

MEMORANDUM

TO: HONORABLE MAYOR AND CANNON FALLS CITY COUNCIL

FROM: Neil Jensen, City Administrator

SUBJECT: Support of the Bonding Bill 2022 for John Burch Park Retaining Wall et al

DATE: September 7, 2021

BACKGROUND

John Burch Park is in need of dire repair to the existing limestone retaining wall and seating. The original retaining wall was constructed by the Civilian Conservation Corps (CCC) in 1938 utilizing locally sourced limestone. Over the years, erosion and player activity has caused the wall to deteriorate to the level where safety for the players is now of great concern. Spectators sit on poured concrete slabs at the top of the retaining wall that overlook the ball field. This seating area above the wall has begun to shift, crack and lean creating an unstable and unsafe structure for the spectators. Since the 1st base dugout is also a part of this wall and elevated seating, this structure would also be updated at the time of construction.

The bonding request for this project is \$469,000 in state funds to rehabilitate the 1938 limestone retaining wall (3,730 sq ft), construct a new 1st base dugout that would be built into the same retaining wall and update the seating area above the retaining wall for spectators to ensure their safety. The City of Cannon Falls and the John Burch Park Supporters will be responsible for a 50% match for the estimated total project cost of \$938,000. The City of Cannon Falls would contribute \$328,000 and through fundraising efforts, John Burch Park Supporters would contribute \$141,000. The costs would go toward:

- Cast In-Place Reinforced Concrete Wall (faux limestone surface finish) \$541,000
- Ornamental Railing in front of spectators \$33,000
- Concrete Tiered Seating to replace existing (1,500 sq ft.) \$90,000
- 1st Base Dugout and Deck revisions (1,570 sq ft.) \$202,000

On September 2, 2021 the City of Cannon Falls Park Board passed Resolution 2021-01 illustrating their support for the 2022 Capital Bonding Bill for the rehab of John Burch Park Retaining Wall, 1st base dugout and seating.

REQUESTED COUNCIL ACTION

Motion to approve Resolution 2574 to support the 2022 Minnesota Capitol Bonding Bill to replace the John Burch Park Retaining Wall and 1st Base Dugout and seating.

Project Requests for State Funds					
Project Title	Priority Ranking	Funding Source	2022	2024	2026
John Burch Park Retaining Wall Rehabilitation	1	GO	\$ 469	\$ 0	\$ 0
Total Project Requests			\$ 469	\$ 0	\$ 0
General Obligation Bonds (GO) Total			\$ 469	\$ 0	\$ 0

John Burch Park Retaining Wall Rehabilitation**AT A GLANCE****2022 Request Amount:** \$469**Priority Ranking:** 1**Project Summary:** \$500,000 in state funds is requested to rehabilitate the 1938 limestone retaining wall, construct a new 1st base dugout that would be built into the same retaining wall and update the seating area above the retaining wall for spectators to ensure their safety.**Project Description**

John Burch Park Supporters is a 501 (c) 3 organization that has maintained the quality of the baseball field through the years and has also raised funds in the past to 'light up the park'. Even though it is owned by the City, the JPBS members have gone above and beyond to ensure the park is at its peak condition all through the year. The JPBS and the City of Cannon Falls have committed to raising \$500,000 as a 50% match for the rehab of this project through community fundraising and city bonding funds.

There are three phases to the overall upgrades needed at JBP, but the scope of this project funding request focuses on the first phase due to the urgency of rebuilding the retaining wall. In January 2021, the City's structural engineer performed a site visit to view the condition of the existing dry stacked limestone retaining wall. The engineer documented the existing condition and also made field measurements to determine the length and height of the existing retaining wall.

In reference to the areas in need of repair, replacement or new structure: Replacement with Cast In-Place Reinforced Concrete Wall (Faux limestone surface finish is 3,730 sq. ft. with an estimated cost of \$541,000. Installation of an ornamental railing in front of the spectators is 330 sq. ft. with an estimated cost of \$33,000. Concrete Tiered Seating to replace existing seating of 1,500 sq. ft. is \$90,000. 1st Base Dugout and Deck Revisions would be approximately 1,570 sq. ft. with an estimated cost of \$202,000. With these estimates, it would bring the project cost to \$866,000.

We see this as a phased development project. As of this moment in time, we do not have a cost estimate for the next phase which would include of updating the 3rd Base dugout, a safety/storm shelter and ADA bathrooms, but those would also be in addition to the aforementioned project costs listed. The top priority is the safety of the players and spectators which is why we are requesting assistance for the wall and seating area.

Project Rationale

Construction started in 1937 by the Works Progress Administration (WPA) and the original retaining wall was constructed by the Civilian Conservation Corps (CCC) in 1938 utilizing locally sourced limestone. Over the years, erosion and player activity has caused the wall to deteriorate to the level

where safety for the players is now of great concern. Spectators sit on poured concrete slabs at the top of the retaining wall that overlook the ball field. This seating area above the wall has begun to shift, crack and lean creating an unstable and unsafe structure for the spectators.

In the early 1960's a dugout was built and served as the concession stand for about 30 years. In the mid-1990's the dugout and concession were connected to make the structure as it stands today. A new dugout would serve as additional storage at ground level, a roof deck for fans to enjoy, a concession/press box shell on top to be used for future needs.

Project Timeline

Concept plans have already been drafted and reviewed by the City Engineer for planning purposes. Upon fundraising and successfully securing funds from the 2022 Bonding Bill, the project could proceed as soon as final plans and contractors are secured for the project.

Full funding is expected to be in place by June 2022 and construction would be expected to be complete in the summer of 2023.

Other Considerations

Whether it is a sunny, Sunday afternoon in the summer or a cool, crisp Friday night in the fall, John Burch Park has its own heartbeat in the community. It is the intention of the City of Cannon Falls and John Burch Park Supporters to make significant infrastructure improvements and updates to ensure John Burch Park will continue serve as a prominent venue for the community and region. JBP has been rated as one of the "Best Amateur Baseball Stadiums in Minnesota" by WCCO (2011), featured in Town Ball Parks of Minnesota by Author Todd Mueller (2016), was a stop on the Fox 9 News Townball Tour (2018) and was ranked the #15 Minnesota Ballpark by Minnesota Amateur Baseball Enthusiast, Bob Greeley (2020) and also received a Fanfare score of 3.43 out of 5 from Stadium Journey. These improvements will allow JPB to continue as a source of pride and passion for the community.

John Burch Park is not just a baseball diamond. It is a meeting place for residents, fans, friends and players. It is not uncommon for the phrase "Let's Fill the Hill" when encouraging fans to attend the games. The field overlooks the Cannon River, the trailhead of the Cannon Valley Bike Trail and historic downtown of Cannon Falls. It is a place where people gather to not just watch sports, but to socialize and visit with each other as they overlook the field and cheer on the home team. This is a hub that deserves preservation for generations to come.

Impact on State Operating Subsidies

There will not be any additional state operating dollars requested for this project.

Who will own the facility?

The City of Cannon Falls

Who will operate the facility?

The City of Cannon Falls

Who will use or occupy the facility?

The City of Cannon Falls residents and residents and spectators from other towns

Public Purpose

John Burch Park is utilized by the local teams for amateur baseball, JV/High School baseball, Legion/VFW baseball as well as the JV/High School football team in the fall. There is also a bandshell on the premises that hosts a number of events throughout the spring, summer and fall such as outdoor church services, movies and music and also charitable events.

Description of Previous Appropriations

There are no records of any State Appropriations made to the City of Cannon Falls. Any improvements have been made via the John Burch Park Supporters organization or the City of Cannon Falls.

Project Contact Person

Neil Jensen
City Administrator
507-263-9304
njensen@cannonfallsmn.gov

(\$ in thousands)

John Burch Park Retaining Wall Rehabilitation

PROJECT FUNDING SOURCES

Funding Source	Prior Years	FY 2022	FY 2024	FY 2026
State Funds Requested				
General Obligation Bonds	\$0	\$469	\$0	\$0
Funds Already Committed				
Pending Contributions				
City Funds	\$0	\$328	\$0	\$0
Non-Governmental Funds	\$0	\$141	\$0	\$0
TOTAL	\$0	\$938	\$0	\$0

TOTAL PROJECT COSTS

Cost Category	Prior Years	FY 2022	FY 2024	FY 2026
Property Acquisition	\$0	\$0	\$0	\$0
Predesign Fees	\$0	\$20	\$0	\$0
Design Fees	\$0	\$30	\$0	\$0
Project Management	\$0	\$123	\$0	\$0
Construction	\$0	\$693	\$0	\$0
Relocation Expenses	\$0	\$0	\$0	\$0
One Percent for Art	\$0	\$0	\$0	\$0
Occupancy Costs	\$0	\$0	\$0	\$0
Inflationary Adjustment	\$0	\$72	\$0	\$0
TOTAL	\$0	\$938	\$0	\$0

STATUTORY REQUIREMENTS

The following requirements will apply to projects after adoption of the bonding bill.	
Is this project exempt from legislative review under M.S. 16B.335 subd. 1a?	Yes
Predesign Review (M.S. 16B.335 subd. 3):	
Does this request include funding for predesign?	N/A
Has the predesign been submitted to the Department of Administration?	N/A
Has the predesign been approved by the Department of Administration?	N/A
Will the project design meet the Sustainable Building Guidelines under M.S.	N/A

STATUTORY REQUIREMENTS

The following requirements will apply to projects after adoption of the bonding bill.

16B.325?	
Will the project designs meet applicable requirements and guidelines for energy conservation and alternative energy sources (M.S. 16B.335 subd. 4 and 16B.32)?	N/A
Will the project comply with the targeted group purchasing requirement (M.S. 16C.16 subd. 13)?	Yes
Will the project meet public ownership requirements (M.S. 16A.695)?	Yes
Will a use agreement be required (M.S. 16A.695 subd. 2)?	No
Will program funding be reviewed and ensured (M.S. 16A.695 subd. 5)?	Yes
Will the matching funds requirements be met (M.S. 16A.86 subd. 4)?	Yes
Will the project be fully encumbered prior to the Cancellation Deadline (M.S. 16A.642): December 31, 2026?	Yes
M.S. 16A.502 and M.S. 16B.31 (2): Full Funding Required	Yes
M.S. 473.4485: Guideway Project	
Is this a Guideway Project?	No
Is the required information included in this request?	N/A
Has the governing body of the political subdivision passed a resolution of support, which indicates this project's priority number if the applicant is submitting multiple requests?	No

MEMORANDUM

TO: Neil Jensen, City Administrator

FROM: Bill Angerman, P.E.
WHKS & Co.

DATE: June 9, 2021

RE: John Burch Park Retaining Wall

The City hired WHKS to perform a planning level cost estimate for the replacement of the John Burch Park retaining wall.

On January 13, 2021 a WHKS structural engineer performed a site visit to view the condition of the existing dry stacked limestone retaining wall. The engineer documented the existing condition with photos. The engineer also made field measurements to determine the length and height of the existing retaining wall.

A second site visit was conducted on April 16, 2021. This meeting was attended by City staff, WHKS staff and representatives of the field planning group. Previously prepared Park concept plans were reviewed. We were requested to include dugout and deck revisions in the planning level cost estimates. The scope of work for the planning level effort includes the following:

- Re-use of Existing Limestone Rocks

The existing limestone rocks are severely weathered. The attached photos illustrate the condition of the limestone. Based on the fragmented pieces of rock, we recommend against trying to rehabilitate the existing limestone wall, or to re-use the existing limestone to construct a replacement retaining wall.

- Replacement with Mechanically Stabilized Earth Wall (MSE)

Examples of an MSE wall are illustrated on the attached photos. The wall has a surface finish. The illustrations show a chain link fence mounted to the coping at the top of the wall. A MSE wall requires a concrete leveling base and structural soils that are installed behind the wall. The wall is tied back into the structural soils for support. The wall panels are manufactured off-site and are delivered to the site for installation. There are some options available for surface finish of the panels. The planning level probable cost opinion for a standard surface finish MSE wall, not including a rail is as follows:

Standard Finish Wall	3,730 sq. ft. x \$90 per sq. ft.	\$336,000
Textured Finish Wall	3730 sq. ft. x \$116 per sq. ft.	\$433,000

- Replacement with a Cast In-Place Reinforced Concrete Wall

An alternate to an MSE Wall is a cast in-place reinforced wall. A cast in-place wall requires a reinforced concrete spread footing base. The reinforced concrete wall is connected to the footing. Structural soils behind the wall are not necessary to support the wall. Granular backfill material is

required behind the wall, but at a lower unit cost than structural soil. A cast in-place wall is more labor intensive to construct and comes with a higher surface area unit cost. There are more options available for the surface finish that an MSE wall. The attached photo illustrates a faux-limestone concrete wall. The planning level probable cost opinion for a standard surface finish cast in-place wall, not including a rail is as follows:

Standard Finish Wall	3,730 sq. ft. x \$120 per sq. ft.	\$410,000
Faux-Limestone Surface Finish	3,730 sq. ft. x \$145 per sq. ft.	\$541,000

- Installation of Railing

Mounting a chain link fence to the MSE wall coping would provide a level of protection that could alleviate fall concerns. There are no openings for small kids, animals, or small items to fall through. A chain link fence option would be the least expensive option for a rail. A chain link fence option is illustrated on the attached photos. Other style of rails could be considered by the City. An ornamental rail could be considered. However, an ornamental rail cost would exceed the cost of a chain link fence option. The planning level probable cost opinion for a chain link fence, or an ornamental rail, to be mounted to either an MSE wall coping or to the top of a cast in-place concrete wall are as follows:

Chain Link Fence Rail	330 feet x \$40 per foot	\$ 20,000
Ornamental Rail	330 feet x \$100 per foot	\$ 33,000

- Seating

Seating is proposed to be similar to the tiered seating that currently exists. The planning level probable cost opinion for concrete tiered seating is as follows:

Concrete Tiered Seating	1,500 sq. ft. x \$60 per sq. ft.	\$ 90,000
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- Dugout and Deck Revisions

The dugout and deck revisions planning level cost estimates are prepared based on the site visit meeting of April 16, 2021, and the concept drawings prepared by the planning group. The revisions for the planning level cost estimate include cast in-place concrete walls, hollow core slab, dugout floor slab, and decorative rail above the dugout. The hollow core slab will require a support beam, waterproofing and a finish concrete slab for the deck. The planning level probable cost opinion for the dugout/deck revisions are as follows:

Cast In-Place Concrete Walls	1570 sq. ft. x \$100 per sq. ft.	\$157,000
Hollow Core Slab	400 sq. ft. x \$90 per sq. ft.	\$ 36,000
Dugout Floor Slab	400 sq. ft. x \$15 per sq. ft.	\$ 6,000
Ornamental Railing	<u>32 feet x \$100 per foot</u>	<u>\$ 3,200</u>
Dugout/Deck Revisions Total		\$202,200

Note:

The planning cost opinions were prepared without field surveys, geotechnical exploration, or preliminary plans. The unit costs are based on similar types of projects that we have designed and bid. The cost opinions include allowances of 10% for contingencies and 10% for engineering.



Existing Dry Stack Limestone Retaining Wall



MSE Wall



MSE Wall



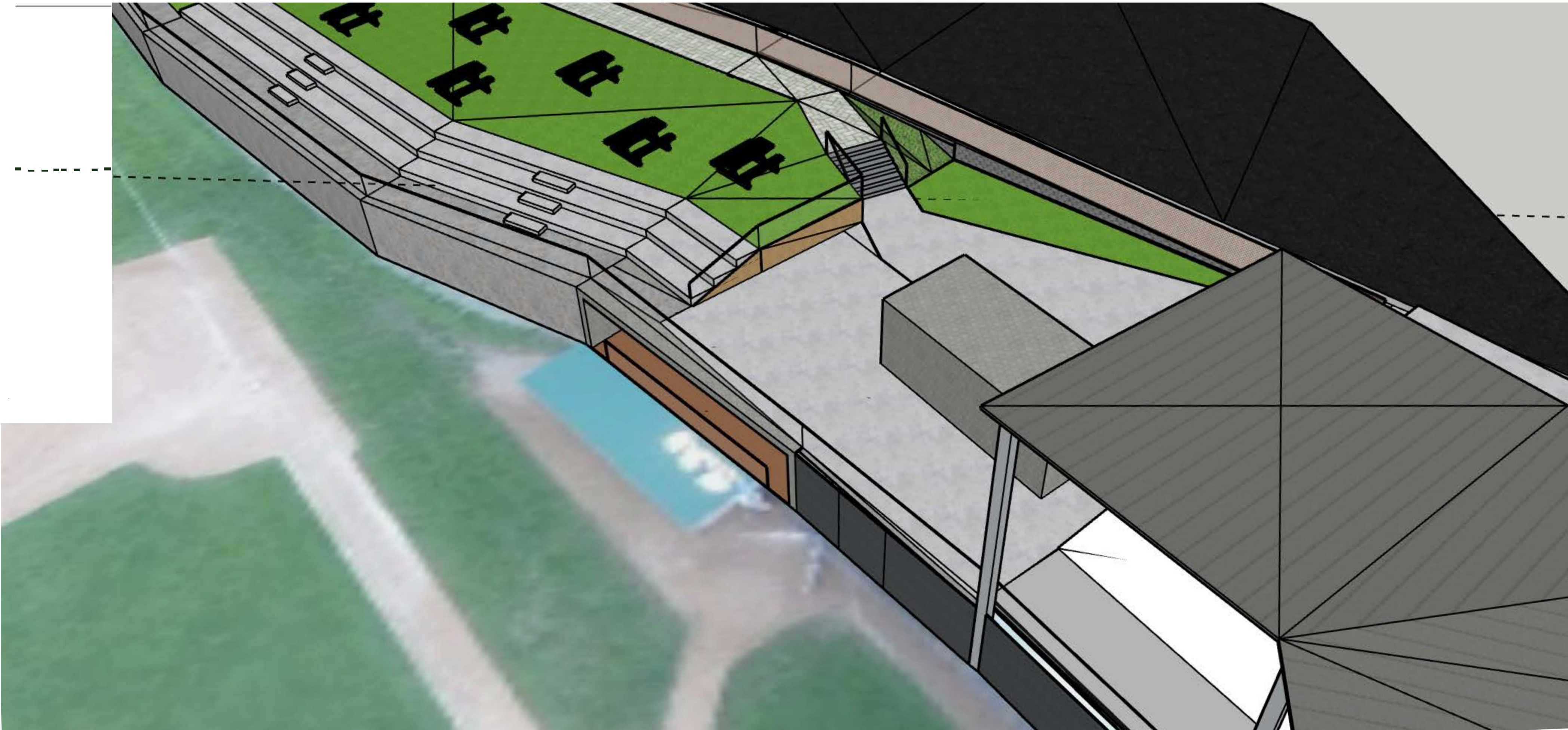
Chain Link Fence Mounted on MSE Wall Coping

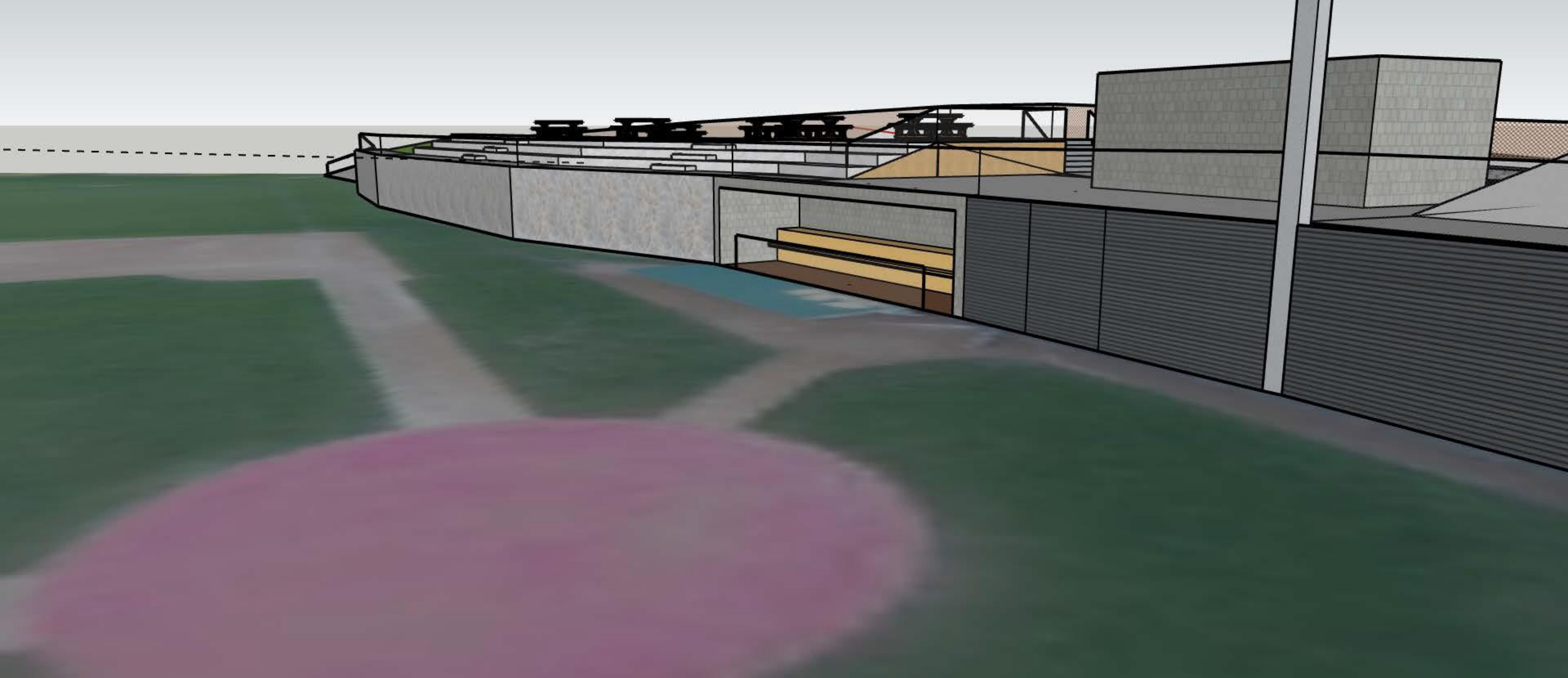


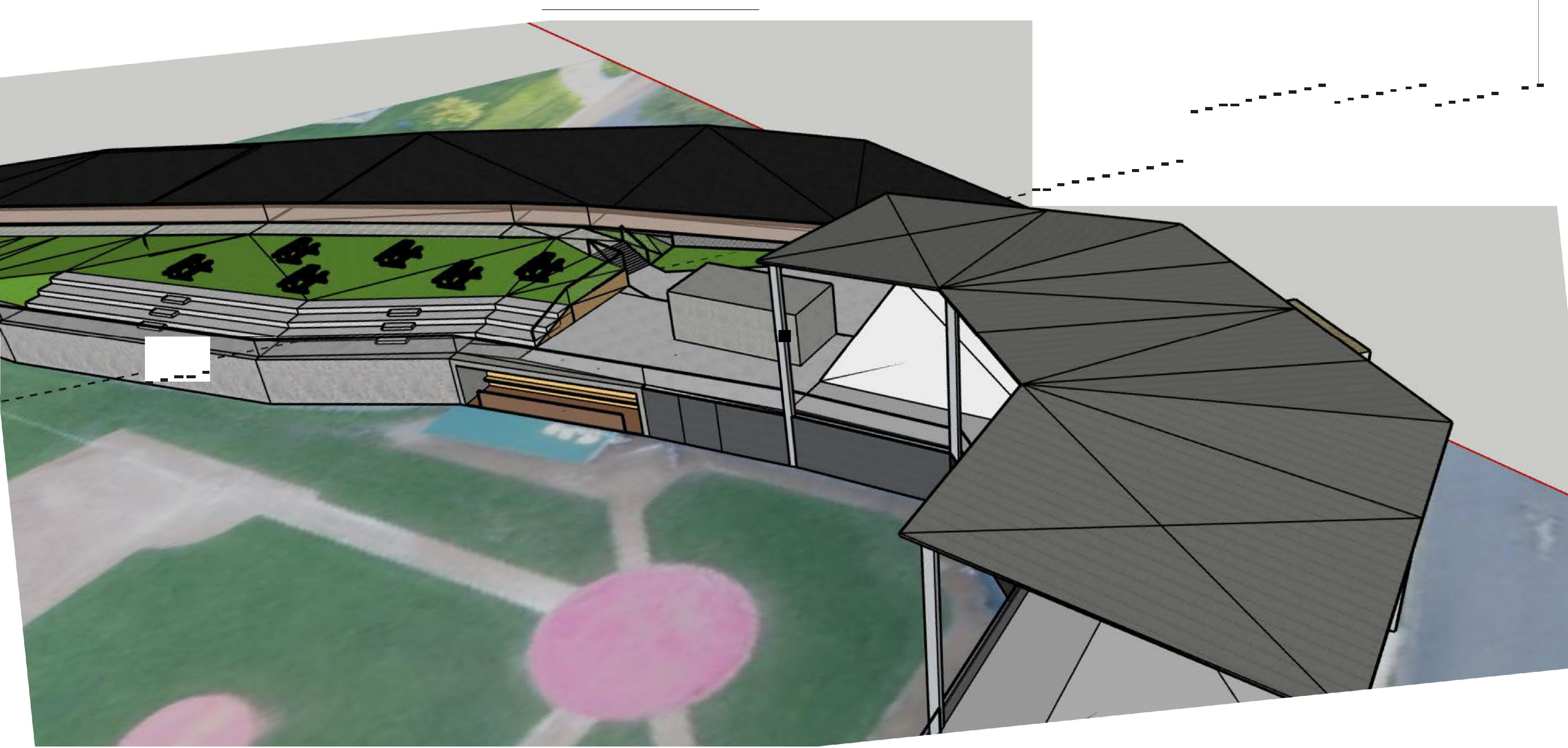
Chain Link Fence Mounted on MSE Wall Coping



Cast In-Place Faux Limestone Wall







**CITY OF CANNON FALLS COUNCIL
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2574

**RESOLUTION OF SUPPORT FOR 2022 STATE BOND REQUESTS
FOR JOHN BURCH PARK WALL REHABILITATION**

WHEREAS, local governments and political subdivisions must pass resolutions of support for state bond requests, and

WHEREAS, the Governor and Legislature will consider these bonding requests in the 2022 Legislative Session, and,

WHEREAS, John Burch Park provides the opportunity for exercise and healthful living for local residents and visitors, and

WHEREAS, John Burch Park, and the activity it generates, provides additional economic opportunity for local businesses, and

WHEREAS, John Burch Park has identified a high priority project where state bonding funds will be needed in the next bonding cycle, and

WHEREAS, the bonding request for this project is \$469,000 in state funds to rehabilitate the 1938 limestone retaining wall (3,730 sq ft), construct a new 1st base dugout that would be built into the same retaining wall and update the seating area above the retaining wall for spectators to ensure their safety. The City of Cannon Falls and the John Burch Park Supporters will be responsible for a 50% match for the estimated total project cost of \$938,000. The City of Cannon Falls would contribute \$328,000 and John Burch Park Supporters would contribute \$141,000. The costs would go toward:

- Cast In-Place Reinforced Concrete Wall (faux limestone surface finish) \$541,000
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- Concrete Tiered Seating to replace existing (1,500 sq ft.) \$90,000
- 1st Base Dugout and Deck revisions (1,570 sq ft.) \$202,000

WHEREAS, the state bond funds requested will provide critical funds for completion of these vital projects;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CANNON FALLS COUNCIL THAT, in recognition of the numerous benefits that John Burch Park provides to citizens and visitors of Cannon Falls and Goodhue County, the City of Cannon Falls Park Board

is in support of the 2022 State Bonding requests for the above indicated amounts and above stated projects.

ADOPTED by the Cannon Falls City Council on September 7, 2021.

CITY OF CANNON FALLS, MINNESOTA

By: _____
Steve Gesme, Mayor Pro-Tem

ATTEST: _____
Neil L. Jensen, City Administrator