



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Office of the Mayor

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June 8, 2018

Rapid City Common Council
300 Sixth Street
Rapid City, SD 57701

Re: Civic Center Arena Process

Dear Council Members:

In light of the recent voter approval of bonding for a new arena, there will be discussions beginning this coming Monday regarding the timeline for contracts, final design work, and ultimately construction of the new arena.

I imagine you will receive inquiries from constituents about the process as we move forward. In an effort to assist you with these potential inquiries, I am attaching an outline of the competitive process used to select the architect and construction manager, as well as a brief company bio for each of the consultants. We will keep you up-to-date as the process unfolds. Please let me know if any of you have a need or desire for additional information, or if there is information you believe you should be receiving but are not. I will make every effort to correct this, if it should happen.

Finally, I want to thank you for your support of the new arena. The vote was a major win for Rapid City, and it will make a significant impact on the quality of life and overall economic picture for decades to come. I am proud that we all share this vision.

Sincerely,

Steve Allender, Mayor
Rapid City, South Dakota



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Selection process and timeline for Architect Design team.

- Requests for Qualifications (RFQs) were issued to all consultants on the City of Rapid City's list of consultants as identified in the City's Consultant Selection Policy.
- The RFQ was issued on January 16, 2018.
- Submittals in response to the RFQ were due to the City on January 26, 2018.
- Three firms submitted RFQ's so no shortlisting occurred and all three firms were invited to submit proposals on or before February 14, 2018.
- The three firms are, Crawford, Populous, and Perkins and Will all three firms had local partners.
- All Three firms submitted proposals by the February 14, 2018 deadline.
- Interviews for the three firms were held on February 22, 2018.
- Perkins and Will/JLG team selected as the Design Team and notified on March 2, 2018

Selection process and timeline for Construction Manager at Risk (CMAR)

- Requests for Proposals (RFPs) were published and advertised on January 31 and February 7, 2018 per the requirements of State Bid Law.
- Proposals in response to the RFP were due to the City on February 14, 2018.
- Two firms submitted RFP's so no shortlisting occurred and both firms were invited to interview on February 23, 2018.
- The firms are, Layton/Gustafson and Mortenson/Scull.
- Mortenson/Scull was selected as the CMAR and were notified on March 8, 2018.

PROJECT ADVISOR--TEGRA Group

This Minneapolis-based project management firm is serving as the City's representative in coordinating the project's budget, overall schedule, the architectural/design and construction firms teams, and the move-in process. Primary duties include preparation and issuing of Request for Proposals (RFPs), negotiating contract agreements, overseeing execution of contracts, implementing the design-phase process, construction oversight, managing furniture and equipment, and coordinating commissioning of the expansion. The Company's priorities are ensuring projects are completed on time and within budget. The company was founded in 1996 with focus on representing real estate owners and providing a team of professionals with degrees and backgrounds in law, accounting, finance, architecture, interior design, engineering, construction, property and facility management. TEGRA has led projects in 37 states, including the Black Hills Energy Corporate Headquarters (Rapid City), Target Field (Minneapolis), the Denny Sanford PREMIER Center (Sioux Falls), Target Center Renovation (Minneapolis), Walker Art Center (Minneapolis), Prairie Lakes Wellness Center (Watertown).

DESIGN ARCHITECT--Perkins+Will and JLG Architects

Based in Chicago, Perkins+Will is recognized as a national design leader in mixed-use arenas across the United States and the world, Perkins+Will has created innovative and award-winning designs for numerous facilities including the Target Center Renovation (Minneapolis), Denny Sanford PREMIER Center (Sioux Falls), Cedar Park H-E-B Center (Cedar Park, Texas), Saint Louis University Chaifetz Arena (St. Louis) and South Dakota State University Frost Arena (Brookings). Founded in 1935, the company has worked on six continents, on more than 55 arenas and event centers, and more than 50 nationally award-winning sports projects. Perkins+Will was ranked as one of the top five sports architecture firms and as the number two design innovation firm in 2017 by Building Design & Construction and the number two architecture firm in the country by Interior Design Magazine. Local Partner: JLG Architects of Rapid City. Founded in 1989 and 100% employee-owned, JLG is one of the country's 50 Most Admired Companies (MSN Money) and 50 Best Places to Work (Inc Magazine). JLG is one of the top 20 sports architecture firms in the United States, having worked on internationally-recognized facilities such as U.S. Bank Stadium, the Sanford Pentagon, and the Ralph Engelstad Arena. Locally, JLG designed the Landstrom's Building Addition and Renovation, Murphy's Pub & Grill Renovation, South Dakota Public Broadcasting Black Hills Bureau, and The Garage Coworking Space, Historic Renovation (all Rapid City). JLG has 12 offices throughout South Dakota, Minnesota and North Dakota.

CONSTRUCTION MANAGER AT RISK--Mortenson and Scull Construction

Headquartered in Minneapolis, Mortenson has over 30 years of experience in sports construction and is ranked as the number two sports builder in the United States with more than 170 sports and entertainment projects, including 40 arena projects, valued at over \$11 billion. Project experiences include the multi-purpose Denny Sanford PREMIER Center (Sioux Falls), the multi-purpose Wisconsin Entertainment and Sports Center (Milwaukee), Target Center Renovation (Minneapolis), Pinnacle Bank Arena (Lincoln, NE), Mankato Civic Center Renovation and Addition (Mankato, MN) and KFC Yum Center. Both Mortenson and Scull are recognized as industry leaders locally and nationally in developing and implementing programs that achieve meaningful and lasting benefits to the community. Local Partner: Scull Construction Services, Inc. of Rapid City was established in 1985 with 33 years of building experience in Rapid City and the Northwest Plains Region, completing more than 1,800 construction projects. Recent project experience includes the Black Hills Energy Corporate Headquarters (Rapid City), the South Dakota Veterans Home (Hot Springs), Custer Hospital (Custer), Westhills Village (Rapid City), North Highlands (Minot) and Shannon County Schools (Batesland and Rockyford).

FEASIBILITY--David Stone of Stone Planning, LLC

Stone Planning recently completed a feasibility study of the Rushmore Plaza Civic Center's Barnett Arena. David Stone has 20 years of consulting experience with expertise in market and financial planning for sports and entertainment facilities. Recent and current clients include the Seattle City Council for a \$600 million KeyArena redevelopment, the City of La Vista, Nebraska for an indoor/outdoor entertainment venue, Robert Morris University for a new arena and the Washington, DC Sports and Convention Authority for an entertainment and sports arena. National project experience includes the Wintrust Arena (Chicago), Denny Sanford PREMIER Center (Sioux Falls), KFC Yum! Center (Louisville), the Iowa Events Center (Des Moines) and Smoothie King Center (New Orleans).