

Mission Statement: Re-establish and enhance Rushmore Plaza Civic Center as a contemporary and competitive multi-purpose venue.

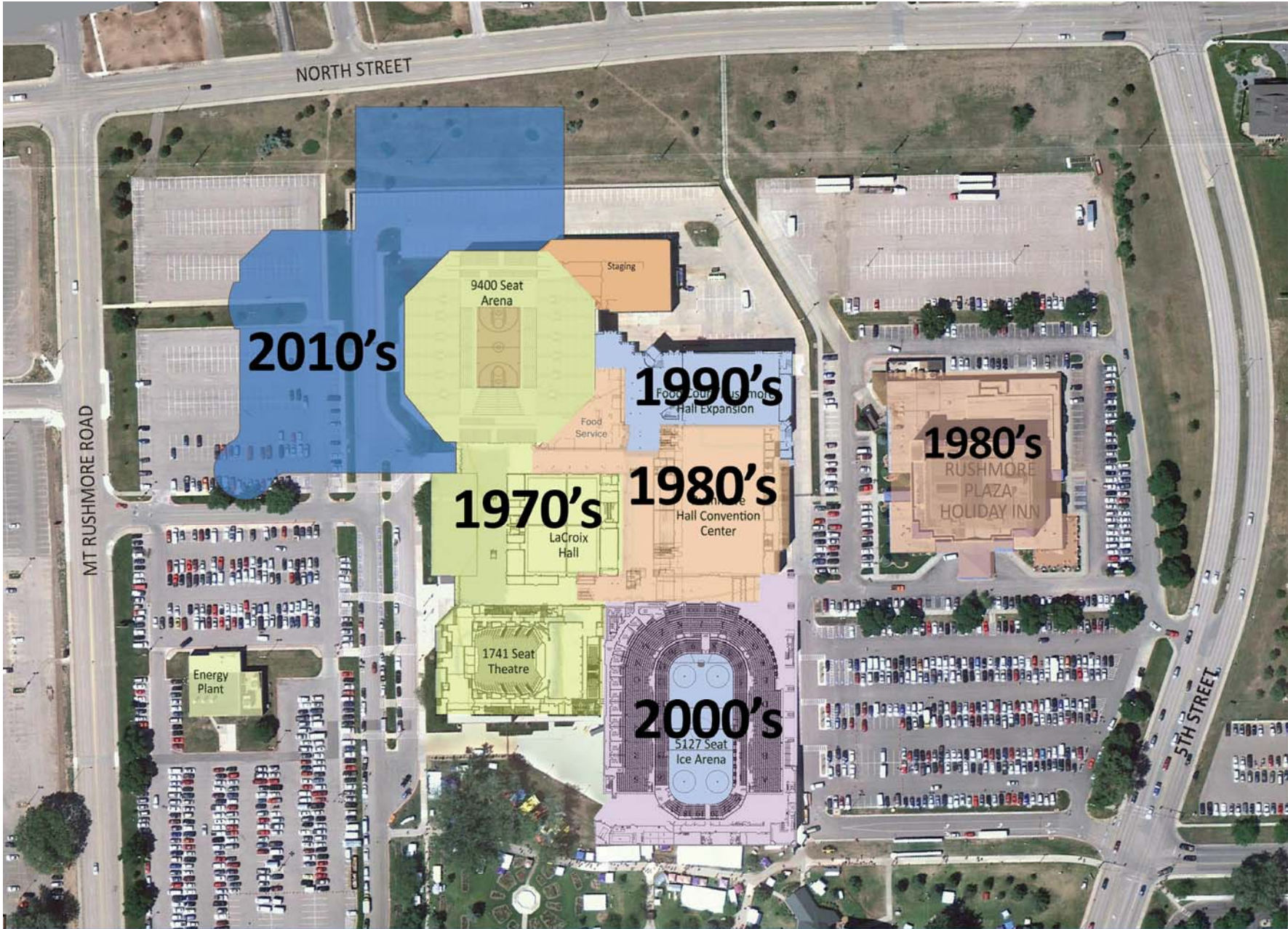


### The Path:

- 5 months / 5 planning sessions
- Hundreds of people provided input
- Dozens of organizations and businesses
- Visionary leaders to our “next” generation

### Providing Solutions:

- Contemporary Arena
- Re-purpose Don Barnett Arena
- Improve parking
- Finance Plan



**2010's**

**1970's**

**1990's**

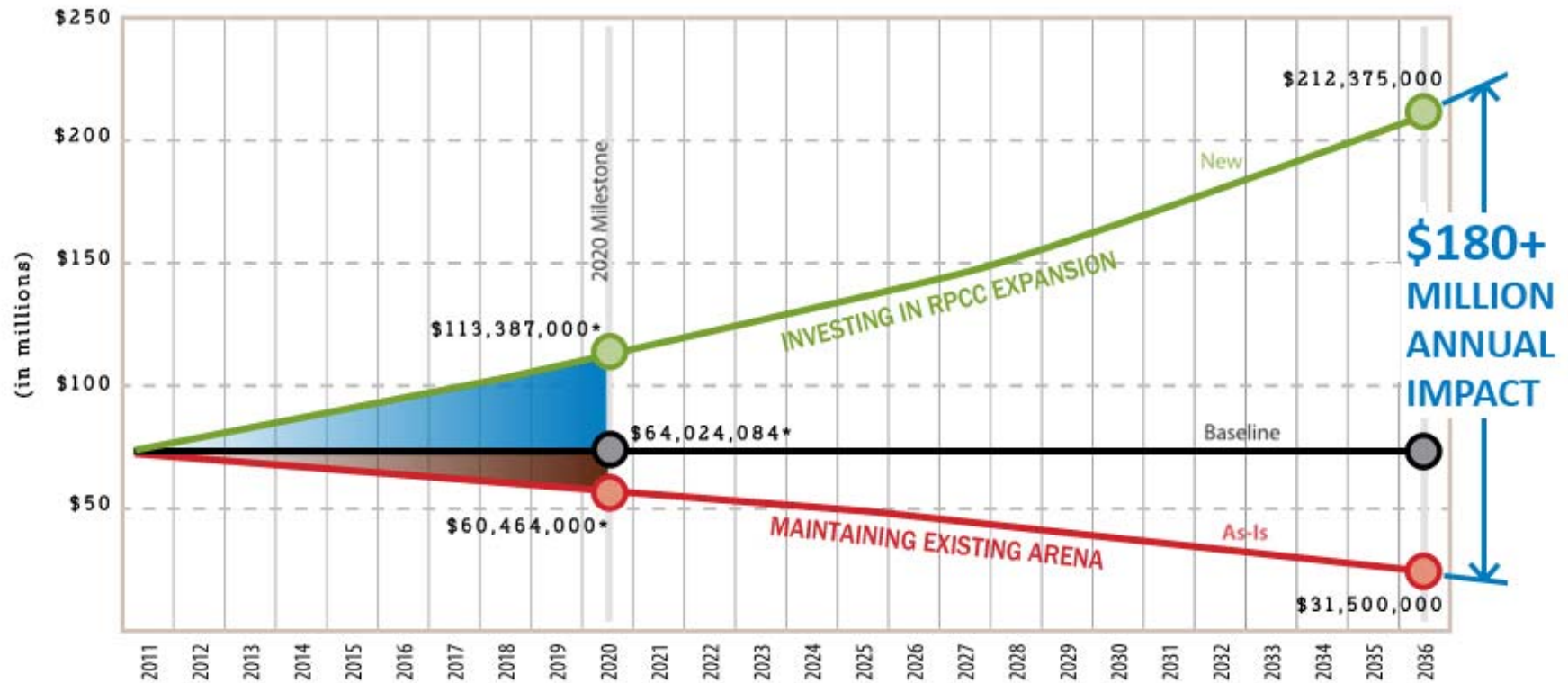
**1980's**

**1980's**

**2000's**

**RPCC**  
GROWING WITH RAPID CITY

# Direct & Indirect Economic Impact

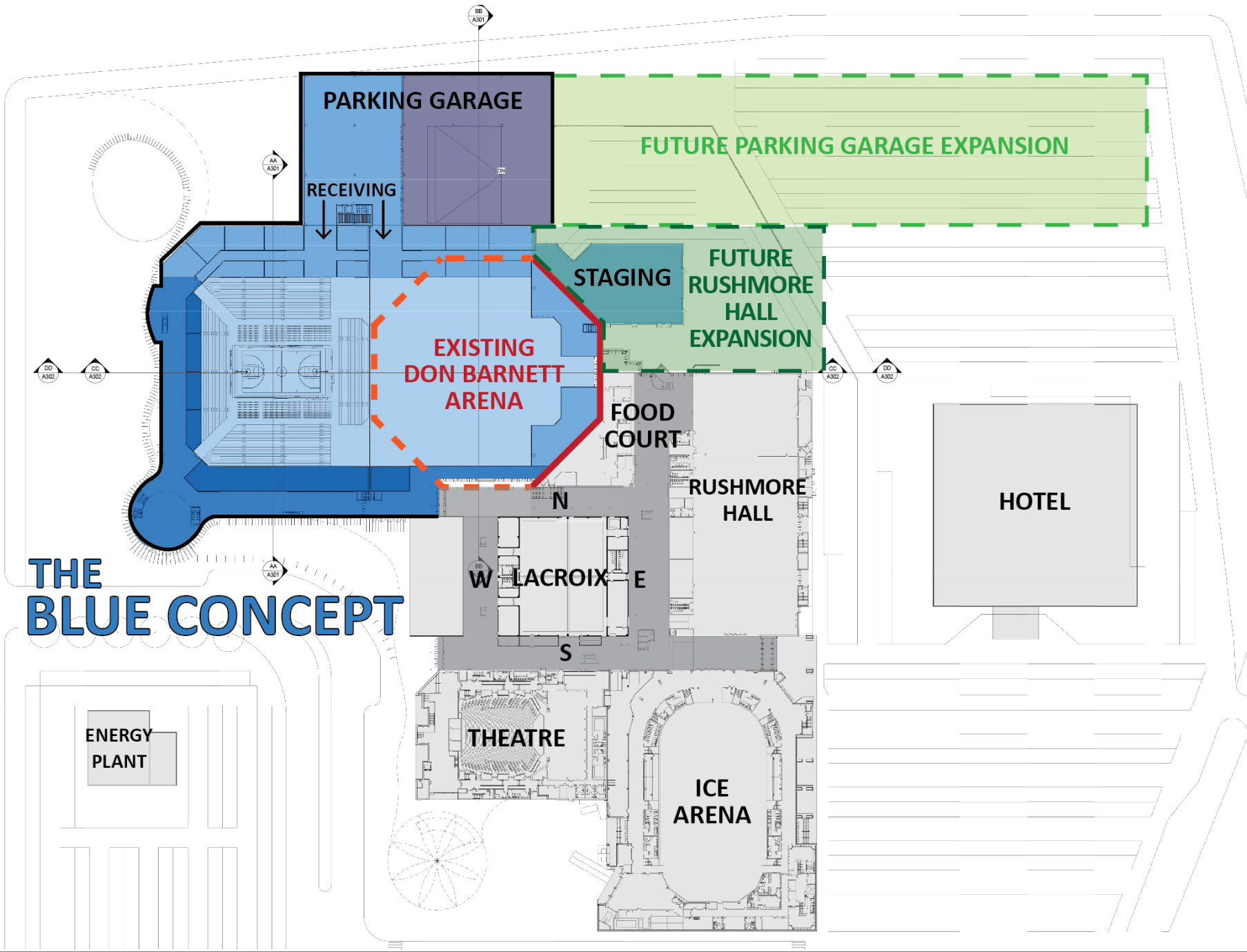


\* Based on AECOM's RPCC Economic and Fiscal Input Analysis Study dated 7.9.12

## NOTES

1. As-Is study assumes ADA and Life Safety upgrades are completed.
2. Does not include economic impact of construction.  
(new arena would create 900 jobs)
3. Does not include fiscal impact (State and City sales taxes). Incremental impact estimated to be \$3,771,000 by 2020.
4. 25 year impact assumes 4% annual increase and decrease after year 2020.





# THE BLUE CONCEPT

PARKING GARAGE

RECEIVING

EXISTING  
DON BARNETT  
ARENA

STAGING

FUTURE PARKING GARAGE EXPANSION

FUTURE  
RUSHMORE  
HALL  
EXPANSION

FOOD  
COURT

RUSHMORE  
HALL

HOTEL

ENERGY  
PLANT

THEATRE

ICE  
ARENA

W LACROIX

N

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S

AA  
A301

DD  
A302

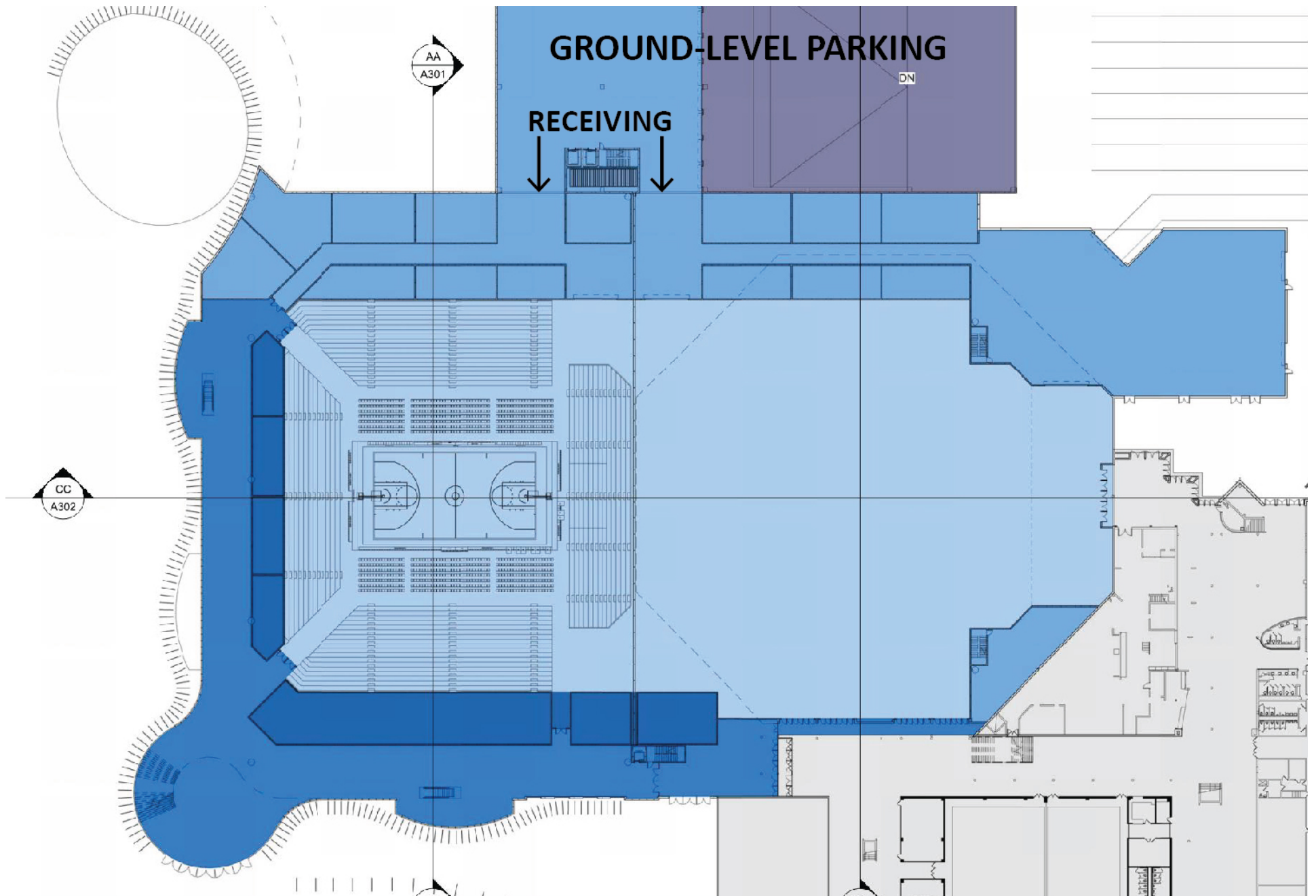
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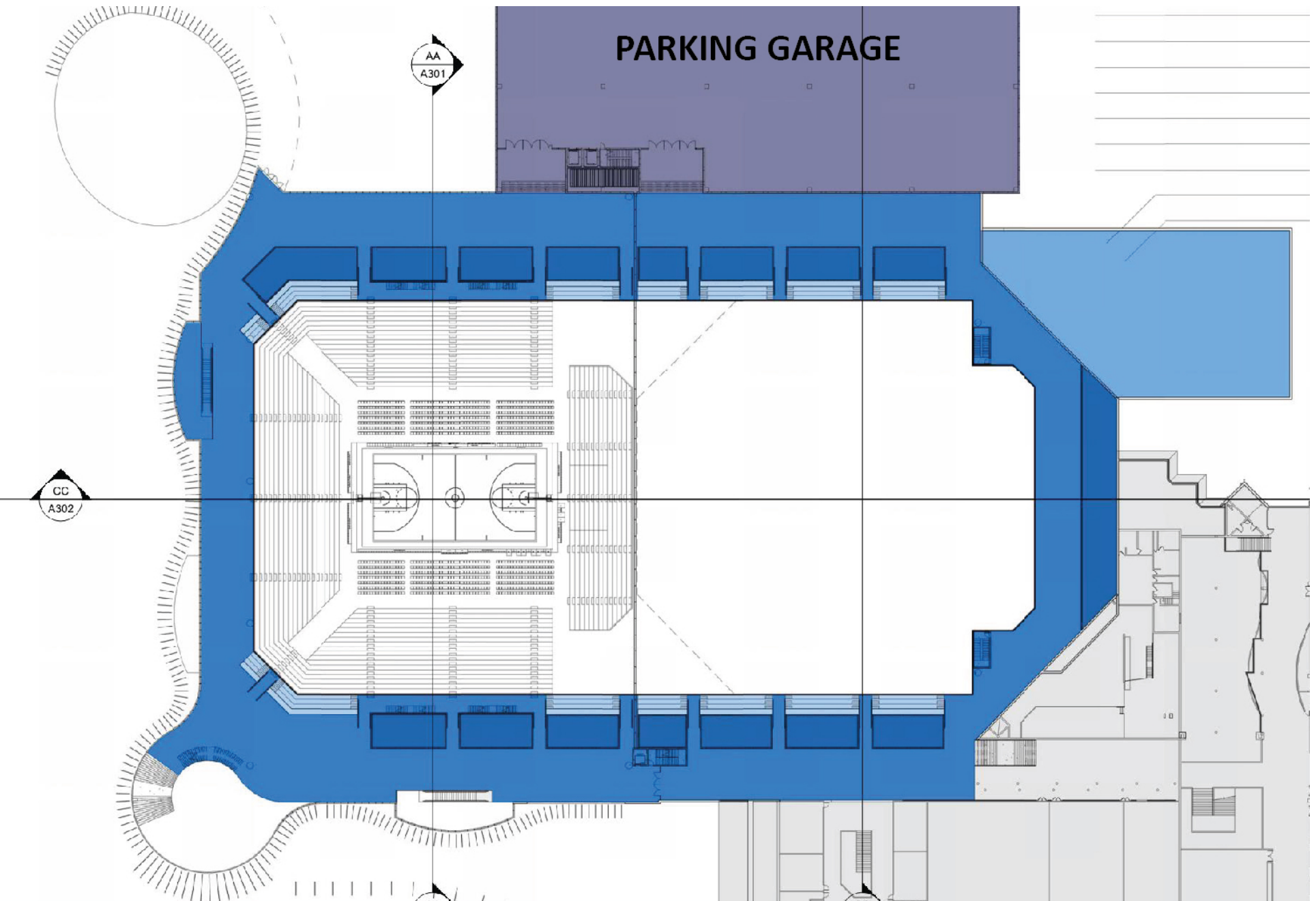
DD  
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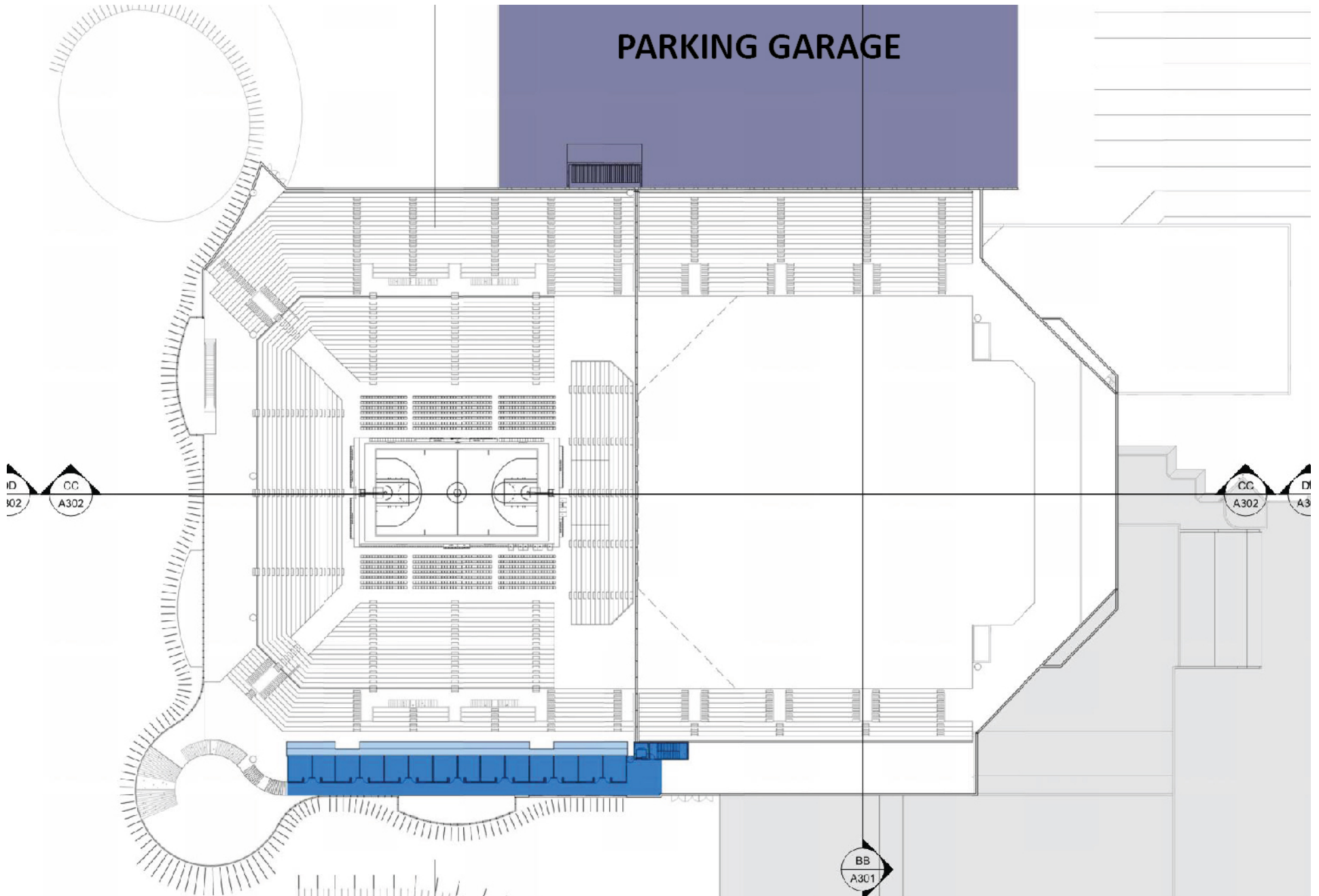


# 1 EVENT FLOOR PLAN

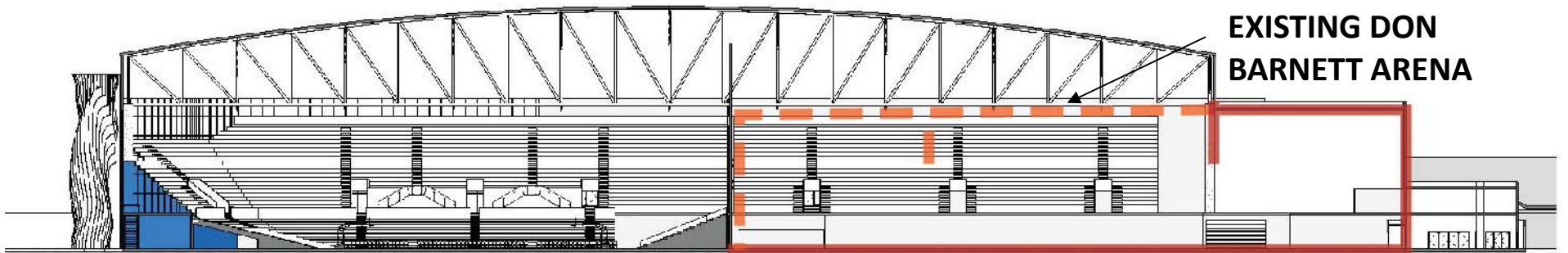


## 2 CONCOURSE LEVEL PLAN

PARKING GARAGE

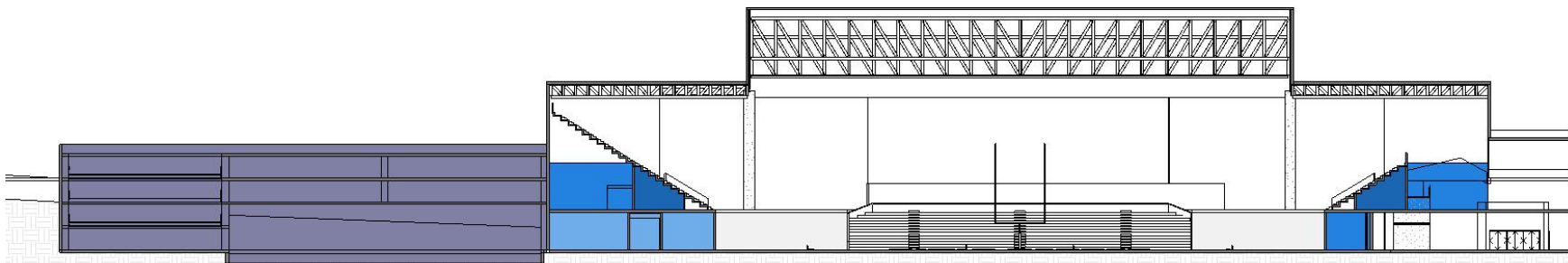


# 3 CLUB LEVEL PLAN

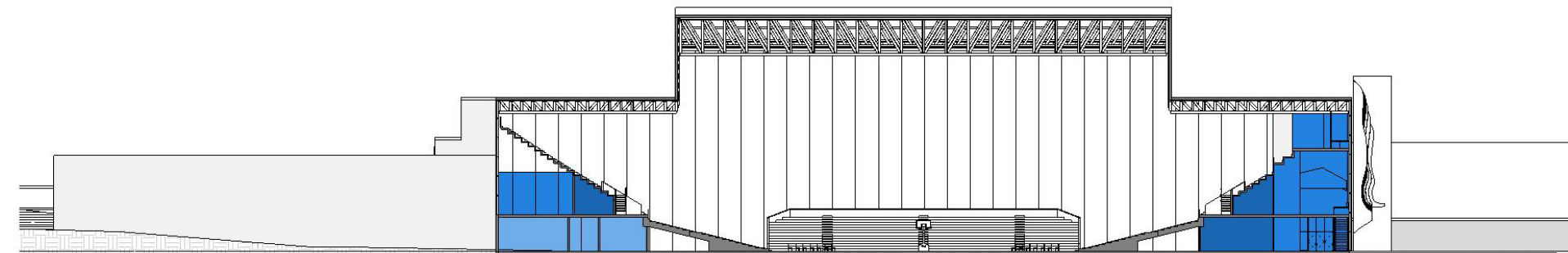


**EXISTING DON  
BARNETT ARENA**

**FULL SECTION LOOKING NORTH**

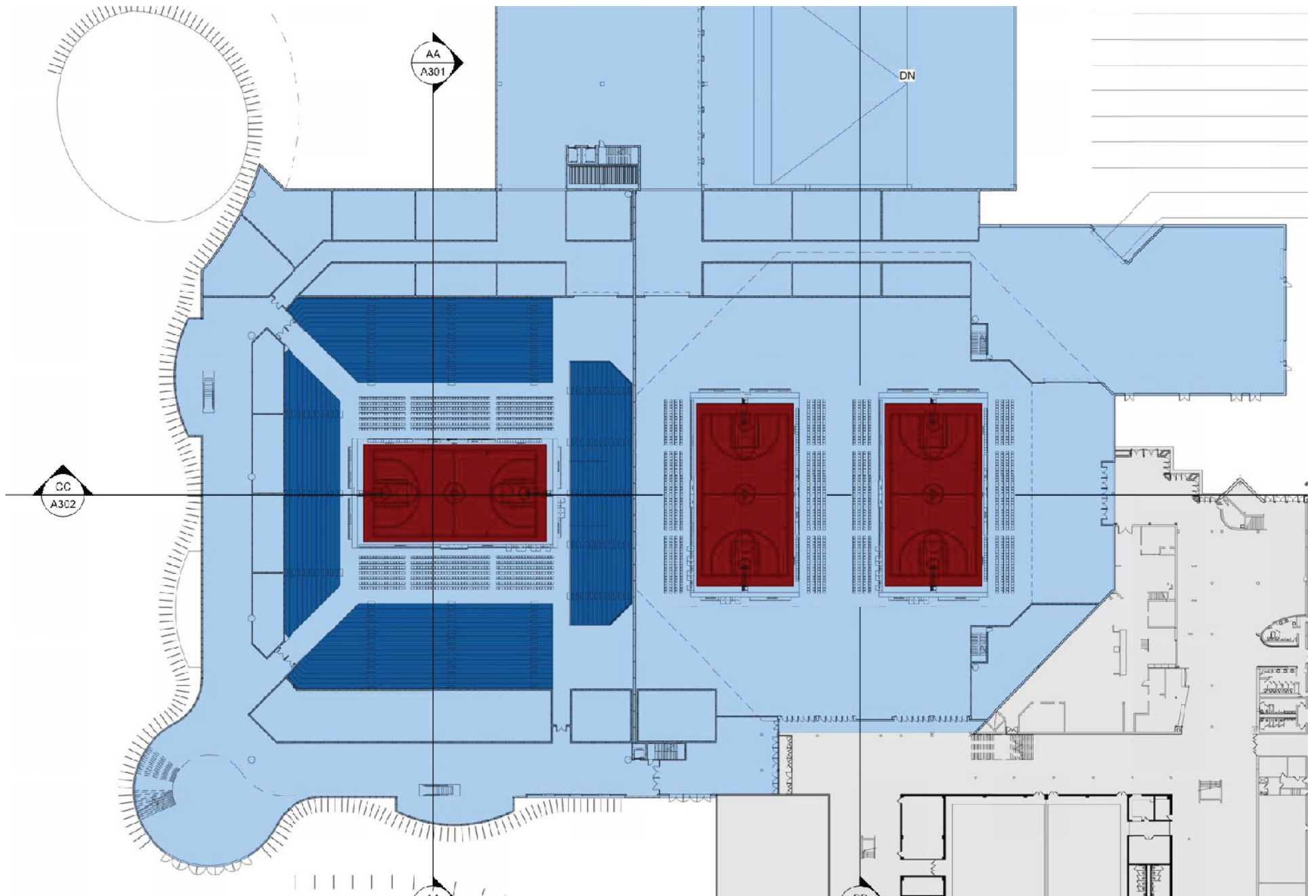


**FOOTBALL LOOKING EAST**

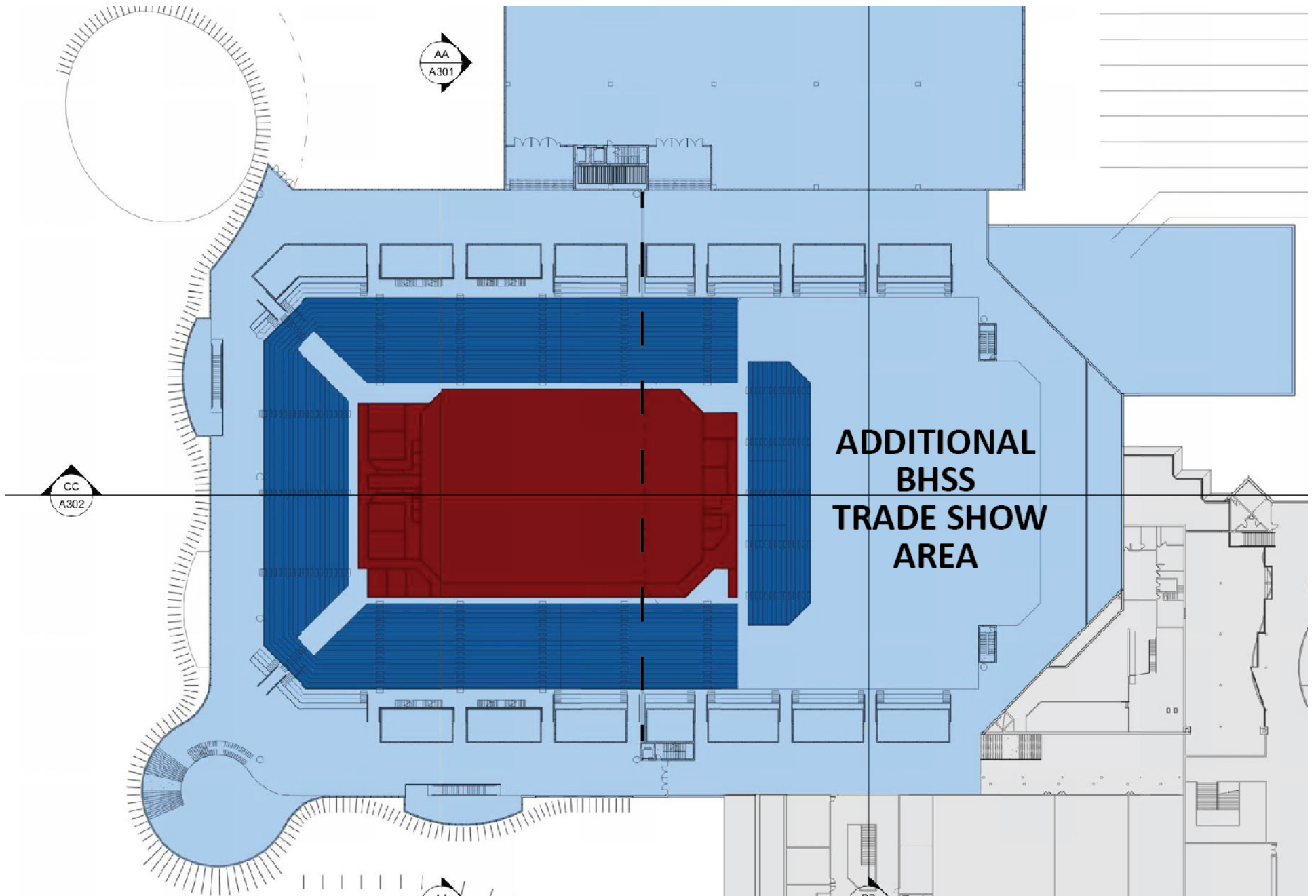


**BASKETBALL LOOKING EAST**

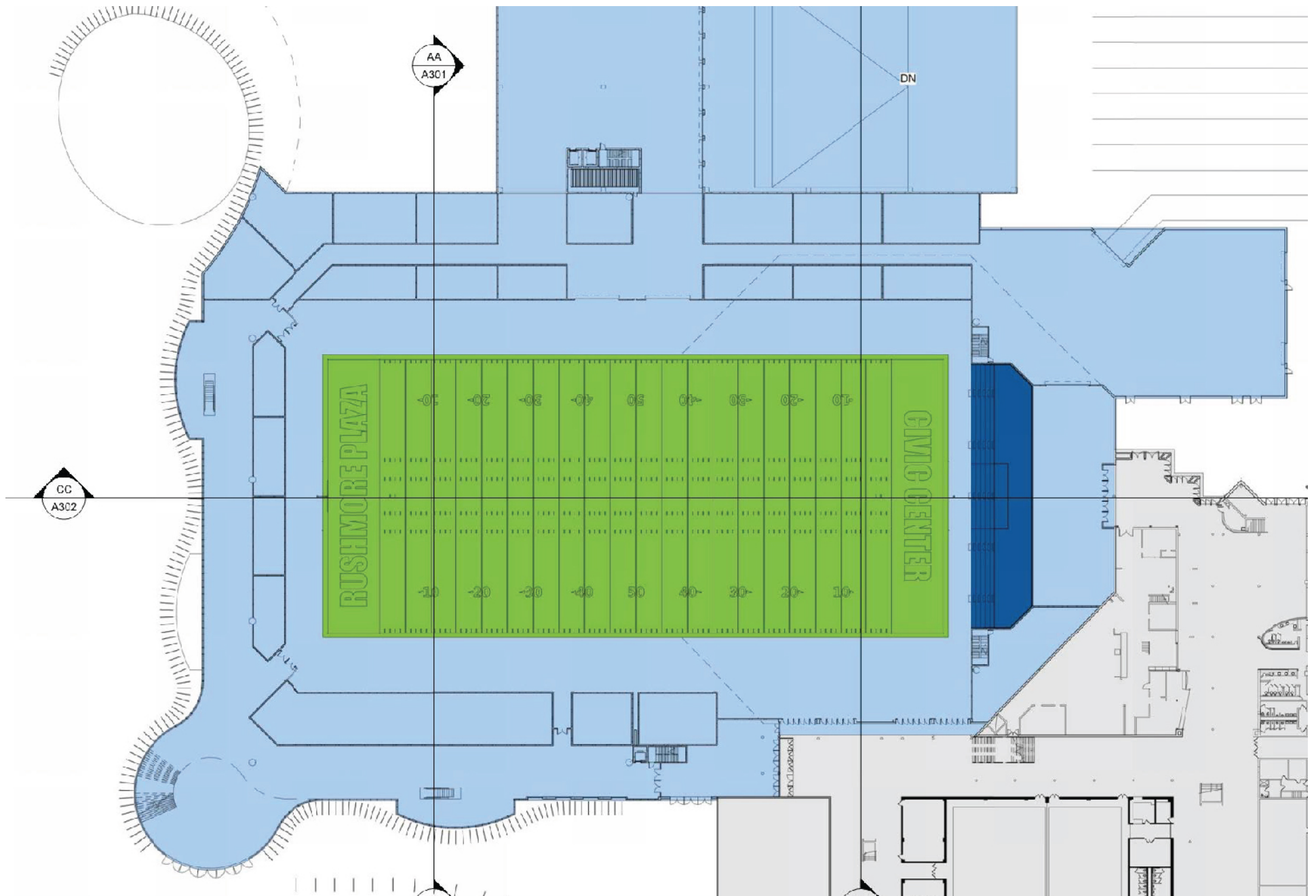




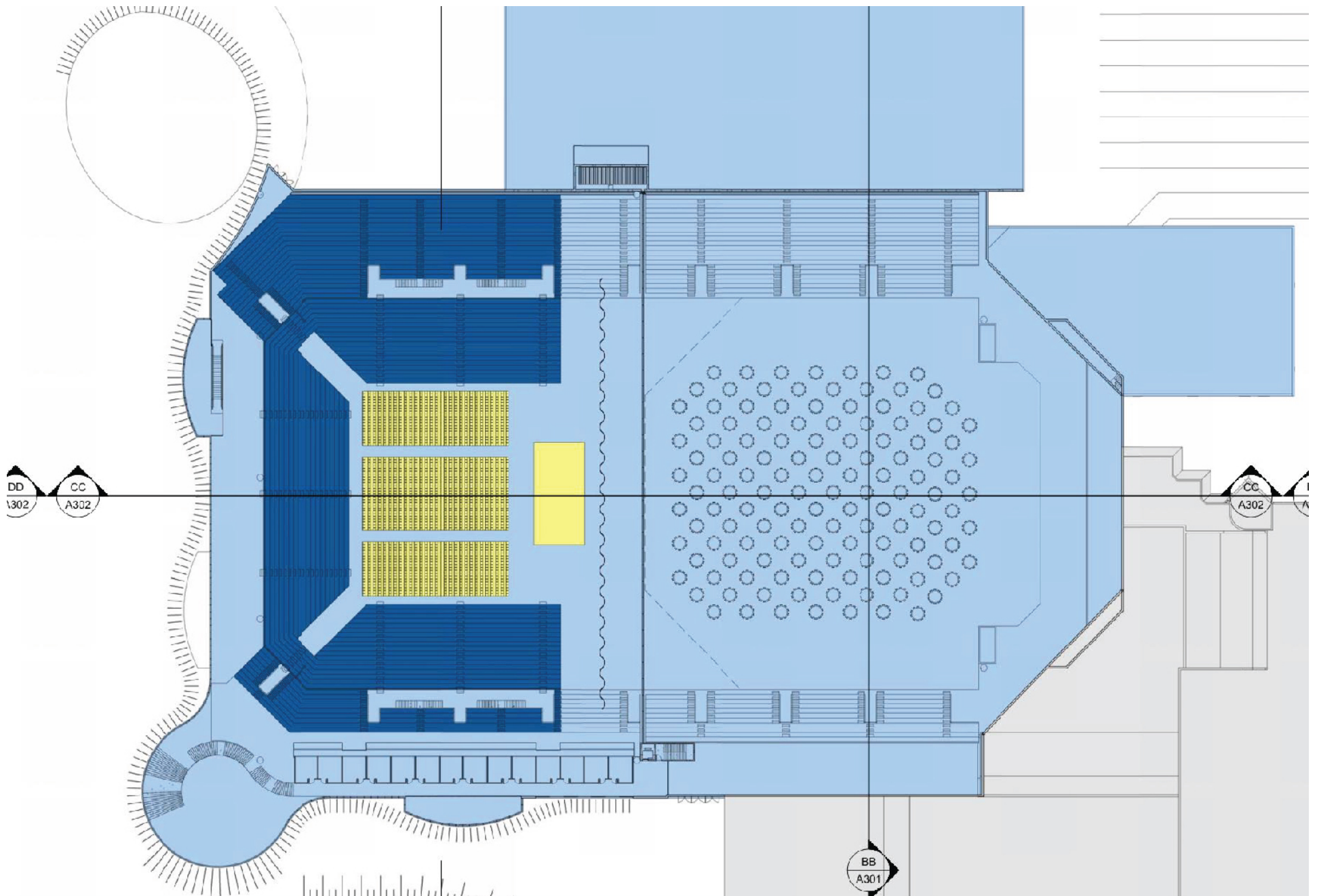
# SPORTS TOURNAMENTS / CAMPS



**THE BLACK HILLS STOCK SHOW & RODEO**



**FOOTBALL / SOCCER / LACROSSE STADIUM**



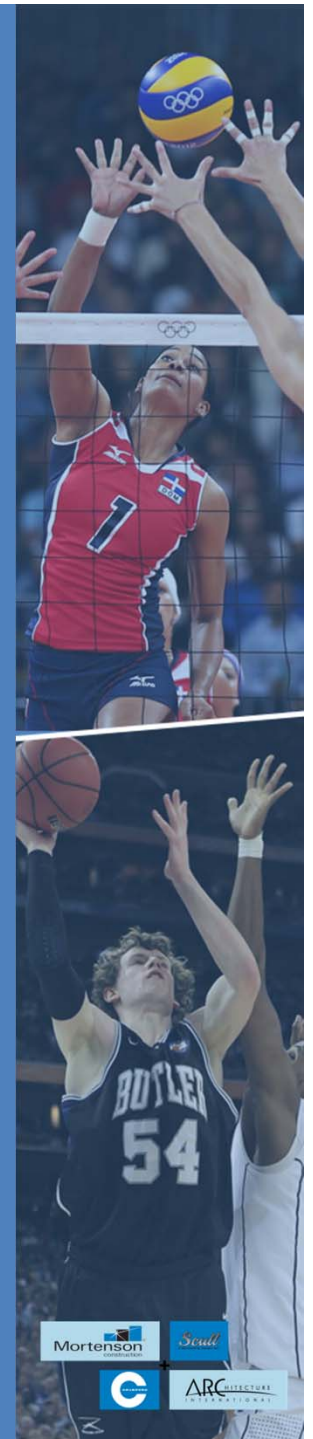
# CONCERT / BANQUET

# BASKETBALL / VOLLEYBALL

## RPCC Expansion

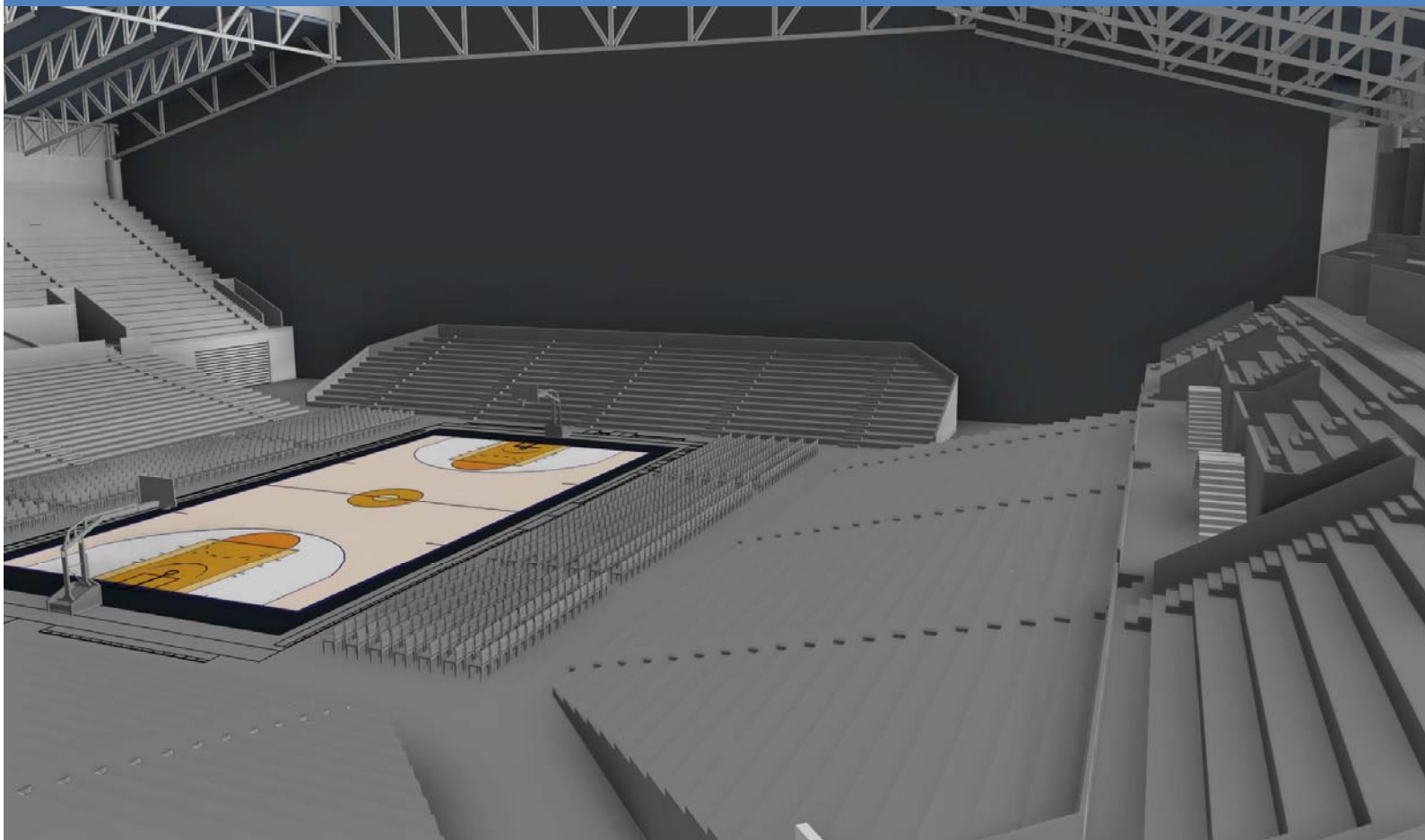


Basketball Seating: 10,000  
Smaller Events Curtained to: 5,000



# BASKETBALL / VOLLEYBALL

## RPCC Expansion



Basketball Seating: 10,000  
Smaller Events Curtained to: 5,000



Mortenson

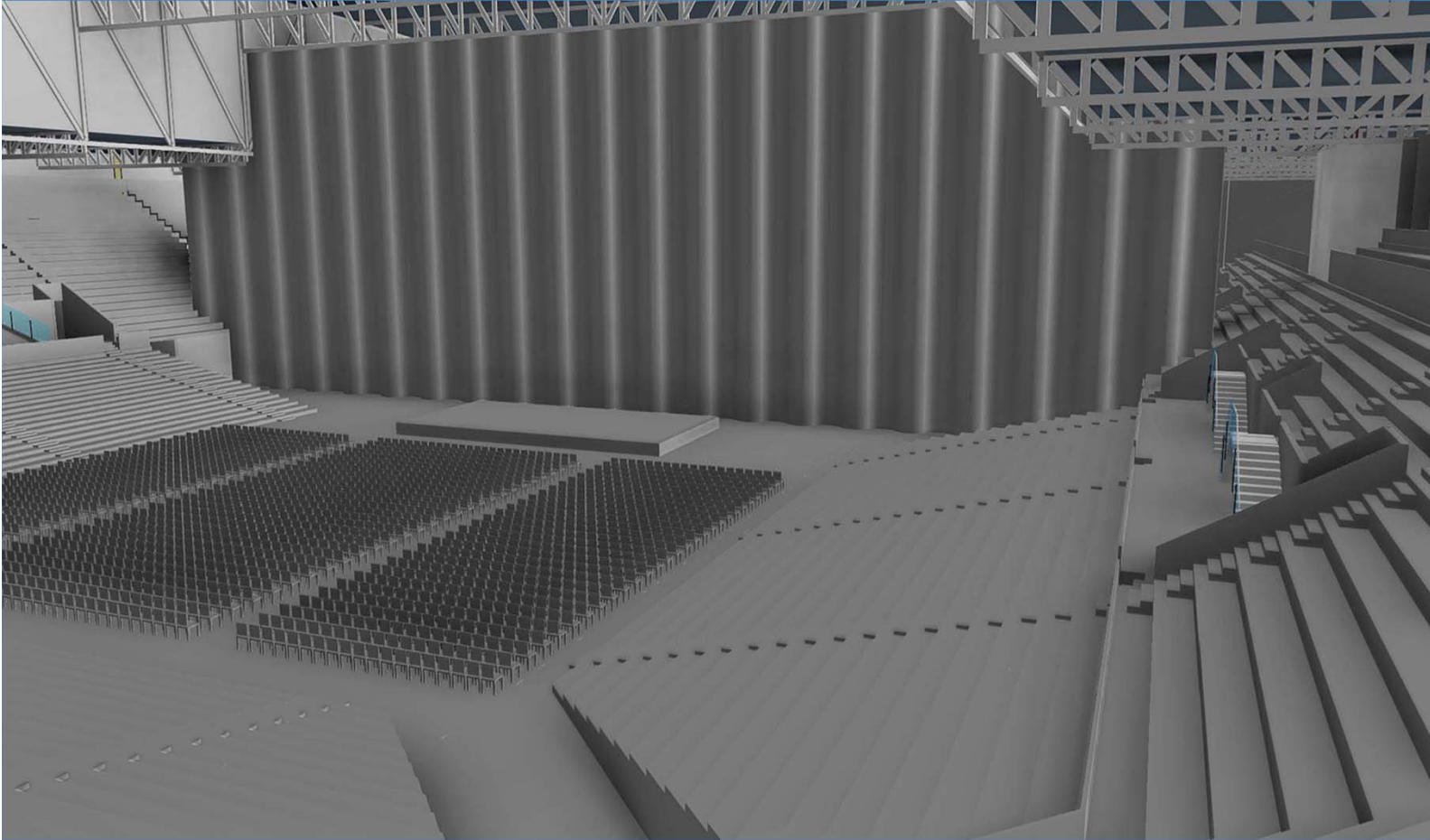
Scull

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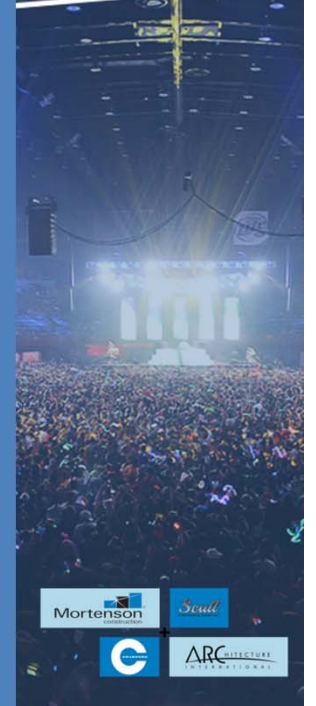
ARC  
INTERNATIONAL

# CONCERT

## RPCC Expansion



Various Concert Configurations:  
7,000 seats – 14,000 seats



Mortenson  
CONSTRUCTION

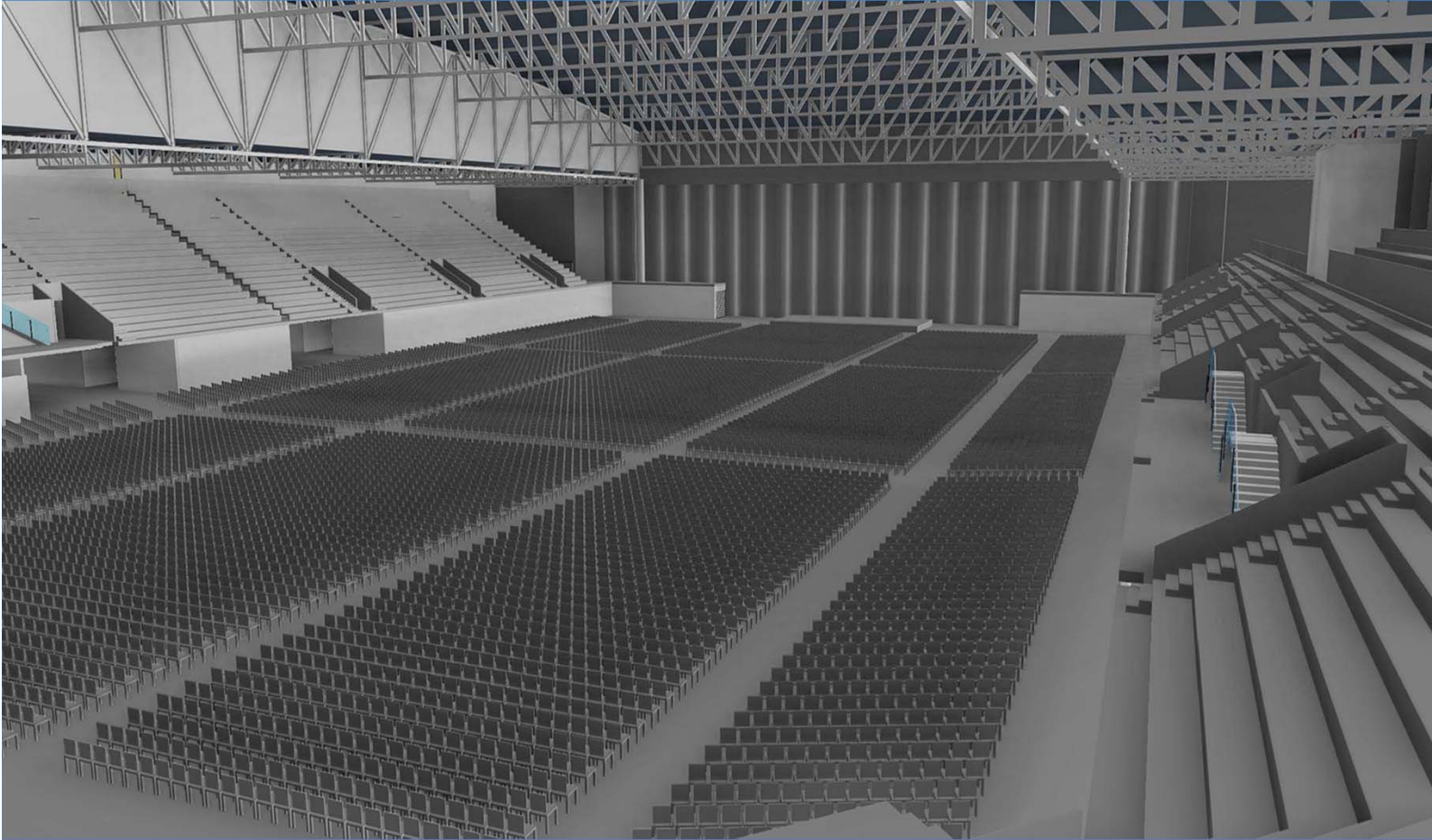
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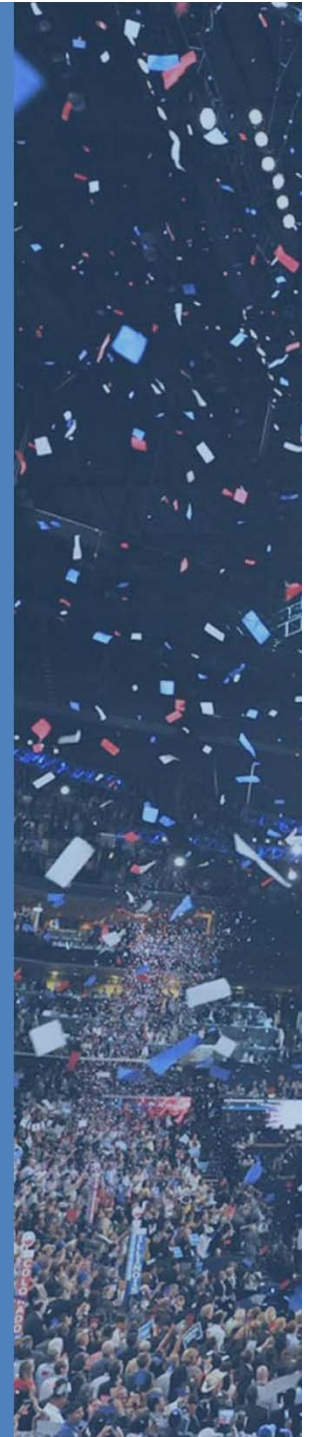
ARC  
COLLECTIVE  
INTERNATIONAL

# CONVENTION

## RPCC Expansion



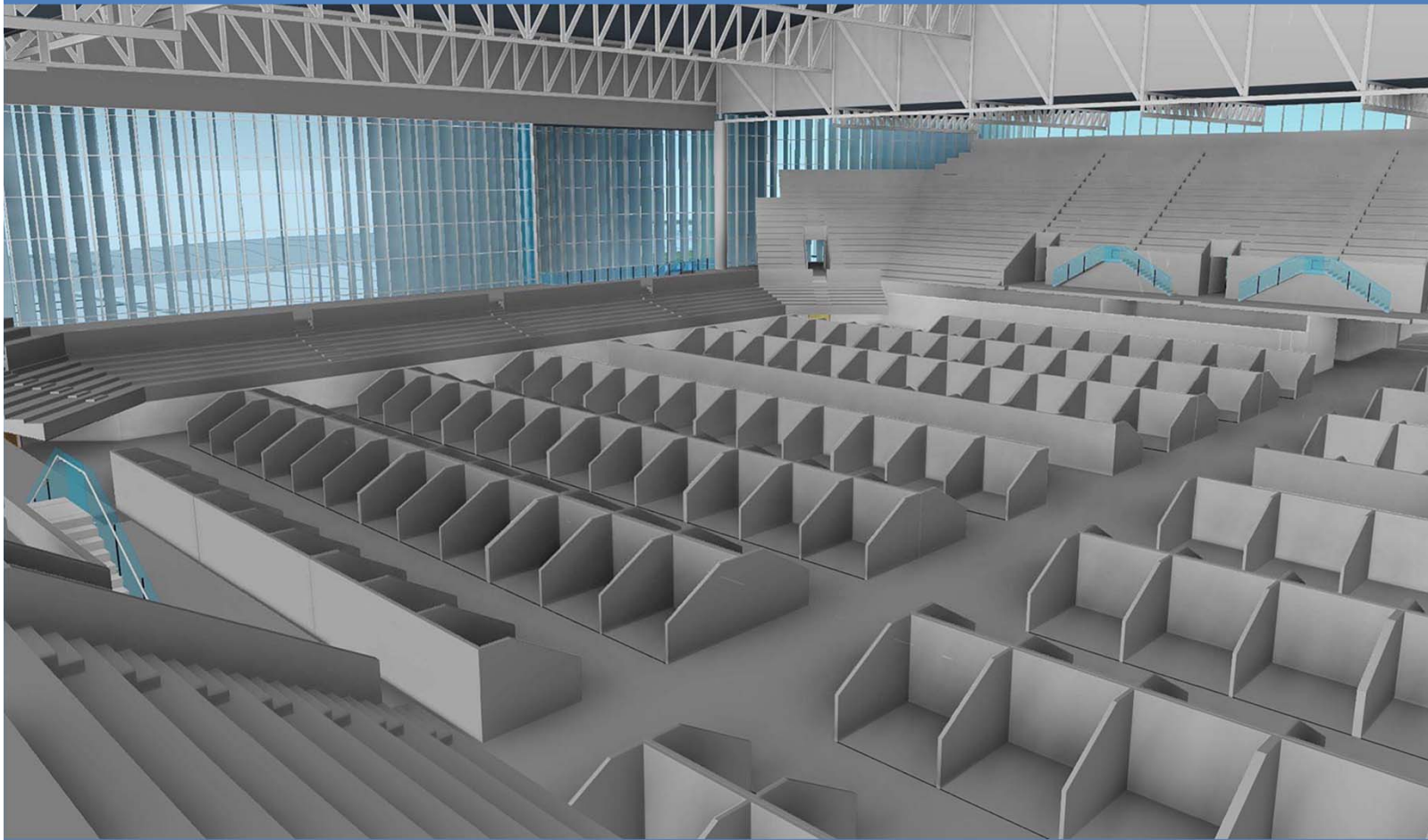
Large Convention / Concert / Rally  
Up to 19,000 seats





# TRADESHOW

RPCC Expansion

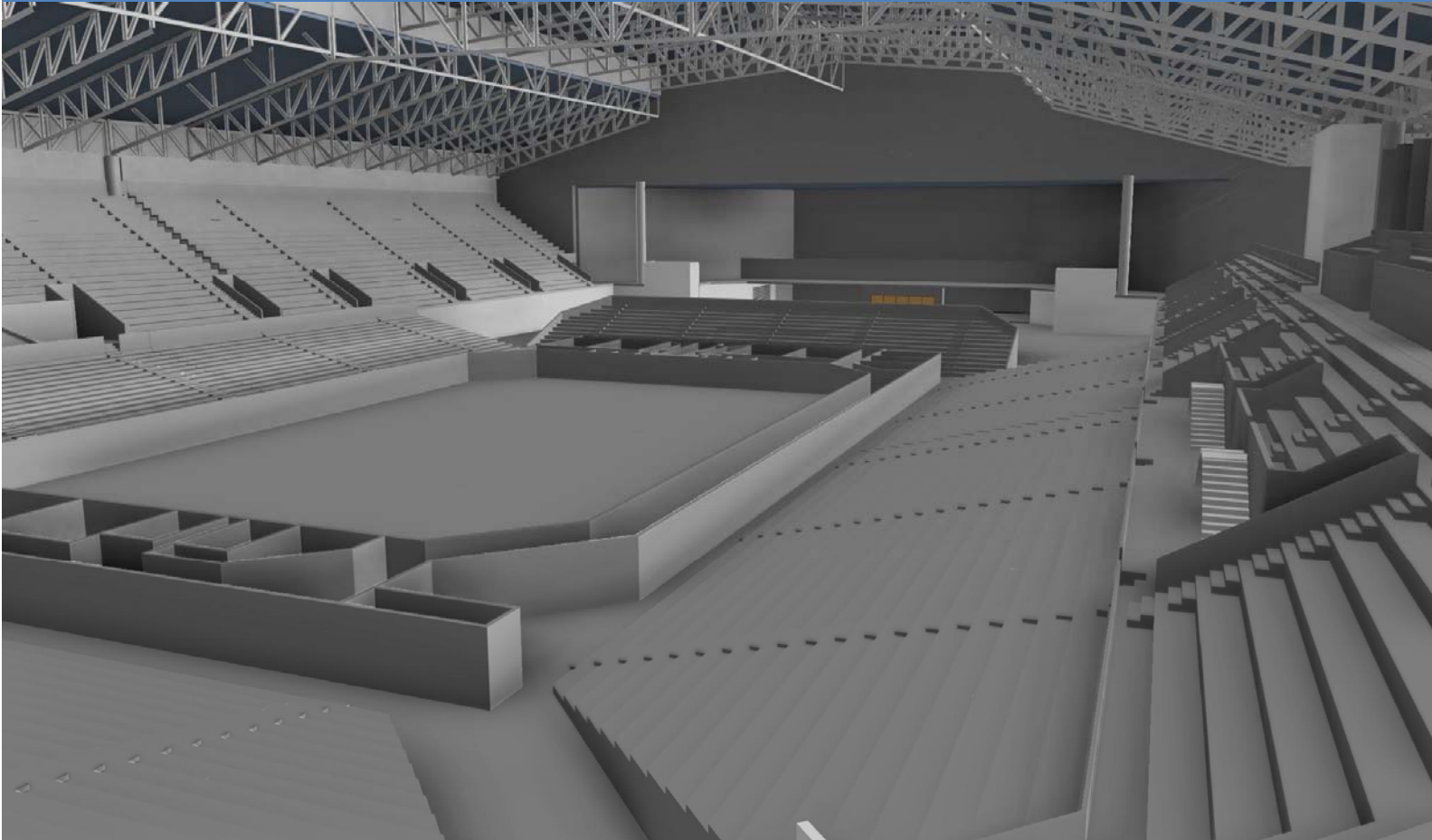


100,000 S.F. Tradeshow Floor

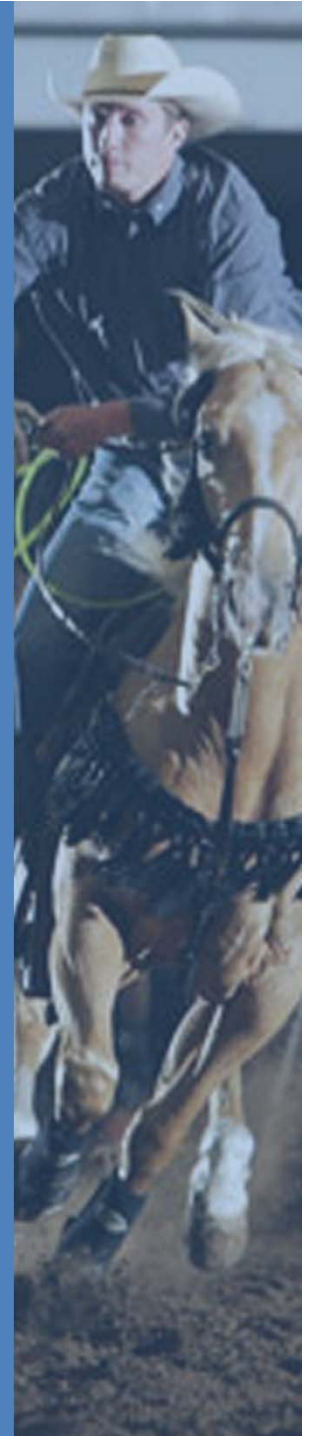


# RODEO

## RPCC Expansion

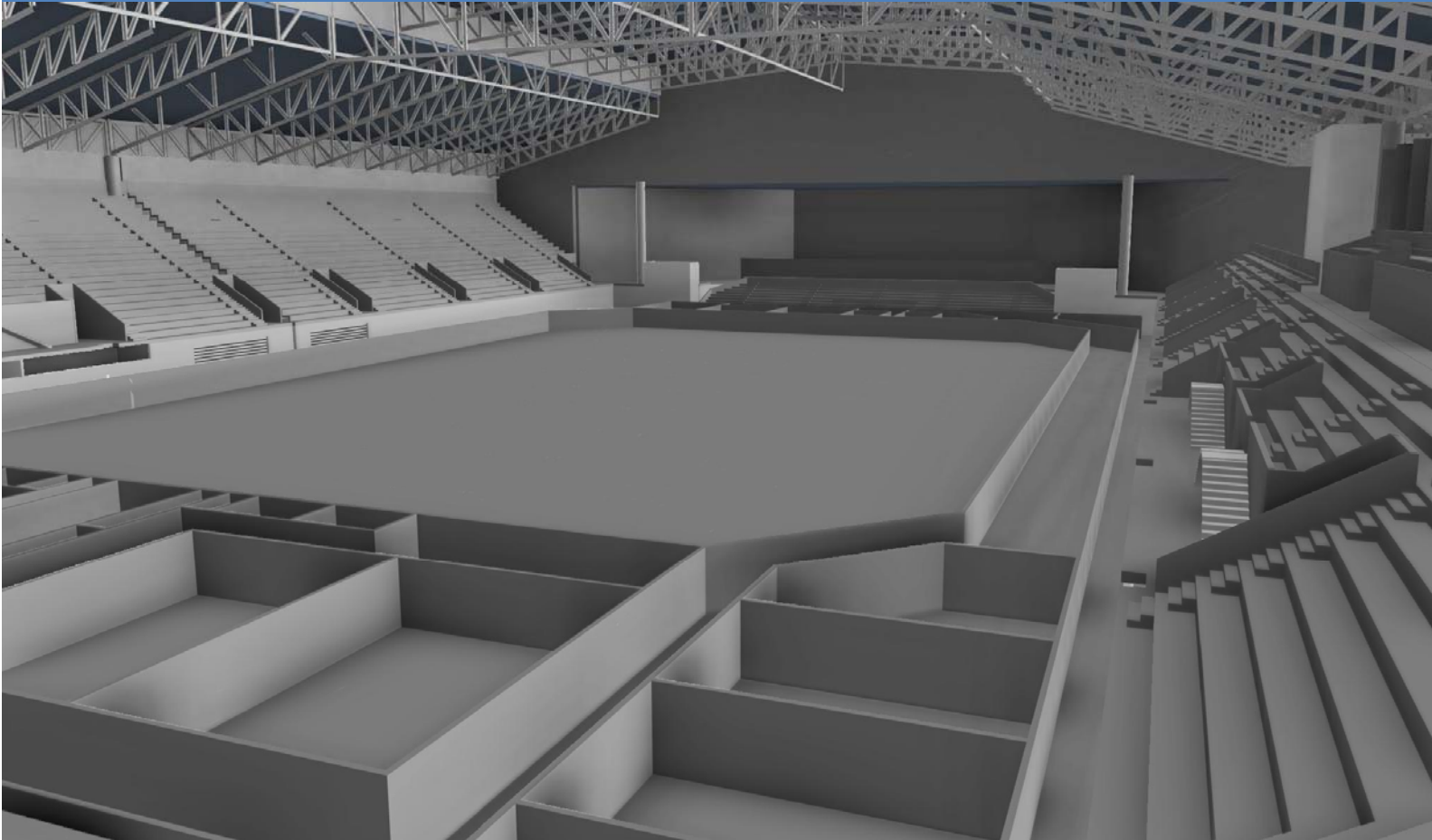


250 Feet of Length  
Up to 12,000 seats  
2 Arenas side-by-side

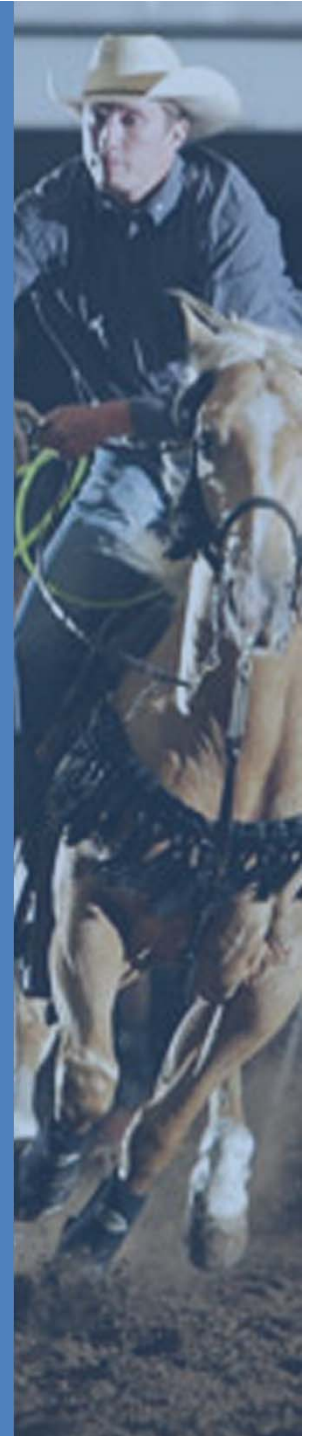


# RODEO

## RPCC Expansion

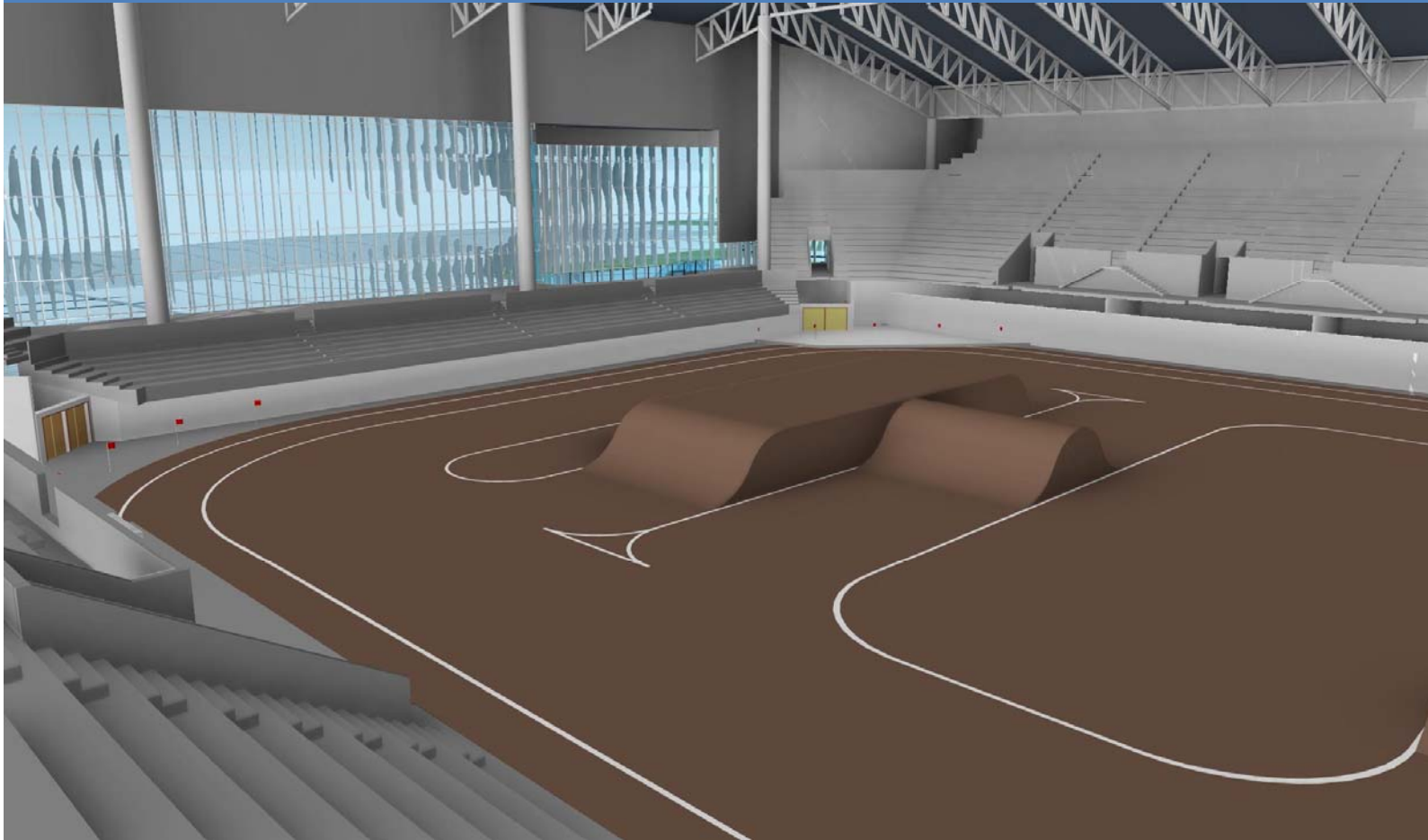


Large Rodeo – “Houston Style”

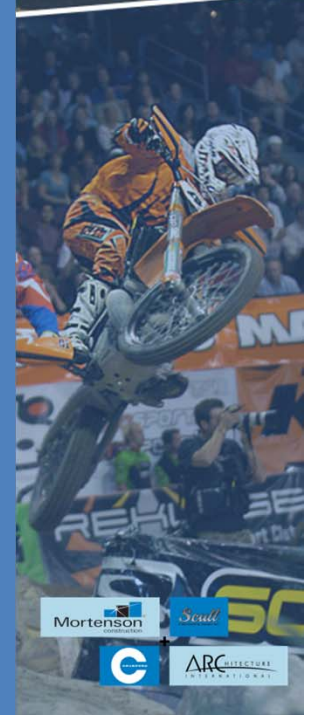


# MONSTER TRUCK / MOTOCROSS

RPCC Expansion

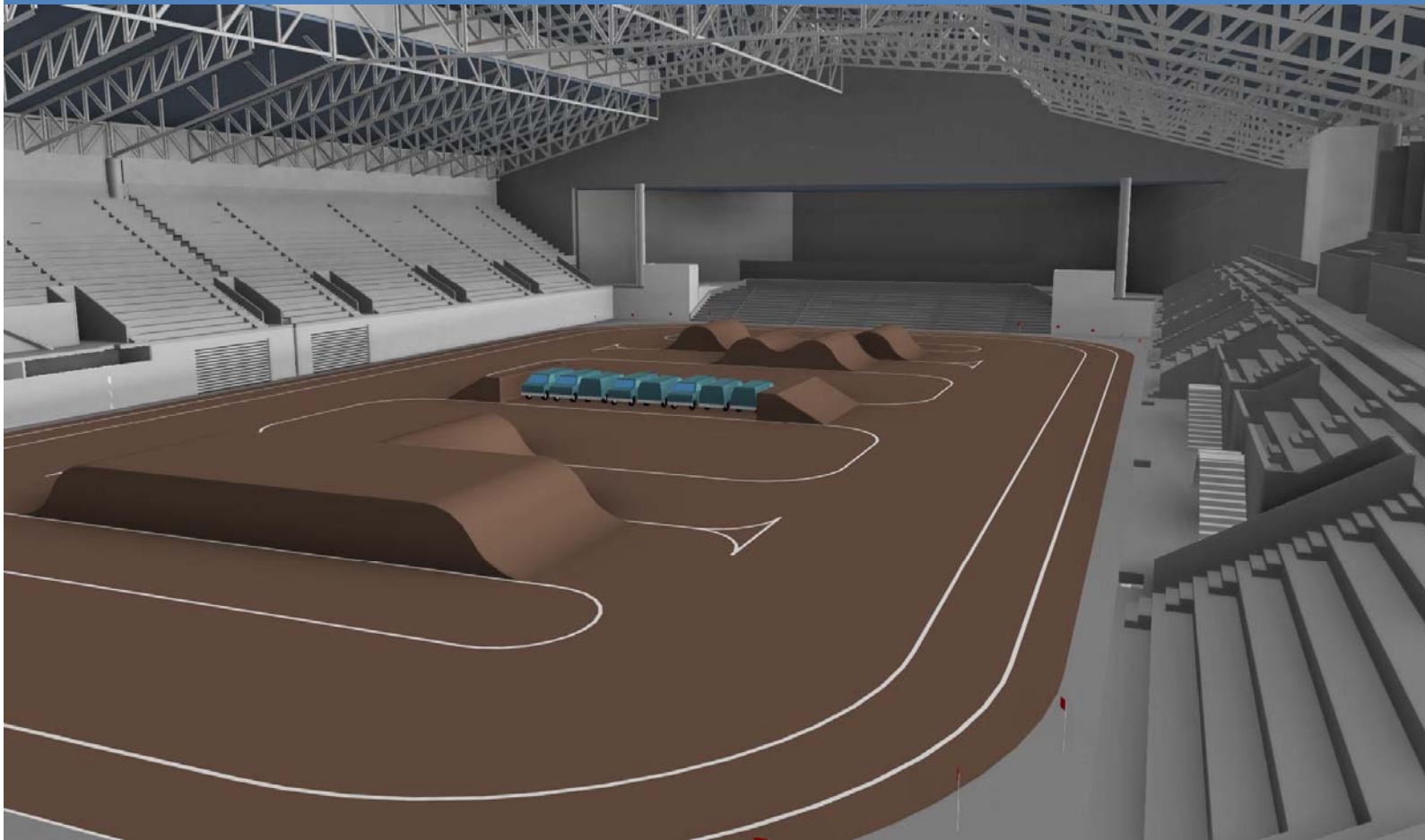


Monster Truck/ Motocross Seating : 10,500

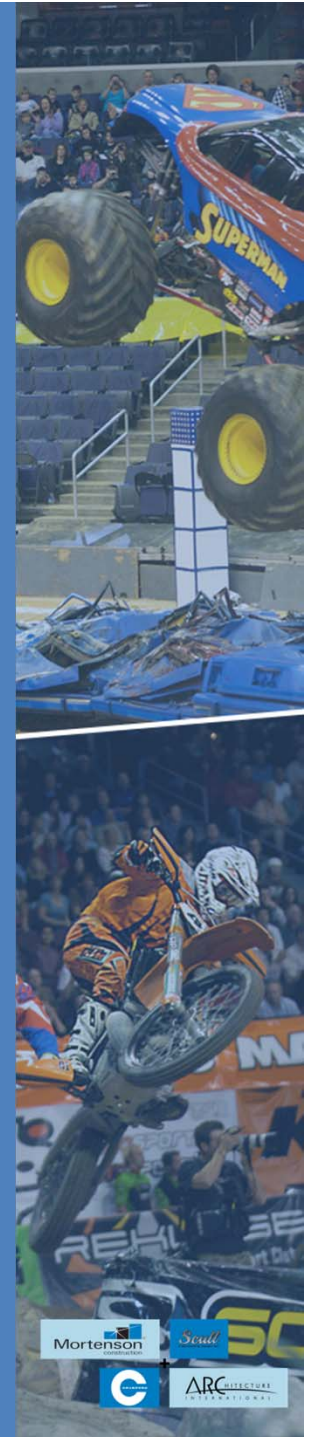


# MONSTER TRUCK / MOTOCROSS

RPCC Expansion



Monster Truck/ Motocross Seating : 10,500



# FOOTBALL

## RPCC Expansion



Football Seating : 10,500

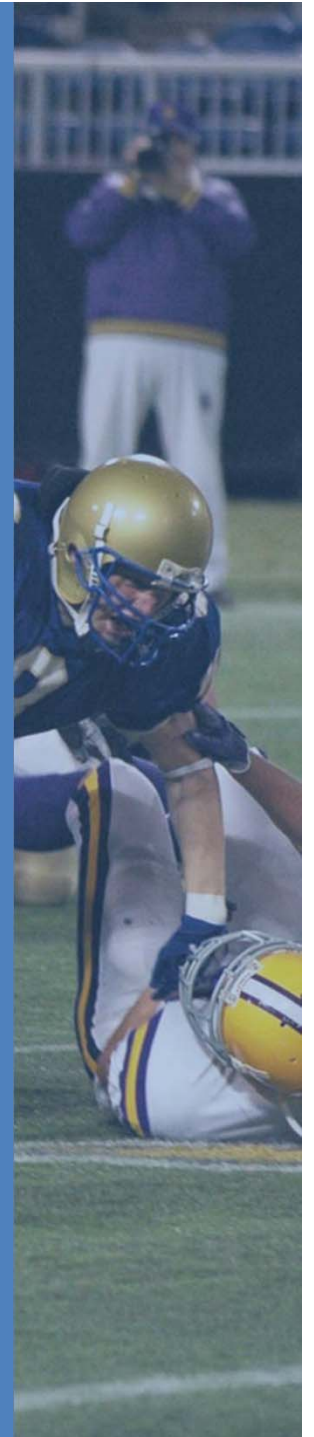


# FOOTBALL

RPCC Expansion



Configuration also accommodates  
300 meter Indoor Track.  
(Not Shown)



# SOCCER

RPCC Expansion



Soccer Seating: up to 10,500





# LACROSSE

RPCC Expansion

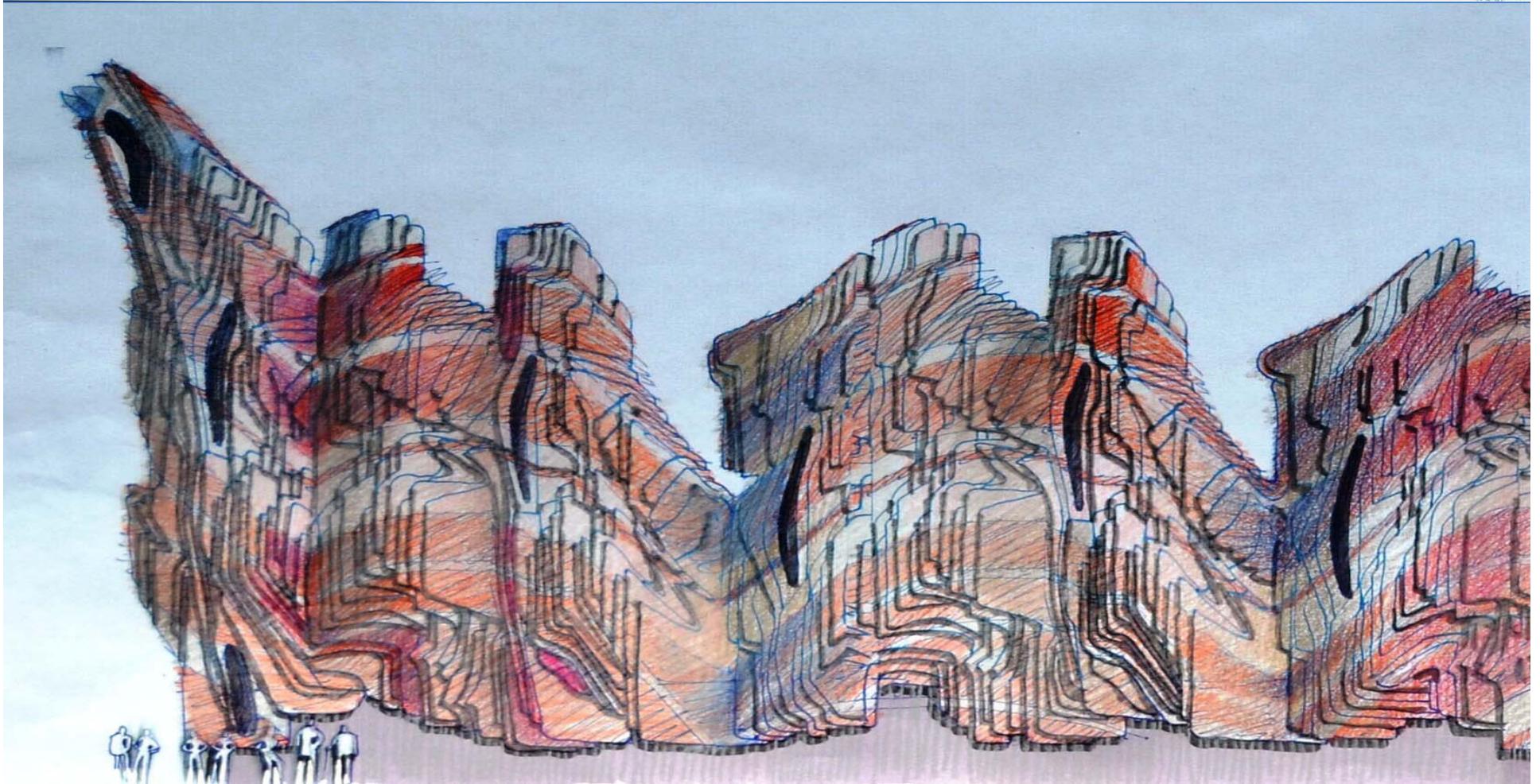
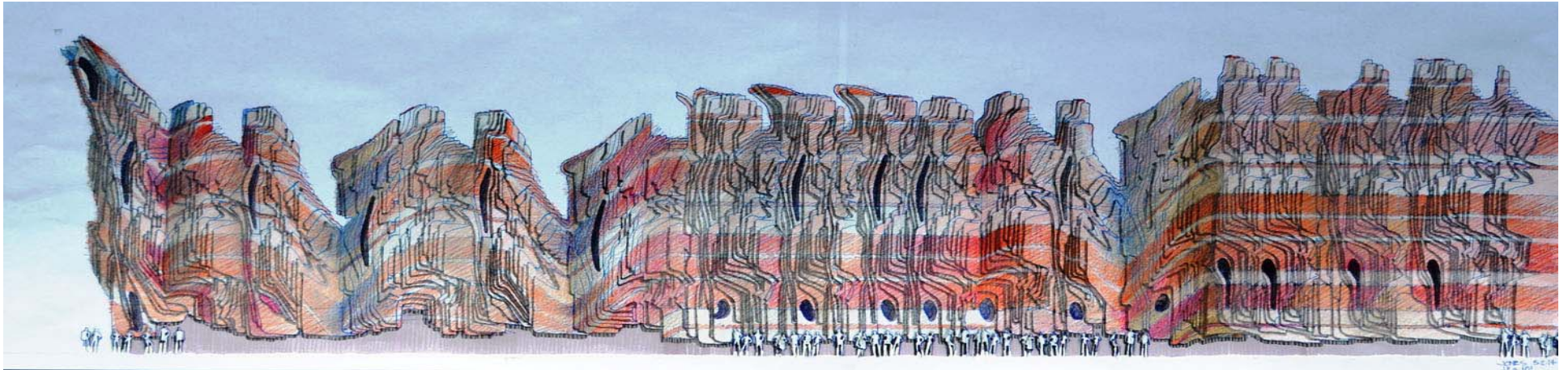


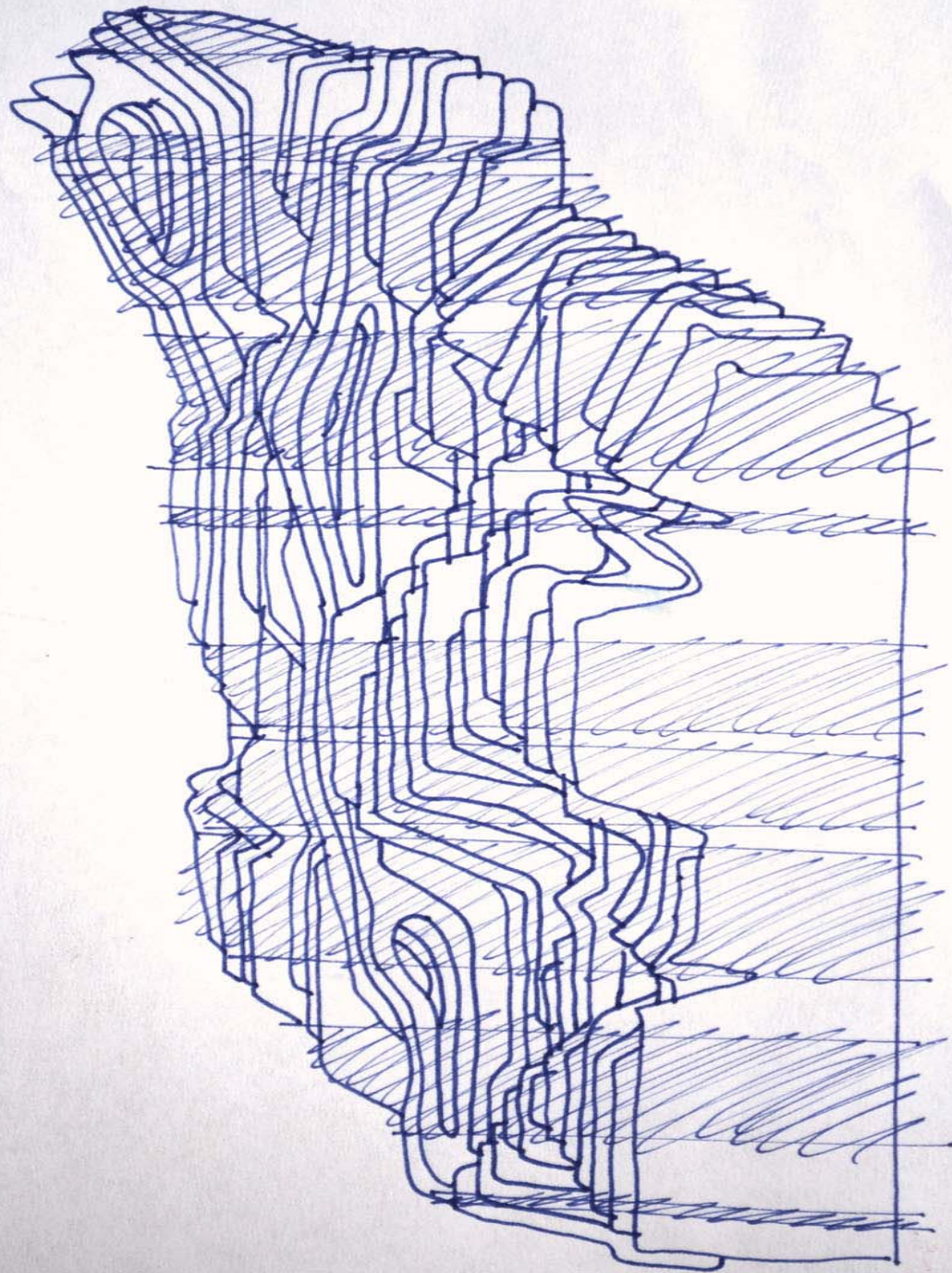
Lacrosse Seating: up to 10,500

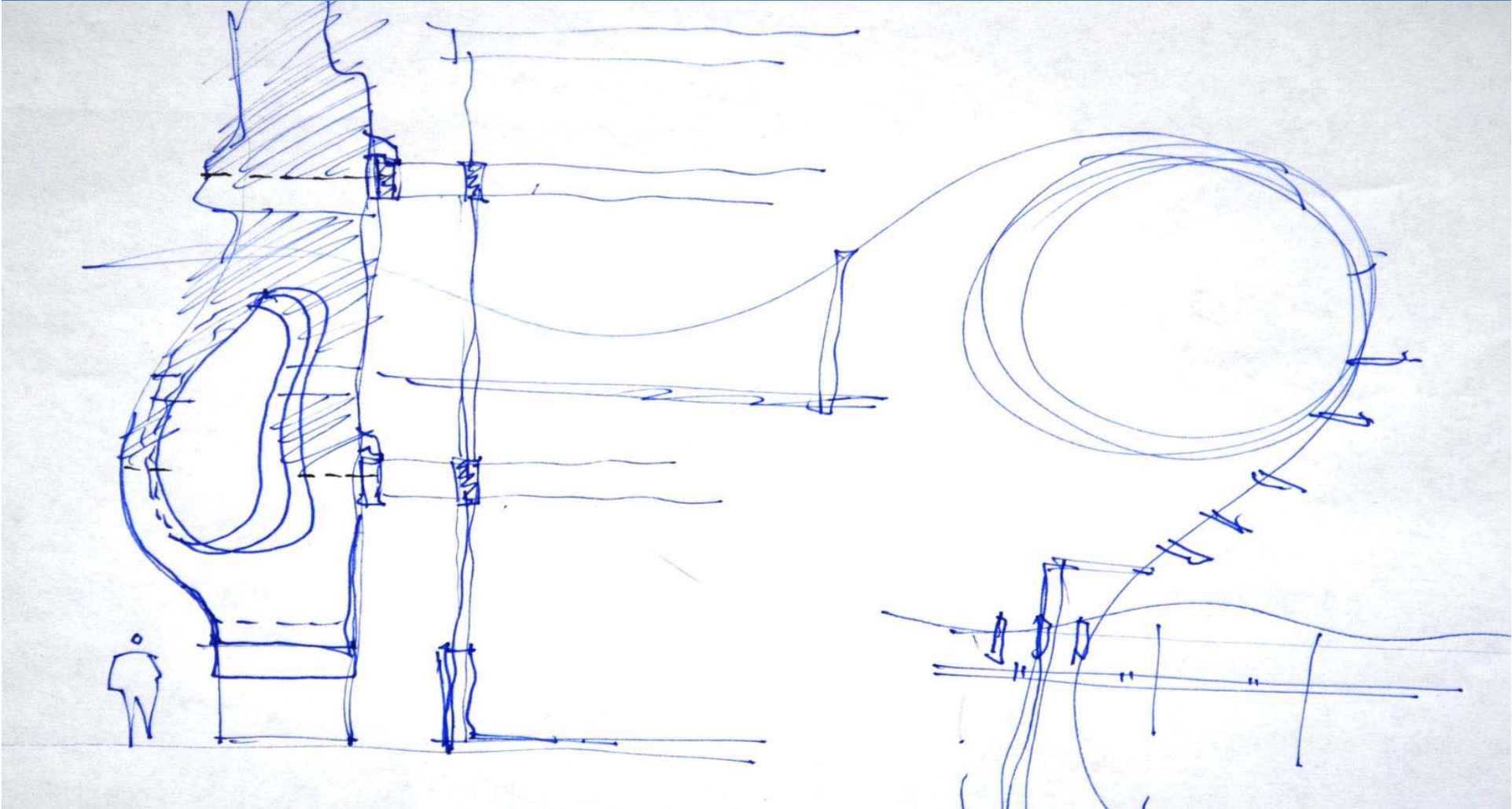


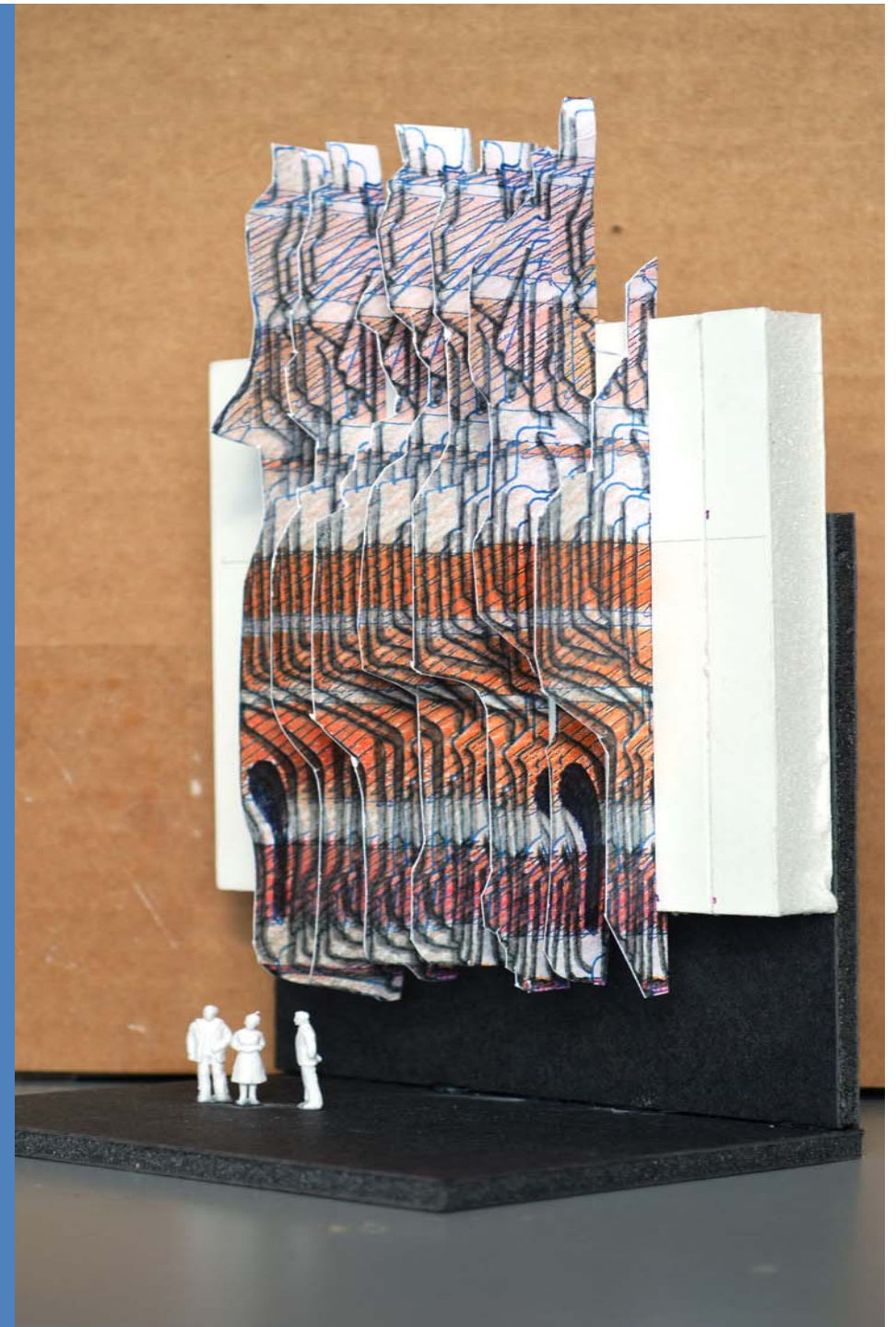
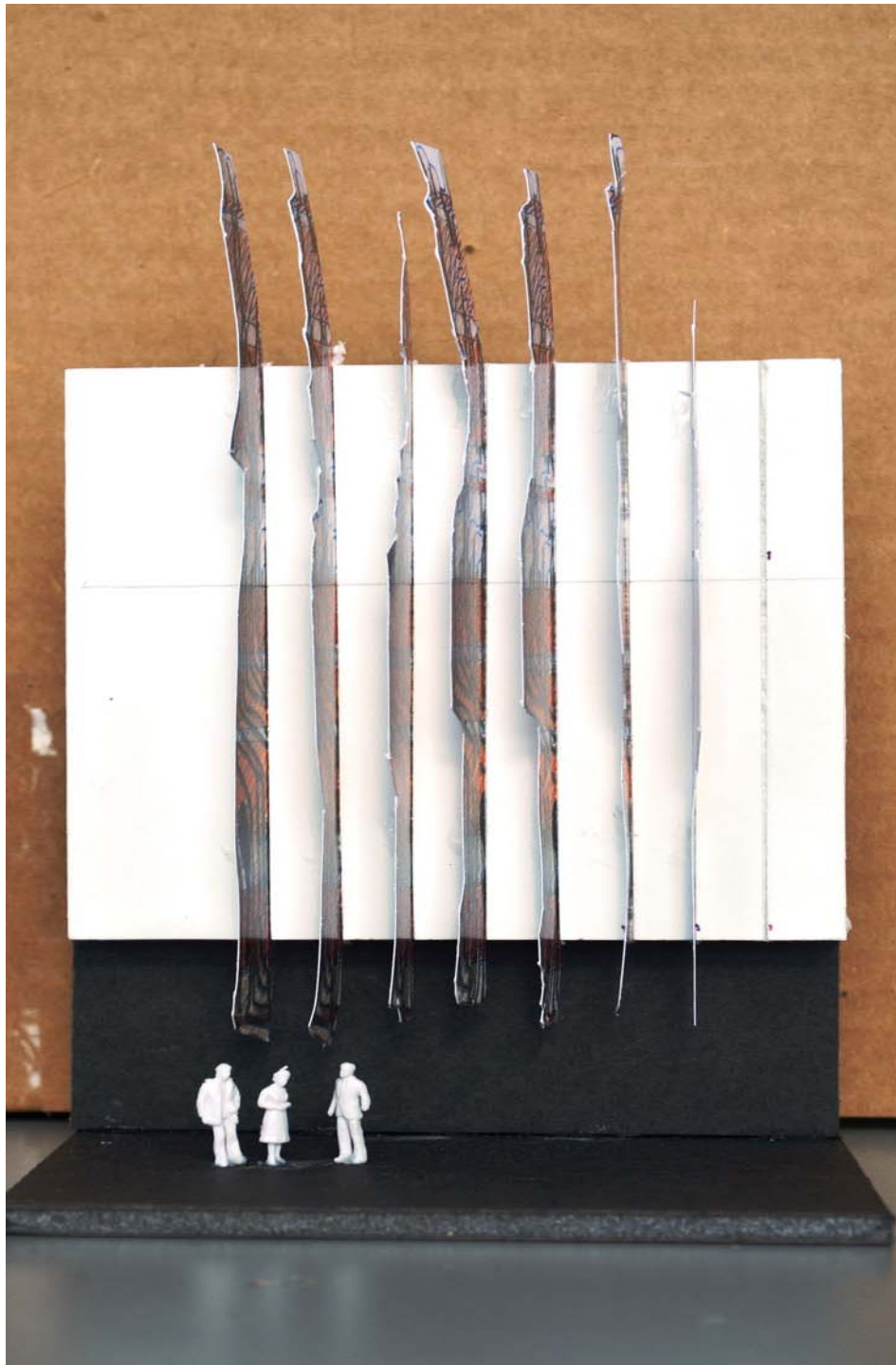


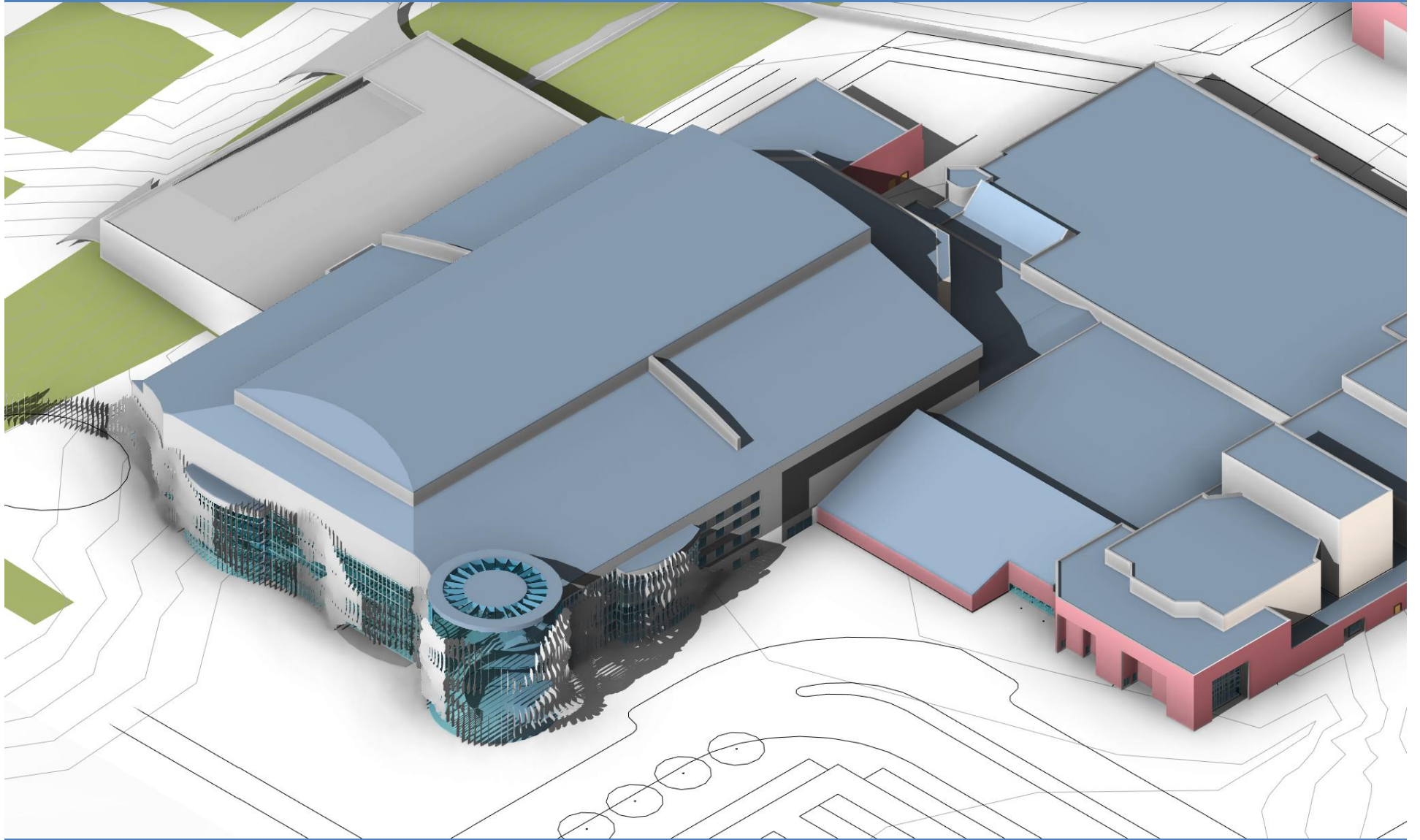






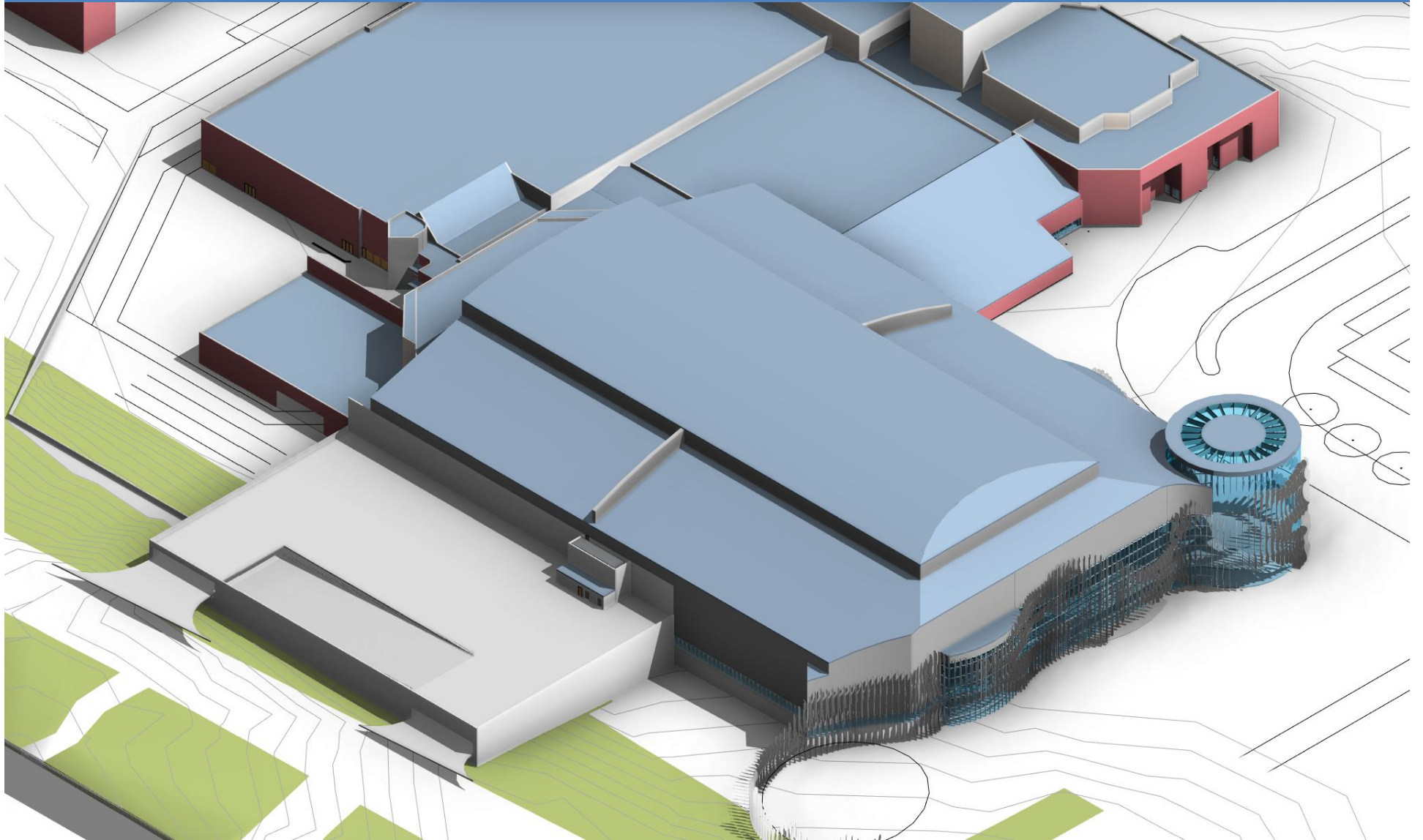






**SOUTHWEST AERIAL VIEW**





**NORTHWEST AERIAL VIEW**

## CURRENT EVENT PARKING

$4,250 \times 2.5 = 10,625$

SPACES PER VEHICLE PEOPLE

## RPCC EXPANSION EVENT PARKING

**6,000** SPACES

$\times 2.5$  PEOPLE PER VEHICLE =

**15,000** PEOPLE

## FUTURE GROWTH

- + EXPAND PARKING GARAGE + 1,400 SPACES
- + ADDITIONAL PUBLIC PARKING WITHIN 6 MINUTES

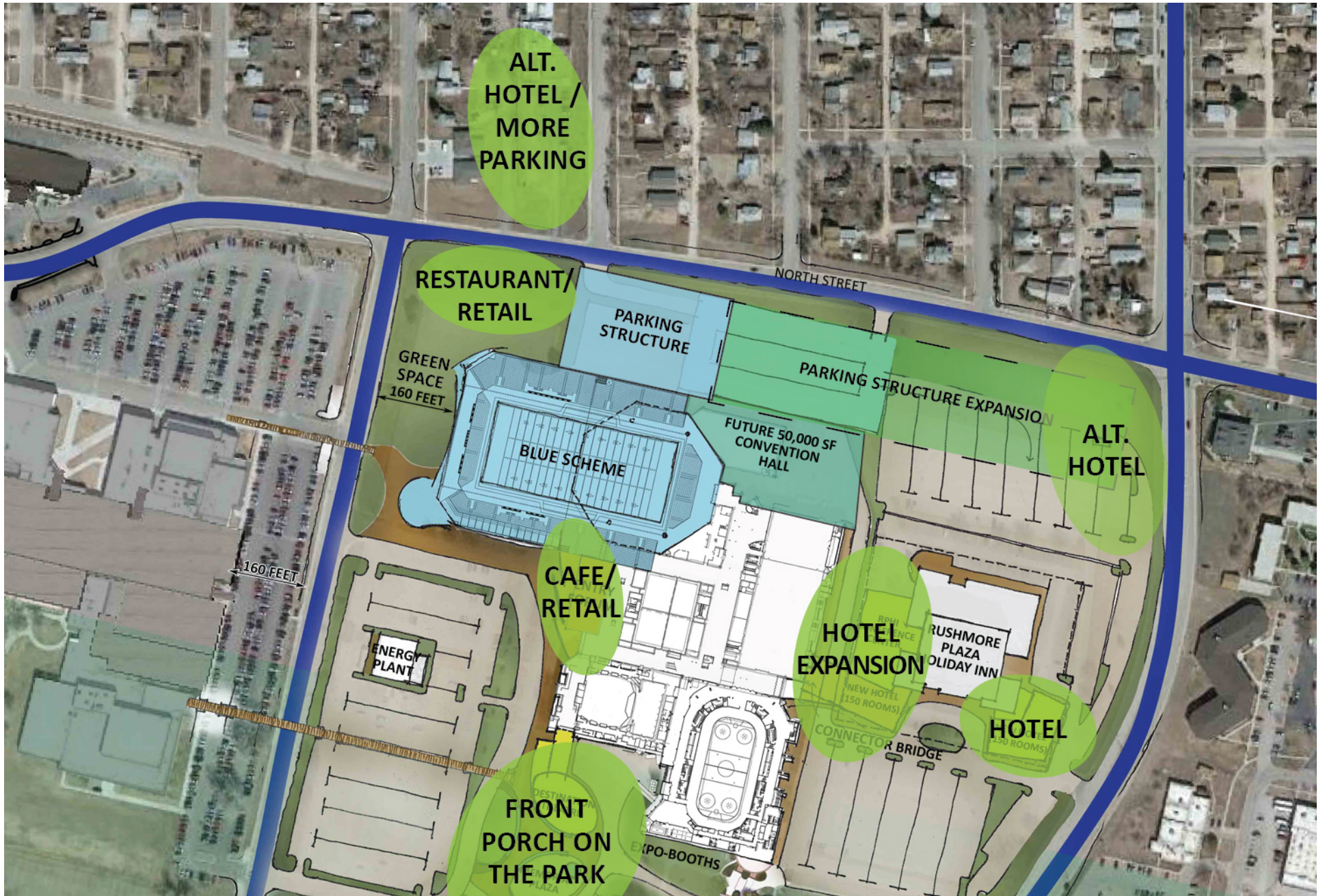
## OTHER POTENTIALS

- + PAID EVENT PARKING
- + EXPAND DROP-OFF AREA
- + INCREASED SHUTTLE SERVICE
- + COORDINATE WITH PRIVATE PARKING



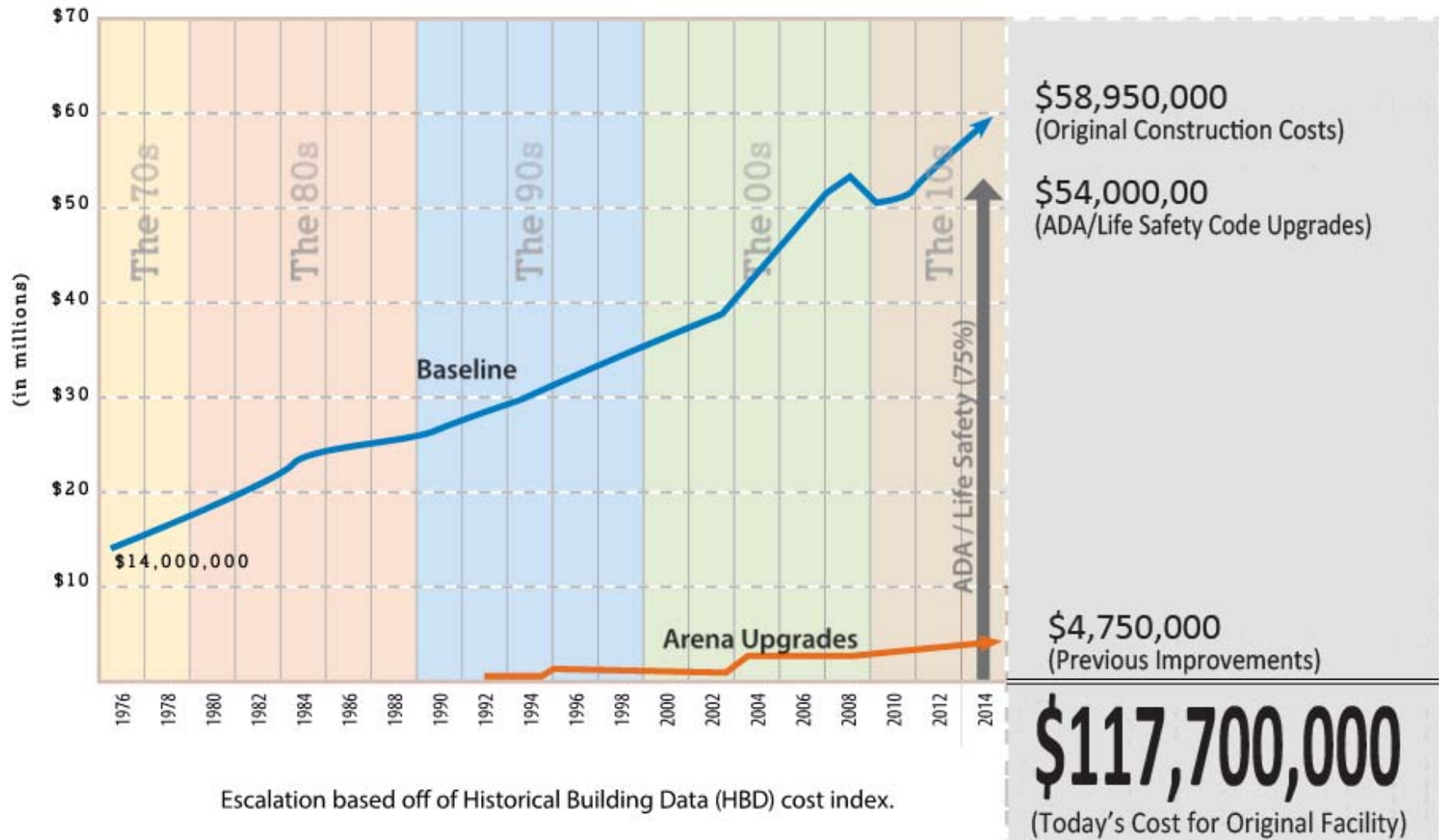
# CAMPUS PLAN / FUTURE DEVELOPMENT





# CAMPUS PLAN / FUTURE DEVELOPMENT

## Don Barnett Current Day Arena Cost



# RUSHMORE PLAZA CIVIC CENTER EXPANSION

## Option Blue

Rapid City, SD  
Executive Summary

July 7, 2014

### Program

Event Floor Capacity	<b>102,000</b>
Quantity of Fixed Seats	7,250
Total with Retractable Seating	13,250
Quantity of Suites	14
Total Projected Square Footage	300,742
Square Footage / Seat	22.7
Clear Heights bottom of truss	85'-0"

### Project Costs

### Total Cost

#### I. Arena

Construction	\$	130,800,000
Site Work	\$	5,200,000
FF&E	\$	3,000,000
Soft Costs	\$	12,225,000
Owner Contingency	\$	4,675,000
<b>Subtotal</b>	<b>\$</b>	<b>155,900,000</b>

#### II. Don Barnett Repurpose

Construction	\$	5,000,000
Soft Costs	\$	650,000
<b>Subtotal</b>	<b>\$</b>	<b>5,650,000</b>

#### III. Parking

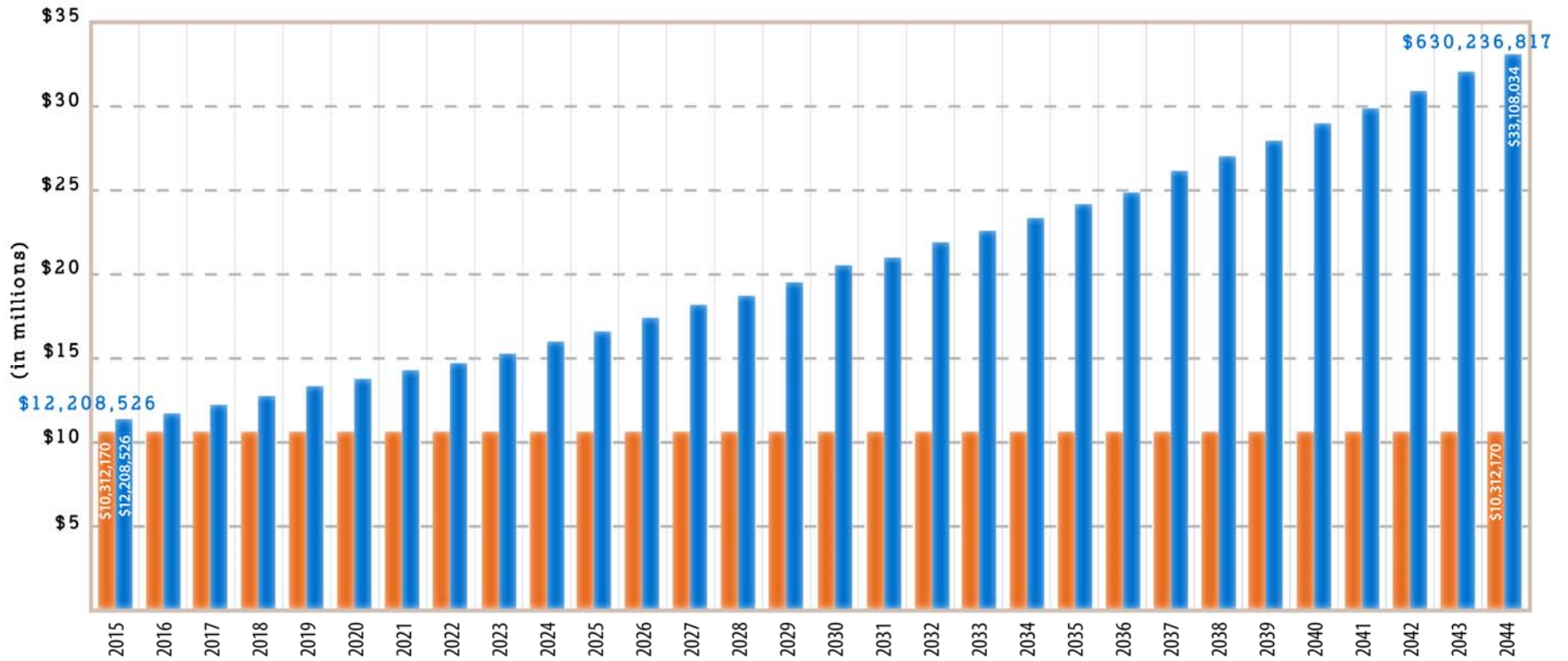
Construction	\$	16,650,000
Soft Costs	\$	950,000
<b>Subtotal</b>	<b>\$</b>	<b>17,600,000</b>

### Total Project Cost

**\$ 179,150,000**



# Funding Comparisons



■ Project Financing  
■ Vision Fund Income

30 Year Funding Projection

NOTES

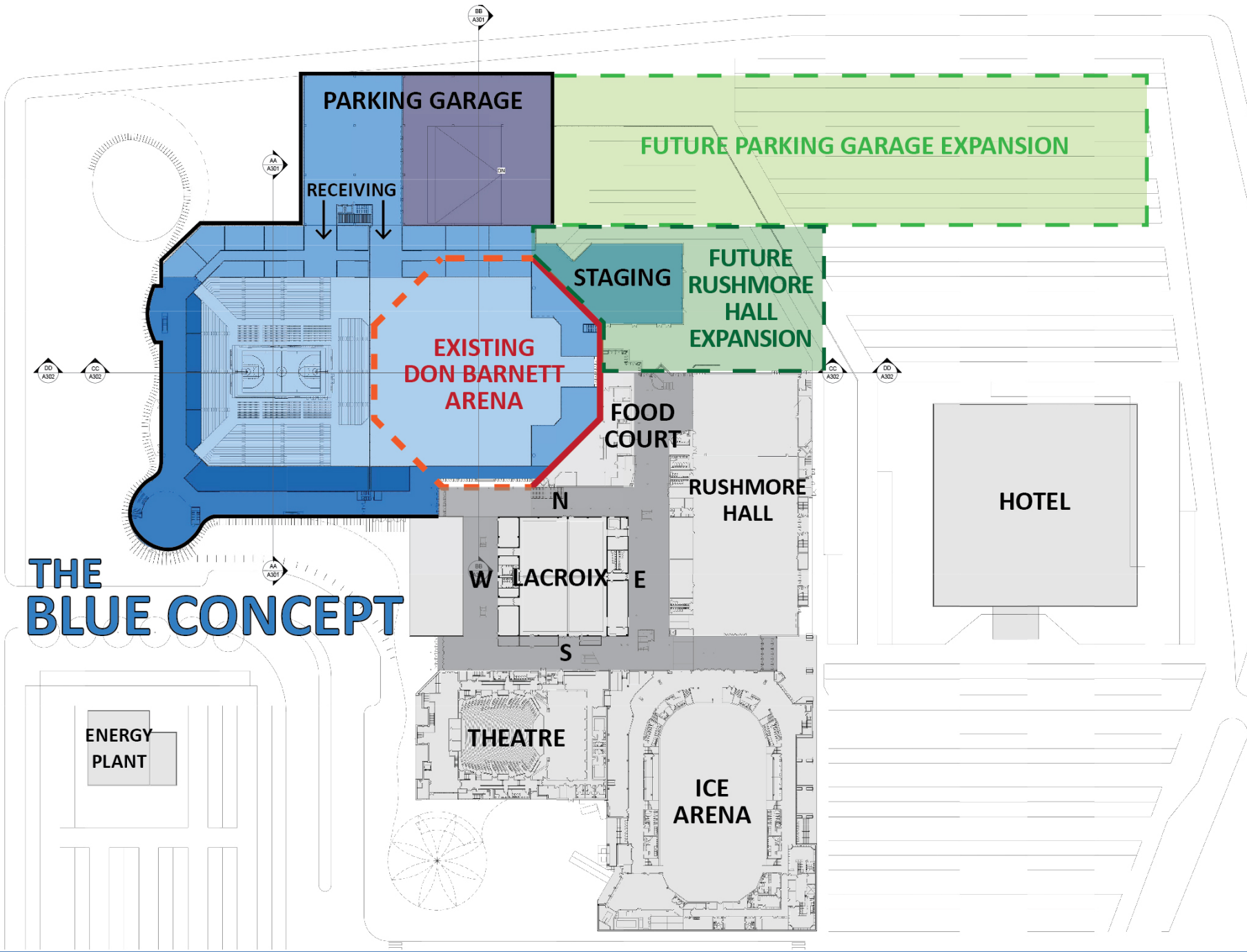
1. Assumes 4% bond cost on \$180,000,000 total project cost.
2. Vision Fund Income based on City of Rapid City study using 3.5% conservative growth.



# FINANCE STRATEGY

- Committee Members and Process
- Proceed with Daugherty & Company, LLC as Financial Advisor
- Finance Vehicle= Annual Appropriations Lease
- Primary Revenue Source= VISION FUND
- Additional Revenue Sources
  - Corporate Naming Sponsorships
  - Rushmore Plaza Civic Center Operations
  - Paid Event Parking
- Next Steps





# THE BLUE CONCEPT

PARKING GARAGE

RECEIVING

EXISTING  
DON BARNETT  
ARENA

STAGING

FUTURE PARKING GARAGE EXPANSION

FUTURE  
RUSHMORE  
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