule, and renderings define the Project scope and schedule. The estimated project budget for construction is \$18.3 million. The CM will assist with completion of the design development phase and the determination of which Project work will benefit from different scheduling and bid packaging opportunities.

Communication skills are essential since many of the materials in the planning and implementation phases are funneled through two points of contact: the CM, manager of the construction team, and the Architect, manager of the design team.

Both entities are hired as the City's representatives and will endeavor as a team to protect the City's interests. The City does not intend that the CM and Architect partner but rather that they provide independent services to the City and thereby offer checks and balances in maximizing facility improvement funds while retaining buildings of high quality.

The approaches to CM services include the following concepts:

- The CM offers a perspective on cost / quality/ and value to provide the City with the best information possible in the development of building programs
- The CM acts as Owner's representative in the field during construction
- The Project allows inclusion of smaller, local contractors since the Project is broken down into numerous small projects
- Multiple bid packages can be implemented and managed to "fast-track" a work scope.
- Added CM experience helps identify lead time concerns and cost control methods during the design process
- The CM has primary responsibility on the budget and Project delivery schedules during the implementation phases

EXPLORATORY PROCESS DISCUSSION CRITERIA:

1. CM firm and key project staff experience with similar projects
2. Understanding of technical issues and sound technical expertise
3. Proven track record of successfully completing similar projects, with an emphasis on pools/aquatic center. Successful experience of both the firm itself and the individual team members will be considered.
4. Proposed approach to completing the project.
5. Please note the number of hours you will allocate per week toward onsite supervision during the construction phase.
6. Proposed CM cost
7. Your proposed work with architect/engineer and possible areas of collaboration (see City of Marshall executed Engineer Agreement)
8. Briefly, how do you propose to administer this project?

While price is a factor, this is not solely a price competition. The City's selection will be based upon qualifications and experience with similar projects, in addition to price.

CM SELECTION :

Following this exploratory process, the city may request proposals that will be reviewed and evaluated by a team of city staff

Following review of the proposals, the City may ask firms to make a presentation to city representatives, including the City Council. Final selection of a construction manager will be made by the Council with a contract negotiated.

CONCLUSION:

Any requests for additional information needed for the preparation for this exploratory process should be directed via email to Sharon Hanson sharon.hanson@ci.marshall.mn.us