

D. Update – ARPA Funding / Matson Grandstand Project



Park Advisory Board Memorandum

August 20, 2024

SUBJECT: Update on American Rescue Plan Act (ARPA) Projects – Matson

RECOMMENDATION:

Receive an update on projects funded with American Rescue Plan Act Funds and receive information on proceeding with a phased approach to the Matson Grandstand Project.

BACKGROUND/KEY POINTS:

The City Council has allocated \$1.15 million dollars of American Rescue Plan Act funds to Moorhead's Park facilities that were identified as needing renovations and were priorities in the Strategic Plan. The deadline to have these funds allocated with Purchase Orders is December 31, 2024 with completion of the projects in December 31, 2026.

The Park Advisory Board recommended the following projects from their priority listing, to receive the funding:

- Inclusive Playground – Southside Regional Park
- Matson Field Stadium Project
- Centennial Athletic Complex Renovations

Inclusive Playground Project: \$300,000 Allocated and \$346,000 was used for this project.

Phase 1 of the project is complete, but the fundraising group continues to seek funds for Phase II which will install a fence around the perimeter. The fence is a high priority for this group who would like a place to let their child run freely during play without fear of them running into traffic. The cost for the fence is \$25,000 with \$2,000 recently received. City Staff completed grant applications to the FM Area Foundation and Sparklight. The FM Area Foundation awarded \$7,500 towards this project but Sparklight denied the application. Balance on hand for Phase II at this time is \$11,750. Should fundraising fall short and additional grants are not received, completion of the fence has been added to the 2025 Park Amenities request.

Cost to date for this project is **\$590,727** of which approximately \$60,000 was raised from the community.

Centennial Athletic Complex Renovations - \$300,000 ARPA funding all funds are dedicated.

The following projects at the Centennial Athletic Complex are completed.

- **Realign Existing Fields:** *Diamond Doctors* was hired to make field improvements to all 12 fields.
- **Conversion to Little League Fields:** 2 fields on the North side were sized for Little League fields with new fencing, foul poles, and base paths.
- **Scoreboards** for 2 Moorhead Crush fastpitch fields, and the 4 fields on the North side used by Moorhead Baseball.

- **Restroom Improvements** replacing the bathroom stalls on the North and South Fields and water fountain on the Southeast fields.
- **Field maintenance equipment** –A laser field line painter has been purchased to expedite field painting and increase quality.
- **Equipment Boxes** at each field for bases and tarps.
- **Location Signage** for complex.
- **New fence caps** – material has been purchased and will be installed on 6 fields; 4 on the north diamonds and 2 of the fastpitch fields numbers 5 and 7 on south side of complex. The youth groups will install the material.

These projects are in progress and scheduled for fall completion.

- **Fencing improvements** to fix main gate, backstops, and parking lot fencing. Weed guards under the fences on the Little League fields to eliminate weed eating.
- **Little League Field – Adjustments to turf.** Purchase Orders have been sent to Vendors who will adjust the grass outfields after the 2024 season ends.

All ARPA/ City funds for this project have been committed.

Moorhead Crush girls fastpitch has received a \$8,000 grant from the Twins Foundation for improvements to the complex. City staff are working with the Crush to use these funds to make improvements to the fields that the Crush uses.

Moorhead Matson Field Stadium Project: \$400,000 ARPA funding

1. The current status of the fundraising campaign is \$1,233,000 raised as of August 12, 2024. This includes the \$500,000 donation from the Convention and Visitors Bureau, the \$400,000 in funds from the City American Rescue Plan Act, a \$250,000 pledge by the American Legion with the remainder being from other donations from boosters.
2. With the knowledge that there is an active fundraising campaign, the City Manager approved Mutchler Bartram Architects to continue with 100% design to stay on the timeline of starting construction after the 2024 baseball season.
3. Project Champion and baseball enthusiasts, Jeff Miller leads the fundraising team. Avenues pursued include:
 - Continued conversations and presentations with community business leaders to solicit donations to this project. Presentation to the Moorhead Business Association.
 - City Staff have written grants to FMCVB, BNSF, Midco, American Crystal Sugar, and the Sterns Foundation.
 - Giving Hearts Day Project through Dakota Medical Foundation
 - Requests for donations were also sent out to all past donors from the improvements made to the field in 2008.
 - Lists were assembled to all past players for the Moorhead Blues and Golds baseball teams and a solicitation letter was sent.
 - Emails to all Moorhead Youth Baseball contacts and request for Moorhead Youth Baseball Board to join the fundraising team.

- Request for the Athletic Director and Coaches from High School team to assist in fundraising. They are raising funds for their improvements so are not able to assist.
 - Significant social media presence.
 - Presentations to all local service clubs, Moorhead Athletic Association, etc.
 - Television and Radio Interviews promoting this project.
 - Presentations at the Moorhead City Council
 - Signage at Matson using QR Codes, etc.
 - Legion baseball players going door to door with fundraising materials.
4. To meet the deadline for the use of ARPA funds having to be obligated with contracts to vendors by December of 2024, it has been suggested to reduce the scope of the design and do this project in Phases. The scoreboard was purchased and installed prior to the 2024 season. The reduced design does not have all the amenities originally considered.
- These amenities that will be pushed out to Phase II include:
 - Concessions and Restroom Area
 - Shade canopies over the seats.
 - Sidewalks and Berming along the baselines.
 - Limited backs placed on aluminum seating
- Phase I construction will include support footings to easily accommodate the construction of Phase II amenities when funding is available.
5. Due to a decrease in the scope of the project, both the American Legion and the Convention and Visitors Bureau were contacted to see if these changes affected their gift. The American Legion is o.k. with their commitment but the CVB has policy that they would fund up to 25% or any project. The financial commitment of \$500,000 would be reduced based on the total project cost of Phase 1 but when Phase 2 is built, the remainder of their commitment would be paid.
6. The original projected timeline was to start construction at the end of the 2024 baseball season but that time has passed. If bidding is to go out for Phase I during the 2024 calendar year it will most likely affect the 2025 playing season. If it is determined that construction cannot begin until the fall of 2025 costs will most likely increase.
7. The City Council at their August 12, 2024 meeting approved using a Construction Manager at Risk delivery method for construction so we would get a guaranteed maximum price for this project. Attachment 1

FINANCIAL CONSIDERATIONS:

\$1,150,000 of ARPA funds is set aside for Parks Projects that include Inclusive Playground at \$345,000, Moorhead Matson Field Stadium Project at \$400,000, and Centennial Athletic Complex renovations at \$300,000. See above for details on the current financials for each project.

Submitted By:

Holly Heitkamp, Parks and Recreation Director

Attachments: Council Communication – Matson Construction Manager at Risk



City Council Communication

August 12, 2024

SUBJECT:

Resolution to Authorize Advertisement for Construction Manager at Risk (CMAR) Services for the Matson Field Stadium Project

RECOMMENDATION:

The Mayor and City Council are asked to consider a resolution to authorize advertisement for Construction Manager at Risk CMAR Services for the Matson Field Stadium Project.

BACKGROUND/KEY POINTS:

The City of Moorhead has been working toward the construction of a new grandstand for the Matson Field Stadium Project. With the knowledge that there is an active fundraising campaign in Fall of 2023, Mutchler Bartram Architects (MBA) was selected to design the project. The design was completed and includes many new amenities.

The fundraising campaign has raised \$1,232,000 for the project. The original project estimates were \$2,100,000. Due to timeline constraints, staff recommends proceeding with construction of a reduced scope that will allow phasing of the grandstand construction. The proposed phase of construction will match the current funding available. The project will include construction of an elevated concrete grandstand, press box, and backstop netting system. The project design will accommodate future amenities such as restrooms, concessions, and shade structures.

The City Council is asked to proceed with a Construction Manager at Risk (CMAR) delivery of the project. The CMAR will perform work as the owner's representative and provide construction phase services. The CMAR will provide a Guaranteed Maximum Price (GMP) for the project based on the construction documents and specifications provided by the Architect/Engineering team. Upon acceptance of the GMP, the CMAR will provide construction services for the construction phase by overseeing all bidding, subcontractor hiring, job oversight, insurance, and health/safety measures for the project.

FINANCIAL CONSIDERATIONS:

The current project funding is \$1,232,000 and has been from various sources including donations from the Convention and Visitors Bureau, the American Legion, Alex Stern Foundation, and funds from the American Rescue Plan Act.

The proposed resolution will authorize advertisement for CMAR services and does not have financial impact.

Voting Requirements: 3/4 of Council (6)



City Council Communication

August 12, 2024

Submitted By:

Dan Mahli, City Manager

Paul Fiechtner, Public Works Director

Holly Heitkamp, Parks and Recreation Director

Nichole Parr, Administrative Assistant

Attachments:

RESOLUTION

Resolution to Authorize Advertisement for Construction Manager at Risk (CMAR) Services for the Matson Field Stadium Project

WHEREAS, the City of Moorhead wishes to pursue construction of a grandstand for the Matson Field Stadium Project; and

WHEREAS, the City of Moorhead has hired a design firm for Architectural and Engineering services to prepare design, planning and construction plans for Matson Field Stadium Project; and

WHEREAS, the City of Moorhead desires to hire a Construction Manager at Risk for construction services for the project; and

WHEREAS, a Request for Proposal will provide a transparent process resulting in the selection of a highly qualified Construction Management firm for the Matson Field Stadium Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead that the City Manager and Mayor is hereby authorized and directed to advertise a Request for Proposals for Construction Manager at Risk services for the Matson Field Stadium Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead, that the City Manager and Review Team are authorized and directed to review, and further process submittals to the Request for Proposals for Construction Manager at Risk services and recommend to the City Council one firm for CMAR services for the Matson Field Stadium Project.

PASSED: August 12, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

Michelle (Shelly) A. Carlson, Mayor

Christina Rust, City Clerk