



SENATOR STANFORD ADELSTEIN
STATE SENATE – DISTRICT 32 (RET.)
STATE OF SOUTH DAKOTA

16 March 2015

Ladies and Gentlemen of the Council:

I urge that the Council to, before the end of the this evening's meeting, direct the City Engineer to contract with TSP to draw plans and specifications to be completed not later than May 15th and prepared bid opening May 29th in order that the Barnett Arena have ease of access, utilization, and seating for citizens of Rapid City who are handicapped. These plans must include a phased construction plan that would allow for maximum utilization of the arena during the construction period.

TSP has already been utilized for part of the \$700,000 planning cost—most of which will have been wasted—but, as they provided in their report, there is an overlap with the estimate from Four Front, whose estimate I have gone through and made some changes.

In as much as the citizens have, by an overwhelming majority, rejected the concept of expansion, I have removed those items which dealt with expansion as best I could see them on the sheet which is attached. With those items removed, the cost to provide for our handicapped citizens is only \$15,722,467.

In addition to the items included in the Four Front estimate, some of the items listed by TSP could be added as "add alternates." Prior to bid opening the Council can decide the maximum number of dollars that could be spent. For example, a maximum of \$35 million would allow another \$20 million worth of "add alternates" to be accepted and incorporated into the final construction.

There is no reason to wait and delay this construction. There is no reason to hesitate. There is no reason to spend any more time.

Sincerely,

Stanford M. Adelstein



Don Barnett Arena

Rushmore Plaza Civic Center

Life Safety and ADA Assessment Report

Opinion of Probable Construction Cost

PHASE	ITEM DESCRIPTION	EST. QUANT.	UNIT	UNIT COST	FOURFRONT ESTIMATE	MORTENSON ESTIMATE
1A	EXTERIOR IMPROVEMENTS / SITE					
	Civil / Site Clearing and Demolition	1	LS	\$63,000.00	\$63,000.00	\$130,000.00
	Civil / Sidewalks/Walls/Railings /Site Improvements	180	LF	\$250.00	\$45,000.00	\$8,820.00
	Civil / Site Paving / Repairs	1500	SF	\$50.00	\$75,000.00	\$357,500.00
	Civil / Misc Painting / Signage	1	LS	\$28,000.00	\$28,000.00	\$30,000.00
	Civil / Utilities (Allowance)	1	LS	\$500,000.00	\$500,000.00	\$500,000.00
	ADDITION & REMODEL IMPROVEMENTS					
2A	New Construction - West Side	27600	SF	\$248.00	\$6,844,800.00	\$7,838,400.00
	Toilets / Concessions / Dressing / Mechanical					
	Elevator - three story (\$100,000 per floor)	3	EA	\$300,000.00	\$900,000.00	\$1,080,000.00
	Upper Stadium ADA Seating Area	2	EA	\$96,000.00	\$192,000.00	\$58,960.00
2B	New Construction - East Side	18160	SF	\$248.00	\$4,503,680.00	\$5,157,440.00
	Toilets / Concessions / Mechanical					
	New Construction / Remodel - East Side	8550	SF	\$150.00	\$1,282,500.00	\$1,607,400.00
	Upper Stadium ADA Seating Area	1	EA	\$96,000.00	\$96,000.00	\$29,480.00
2C	Remodel Concession Areas - West Side	2440	SF	\$200.00	\$488,000.00	\$653,920.00
	Upper Stadium ADA Seating Area	2	EA	\$92,000.00	\$184,000.00	\$58,960.00
2D	Remodel Concession Areas - East Side	2440	SF	\$200.00	\$488,000.00	\$653,920.00
	Upper Stadium ADA Seating Area	2	EA	\$92,000.00	\$184,000.00	\$58,960.00
2E	Remodel Press Box and Access	1420	SF	\$250.00	\$355,000.00	\$457,240.00
3A	Remodel - ADA Seating Conversion	6500	SF	\$400.00	\$2,600,000.00	\$1,625,000.00
3A	Remodel - Elevator Area	200	SF	\$200.00	\$40,000.00	\$43,000.00
	Elevator - Three story (\$100,000 per floor)	1	EA	\$300,000.00	\$300,000.00	\$360,000.00
3C	Remodel Ground Floor North-East Side	2105	SF	\$200.00	\$421,000.00	\$395,740.00
	Toilet & Dressing Rooms					
	Private Elevator - Two Story (\$100,000 per floor)	1	EA	\$200,000.00	\$200,000.00	\$240,000.00
3C	Remodel Ground Floor - Back of house	700	SF	\$200.00	\$140,000.00	\$131,600.00
	Toilets					
3C	Remodel mezzanine - Back of House	8025	SF	\$200.00	\$1,605,000.00	\$1,508,700.00
	Dressing / Meeting / Toilet Rooms					
3D	Remodel Ground Floor North-West Side	2075	SF	\$200.00	\$415,000.00	\$390,100.00
	Concession / Toilet / Dressing Rooms					
3E	Remodel Ground floor South-East Side	1000	SF	\$200.00	\$200,000.00	\$188,000.00
	Concession / Toilet Rooms					
3F	Remodel Ground floor South-West Side	1000	SF	\$200.00	\$200,000.00	\$188,000.00
	Concession / Toilet Rooms					
3C-E	GROUND FLOOR BLEACHER REPLACEMENTS					
	VIP Bleacher Sections 1-4 (per seat)	282	EA	\$575.00	\$162,150.00	\$197,400.00
	VIP Bleacher Sections 7-10	282	EA	\$575.00	\$162,150.00	\$197,400.00
	VIP Bleacher Sections 11 & 12	356	EA	\$575.00	\$204,700.00	\$249,200.00
3A	MEZZANINE BLEACHER REPLACEMENTS					
	South Bleacher Sections (per seat)	265	EA	\$100.00	\$26,500.00	\$23,850.00
	North Bleacher Sections	292	EA	\$100.00	\$29,200.00	\$26,280.00
3B	LIFE SAFETY IMPROVEMENTS					
	Stadium Aisle Step Repairs	528	EA	\$100.00	\$52,800.00	\$124,608.00
	Stadium Aisle Handrails	1152	LF	\$55.00	\$63,360.00	\$93,312.00
	Stadium Wall Handrails	210	LF	\$40.00	\$8,400.00	\$11,340.00
2A	ELECTRONIC SAFETY/SECURITY					
	Fire Alarm System Updates - Included with Addition and Remodel Improvements					
	SUBTOTAL			\$11,910,960	\$23,859,240.00	\$24,674,530.00
	Construction Bidding Contingency	10%		\$1,191,096	\$2,385,924.00	\$2,638,668.00
	Cost of Living Upgrades Contingency	10%			\$2,385,924.00	\$1,319,334.00
	Design Changes / Revisions Contingency	10%		\$1,191,096	\$2,385,924.00	\$2,638,668.00
	A/E Design Fees Contingency	12%		\$1,429,315	\$2,767,109.00	\$3,166,402.00
	Tentative Range of Total Costs				\$32,744,127.00	\$34,437,602.00
	Allowance for Seating Replacement				\$1,712,150.00	\$1,712,150.00
	Allowance for Revenue Reduction - Lost Seats				\$1,740,000.00	\$1,740,000.00
	Totals			\$15,722,467	\$36,106,271.00	\$37,889,752.00