

AGENDA	Tuesday,	September 7, 2010
Informational		4:00 p.m. a
t Carnegie Town		
Hall		
Sioux Falls City Council		235 West 10th
Street		

1. Call To Order

2. City Council Staff Report
 - A. Debra A. Owen, City Clerk/Chief of Council Operations

3. Mayor Huether
 - A. 2011 Budget, Mayor Follow-up Items

Memo

PowerPoint Presentation

4. Audit Committee

5. Fiscal Committee

6. Land Use Committee

7. Public Services Committee

8. City Council Open Discussion

9. Presentations

10. Adjournment

Date: 2010-09-07
SIRE Meeting ID: 878
Meeting Type: Informational Meeting

YouTube:<https://youtu.be/jid5A0Djv5k>
Agenda Item: Not Assigned
Item ID: 39429

The following document(s) are public records obtained from the
City of Sioux Falls.



Date: September 7, 2010
To: City Council
From: Mayor Mike T. Huether
Subject: Events Center—CIP Project

The 2011–2015 City of Sioux Falls Capital Program includes a project titled “Events Center.” We have requested an appropriation of \$500,000 in both 2011 and 2012 to provide detailed graphics and cost information about this critical investment for Sioux Falls.

The Events Center will be designed to accommodate a number of different event venues each with its prescribed seating/ticket capacity. The minimum recommended seating capacity is for a basketball venue with 12,000 sellable seats. This meets the NCAA threshold, provides significant opportunities to attract other events, and is a balance between the CSL report and the previous task force recommendation. The preliminary project estimate is \$99.5 million. Typically, architectural and engineering (A/E) services for a project of this size are approximately six percent (6%, or approximately \$6 million).

The first steps to take are to conduct a thorough site review and develop the schematic design of the facility. The site analysis and schematic design costs are normally 6–15 percent of the total architectural and engineering (A/E) services, or \$420,000 to \$900,000. This work will provide a high level of detail and firm costs for this new facility.

We plan to solicit teams based on qualifications, experience, and availability. At a minimum, the selected team will include a local and national architect specializing in event centers, a local engineering firm, and a firm that specializes in managing similar facilities. A second contract will select a construction management-at-risk firm.

The selection process and this initial phase of work is expected to take 8–12 months.

The \$500,000 that has been requested for 2011 will fund the following activities:

- Conduct site survey and review the existing infrastructure (traffic ingress/egress, street network, drainage, water, sanitary systems, airport flight path restrictions, electrical load, communications network, and other private utilities).
- Conduct geotechnical investigation—do soil borings, analyze soil types and strengths, and establish quartzite rock elevations.

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- Develop up to three concept designs for review and comment.
- Develop a parking plan.
- Conduct public meeting(s) for public review and comment.
- Select the preferred alternative and develop the schematic design drawings.
- Develop a digital building information model (BIM) of the preferred alternative. This allows for a virtual tour of the inside and outside of the facility.
- Request the guaranteed maximum price.
- Develop the final design and construction schedule.

Other key activities that will take place are:

- Tour similar facilities.
- Develop financial pro forma and funding strategies.
- Economic impact analysis.
- Conduct a community vote.


Thank you for your consideration.

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YouTube:<https://youtu.be/jid5A0Djv5k>
Agenda Item: Not Assigned
Item ID: 39430

The following document(s) are public records obtained from the
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EVENTS CENTER



Site Review and Schematic Design Activities

- The first steps to take are to conduct a thorough site review and develop the schematic design of the facility.
- This work builds upon the work of the two prior task forces and will provide a high level of detail and firm costs for this new facility.
- We plan to solicit teams based on qualifications, experience, and availability.

Site Review and Schematic Design Activities

- The \$500,000 will fund the following activities in 2011:
 - Conduct site survey and review the existing infrastructure.
 - Conduct geotechnical investigation.
 - Develop up to three concept designs.
 - Develop a parking plan.
 - Conduct public meeting(s) for review and comment.
 - Select the preferred alternative and develop the schematic design drawings.
 - Develop a digital building information model (BIM) of the preferred alternative.
 - Request the guaranteed maximum price.
 - Develop the final design and construction schedule.



Site Review and Schematic Design Activities

- Other key activities that will take place:
 - Tour similar facilities.
 - Develop financial pro forma and funding strategies.
 - Economic impact analysis.
 - Conduct a community vote.

Project Schedule

- Site Review and Schematic Design — 8 to 12 months.
- Construction — 20 to 24 months.

