

Since early September, 2012, members of Soccer Rapid City, City Staff, FourFront Design, Inc., Wyss Associates, Inc., and Terracon Consulting, Inc. (in various formats) have held approximately 20 meetings to discuss the proposed improvements needed to develop the Rapid City Soccer Complex. These meetings were very progressive in nature and required that all involved balance the available funding with the needs of the project. In early February, 2013, a layout plan was approved by Soccer Rapid City that would keep this project within the allotted 2012 funding package and meet the requirements of Soccer Rapid City. The following is an approximate timeline of events since early September.

- Early Sept. 2012 – Members of City Staff, Soccer Rapid City, FourFront Design, and Wyss Associates began preliminary discussions to develop the new Soccer Complex.
- Sept. 12, 2012 – City Staff requests approval from Legal & Finance Committee to negotiate a contract for professional design services.
- Oct. 30, 2012 - City Staff requests approval from Public Works Committee to negotiate a contract for professional design services.
- Nov. 5, 2012 – City Staff requests authorization to negotiate for professional design services with FourFront Design, Inc. from City Council.
- Dec. 3, 2012 – Members of City Staff, Soccer Rapid City, FourFront Design, and Wyss Associates held a design charette to develop project needs and desires.
- Dec. 17, 2012 – City Council approves professional services agreement with FourFront Design, Inc. for survey and design services in the amount of \$16,000. The services included topographic and boundary survey of the 80-acre parcel and preliminary planning services.
- Feb. 7, 2013 – Soccer Rapid City approves layout plan and requests City Staff to negotiate a professional design contract.
- Feb. 28, 2013 – FourFront Design, Inc. submits to the City project manager for approval a professional design services agreement to design a two-phased project in accordance with the available 2012 funding.

A copy of the approved layout plan is attached. Improvements shown on the layout plan include: 12 soccer fields; approaches onto North Elk Vale Road; 600-stall parking area; site irrigation and landscape; bio-swale and stormwater detention areas; and the connection to City water supply. Future improvements by Soccer Rapid City are also shown. Following is a brief description of each of the proposed improvements.

12 Soccer Fields:

The Complex, as shown in the layout plan, includes 12 regulation size fields (70 yards x 110 yards). Two of these fields are expandable to collegiate level size fields (80 yards x 120 yards). The 12 field layout would serve all age levels.

One of the major concerns over the past couple years was the amount of grading and potential soil improvements needed to develop the Complex. Recently City Staff worked with local NRCS Staff to perform several site soil tests and provide comments based on those tests. Soil infiltration rates are very supportive of the intended use. Existing grades are such that minimal grading will be required. The comments from NRCS have proven very beneficial to the development of this project and will potentially reduce the necessary grading requirements and cost previously thought necessary to improve the site.

Approaches to North Elk Vale Road:

Widening of North Elk Vale Road will be evaluated during the design of the Complex. This was originally recommended in the 2010 Master Plan document. The layout plan shows that three access points will be required for the Complex. The first access point will be centrally located along the east property line. This approach will be

used primarily for Complex maintenance staff and heavy duty vehicles (such as garbage trucks or sewage disposal vehicles).

The two main public access points to the Complex will be located adjacent to the north and south property lines. During regular season play both access points will be used as ingress and egress approaches. This layout will also allow Soccer Rapid City staff to regulate ingress and egress traffic during large events.

As development occurs in this area of Rapid City, the southern access point may have a secondary use. This access point could become future right-of-way for a secondary street when needed.

#### Parking Areas:

The centralized parking area will have approximately 600 parking stalls. Of the 600 parking stalls, 24 will be handicap accessible. Thickened edge sidewalk will be used around the outer perimeter of the parking areas instead of curb and gutter while curb stops will be placed along the inner loop.

The anticipated pavement section for the parking area is 5" asphalt surfacing over an 8" aggregate base course material layer. Further analysis will be required during the design.

#### Site Irrigation and Landscape:

Site irrigation was heavily discussed during the preliminary planning process. The options discussed included using City water as the primary source of water supply or drilling an onsite well to supply both irrigation needs and a potable water supply. Benefits and associated costs were estimated for both options. It was decided during

these discussions that in order to provide potable water and adequately irrigate the Complex fields, connecting to the City water supply would be the best option.

Landscape needs will meet the requirements of the City design criteria.

*Stormwater Quality Features and Site Detention Facility:*

The Complex will incorporate various aspects of stormwater quality components both during construction and post-construction. As seen in the layout plan, runoff will be directed toward bio-swales within the interior portion of the parking areas. All runoff will be directed through the bio-swales toward the southern portion of the lot. A small detention facility will be sized, designed and incorporated into the final plans. Runoff from the detention facility will be directed to an existing tributary of Box Elder Creek.

*City Water Supply Connection:*

The Complex, as proposed, would be served by the City water supply. This connection involves design and construction of approximately 4,200 linear feet of 16" PVC water main and appurtenances along North Elk Vale Road. The connection point will be near the intersection of Seger Drive and North Elk Vale Road and extend north along Elk Vale Road to a point near the maintenance entrance of the Complex. Within the Complex an 8" PVC water main and appurtenances will be used to supply irrigation water to the 12 fields and potable water to the future outbuildings.

*Future Improvements:*

The development of the Complex site requires that Soccer Rapid City implement various fundraising efforts. Suggested items that the Fundraising Group will be responsible for in the future include: a concessions building, a maintenance building, field lighting, and landscaping.

At this time, it is not economically feasible to design and construct a connection to the City sanitary sewer network. Based on existing design/development plans for Rapid City, the planned connection to Rapid City's Wastewater Treatment Facility includes a 24" and 12" PVC sanitary sewer main along North Elk Vale Road. It is also planned that this connection will extend to the north under Box Elder Creek. Construction of this new sanitary sewer main will obliterate North Elk Vale Road, therefore requiring reconstruction of the entire road. Available funding does not support the reconstruction of North Elk Vale Road through the proposed project.

The selected option for Soccer Rapid City would be that at the time fundraising efforts have secured enough financial support to construct either a maintenance facility or a concessions building, a wastewater holding tank will be designed in conjunction with that respective building. Soccer Rapid City will need to secure a contract with a local sewage pumping company in order to meet local regulations.

Field lighting is also an important feature for the development of the Complex. Corridors between the fields have been identified and held in reserve for the addition of field lighting. Similarly, members of Soccer Rapid City have already begun to coordinate these future efforts with West River Electric.

*Professional Design Services:*

The layout plan as approved by Soccer Rapid City will be designed as a two-phase construction project.

Phase 1 will be constructed between the Fall of 2013 and the Spring of 2014. Phase 1 will include the construction of (at minimum) the new water main along North Elk Vale Road, underground site improvements such as site water main, irrigation

needs and electrical connections and site fencing. This Phase will also include both add and deduct alternates necessary for this phase.

Phase 2 will be bid and constructed in the Spring and Summer of 2015, respectively. Phase 2 will include the installation of hardscaping items such as asphalt paving, sidewalks and the widening of North Elk Vale Road. These secondary plans will also include any remaining items from Phase 1.

Summary:

The plan for the Rapid City Sports Complex will meet the needs of the community within the limits of the available funding. Refinements will be incorporated through the fundraising efforts of Soccer Rapid City. The cooperative effort of the public and the City are now approaching reality. The City Council's continued support is appreciated.

Fundraising:

In order to conduct a successful fundraising campaign, it was felt that it was necessary to have professional guidance. In August of 2012, Soccer Rapid City engaged a fundraising consulting firm, The Abbey Group, LTD, from Rapid City, SD. The principal campaign consultant from The Abbey Group that we are working with is Mr. Michael W. McNeely, CFRE, President and CEO of the Abbey Group.

A fundraising steering committee consisting of Paul Bradsky (Chairman), Richard Bradsky, Nort Johnson, Roger Tellinghuisen, Rob Tschetter, Donnie Patton, Kurt Whitesell, Pat Wyss and Mary Boyer have been appointed. Wynn Gunderson, a longtime resident of Rapid City and prominent Rapid City attorney, has agreed to act as one of our honorary Co-Chairs. Soccer Rapid City considers itself privileged and

honored that Mr. Gunderson recognizes the merit and benefits of this project such that he is willing to lend his name to this campaign. We are seeking one additional co-chair.

Soccer Rapid City has adopted a name and logo for the campaign titled “Dakota Fields - Dreams to Reality”. A copy of the logo is attached.

A fund raising business plan is in place. A fund raising goal of between \$1 million and \$2 million has been established to supplement the \$2.2 million that will be provided by the first round of funding through the 2012 Vision Fund. The campaign case plan is being completed pending final plans and will be printed soon. Once it's printed, we will begin fund raising solicitations.

“Dakota Fields – Dreams to Reality” will serve as a division of Soccer Rapid City for fundraising purposes. All donated funds will be segregated and held separately from any other Soccer Rapid City funding, and will be earmarked specifically for improvements to the soccer complex. A separate account will be maintained at Black Hills Community Bank and the bookkeeping for the Dakota Fields fundraising effort will be done by Ketel Thorstenson.



**PHASE 1:** (construct Fall 2013 - Spring 2014)  
 Site Grading  
 Underground Utilities Improvements  
 (including new 16" water main (4,200 LF)  
 Irrigation with City Water  
 Fencing

**PHASE 2:** (construct 2015)  
 Paving of parking areas  
 Street widening of Elk Vale Road

**PROVIDED BY SOCCER RAPID CITY:**  
 Concessions/Restrooms  
 Maintenance Facility  
 Lighting of Fields  
 Landscaping

# DAKOTA FIELDS: Dreams to Reality





<b>Phase 1 (2013 Work)</b>		<b>Layout Plan</b>
1	Geotechnical Report (On Site)	\$ 7,000.00
2	Geotechnical Report (Along Elk Vale Road)	\$ 3,000.00
3	Traffic Study (Along Elk Vale Road)	\$ 15,000.00
4	Site Grading/ Seeding/ ESC (On Site)	\$ 365,750.00
5	Site Irrigation (On Site)	\$ 455,042.50
6	City Water Supply (Along Elk Vale Road)	\$ 637,232.75
7	City Water Supply (On Site)	\$ 64,735.55
8	Sanitary Sewer Requirements (On Site)	\$ 79,761.00
9	Private Utility Improvements (On Site)	\$ 43,175.00
10	Storm Sewer Requirements (On Site)	\$ 49,170.00
11	Elk Vale Road Improvements (Turn Lanes)	\$ 224,784.65
	Design Services	\$ 247,000.00
<b>Phase 1 Project Cost</b>		<b>\$ 2,191,651.45</b>

<b>Phase 2 (2015 Work)</b>		<b>Layout Plan</b>
12	Site Paving/ Parking Areas	\$ 1,522,670.25
	Design Services	\$ 15,000.00
<b>Phase 2 Project Cost</b>		<b>\$ 1,537,670.25</b>

<b>Total Phase 1 and 2 Costs</b>	<b>\$ 3,729,321.70</b>
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<b>Available Funding</b>	<b>\$ 3,644,000.00</b>
<b>Difference</b>	<b>(\$85,321.70)</b>

<b>Provided by Soccer Rapid City</b>		<b>Layout Plan</b>
13	Concessions Building (30 x 40)	\$ 275,776.00
14	Maintenance Building (30 x 60)	\$ 258,664.00
15	Landscape	\$ 214,733.75
16	Site Lighting	
<b>Phase 3 Project Cost</b>		<b>\$ 749,173.75</b>

<b>Total Project Costs</b>	<b>\$ 4,478,495.45</b>
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