

PIERRE RECREATION & EVENTS CENTER

PIERRE, SOUTH DAKOTA

DECEMBER 2015



RECOMMENDATION

57,000 Sq. ft. Recreation & Events Center



RECOMMENDATION

- Pinnacle Study Recommendation:
- 50,000-60,000 sq. ft.
 - Reviewed Recommendation
- Right-Sized Recommendation:
- 57,000 sq. ft.

BUDGET ESTIMATE **OCTOBER 2016**

*Construction Cost/Professional Fees.....\$11,000,000

*Fixtures, Furnishings, and Equipment.....\$ 1,340,000

*Site Development.....\$ 2,190,000

Total Cost **\$14,530,000**

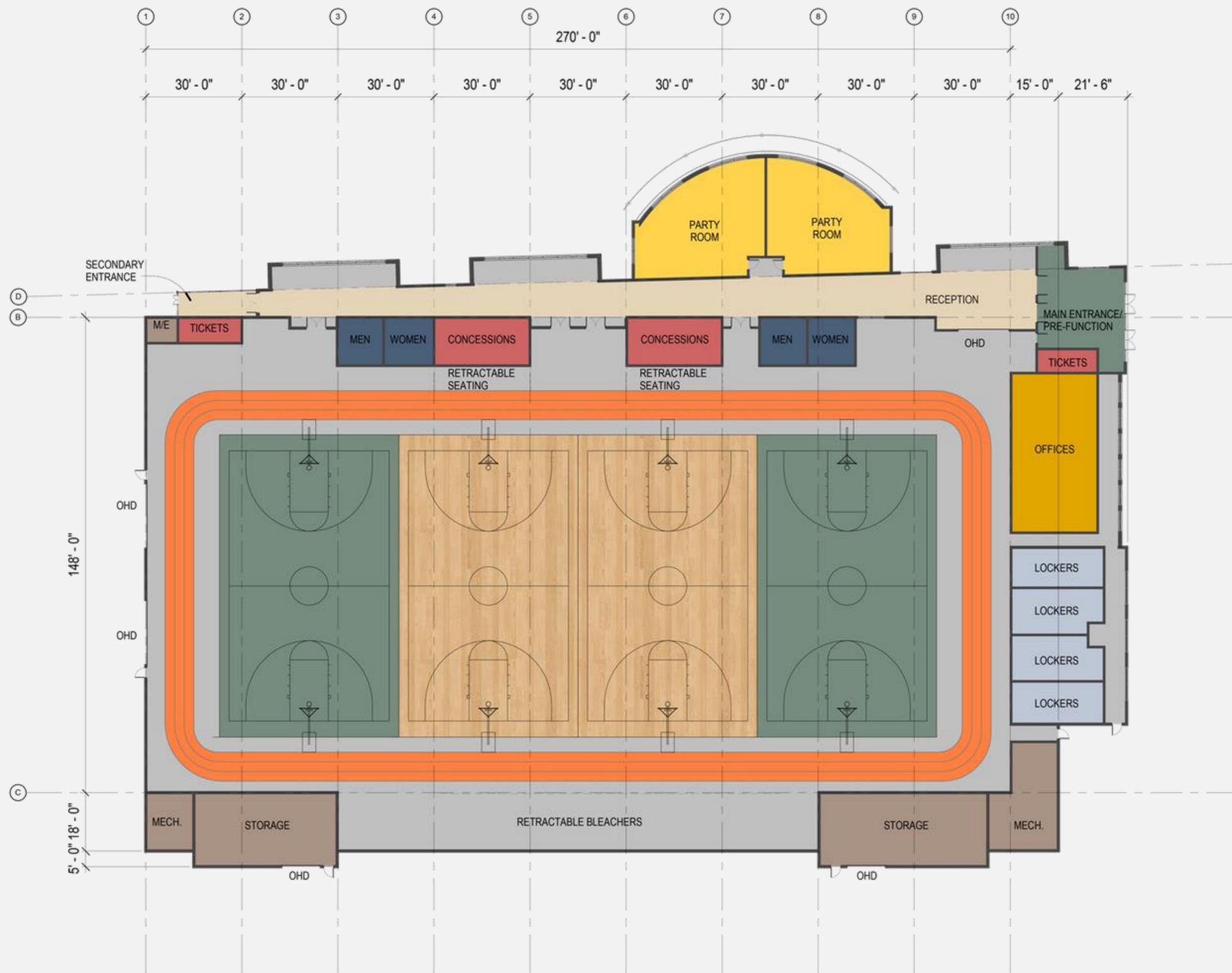
Does not include land, city utilities, streets

Recreation

- 3-lane track
- Basketball
- Volleyball
- Pickleball
- Baseball Practice
- Softball Practice
- Wrestling
- Tennis
- Soccer
- Spirit Squads
- Parties/Dances

Events

- Sporting Events and Tournaments
- Trade Shows
- Conventions
- Performing Arts
- Selected Concerts
- Special Events



ROOM LEGEND

- Circulation
- Concessions and Tickets
- Court
- Lockers
- Offices
- Party Room
- Restrooms
- Support Space
- Track

Area Legend

- Event Floor Area: 40,630
- Locker Rooms/Office/ETC Area: 8,743
- Meeting/Party Rooms/Corridor Area: 7,512
- TOTAL AREA: **56,885**

1 FIRST FLOOR PLAN
SD101 1" = 20'-0"



- ### Department Legend
- Court
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 - Offices
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2 Basketball/Volleyball Camp Layout
SD101A 1" = 20'-0"



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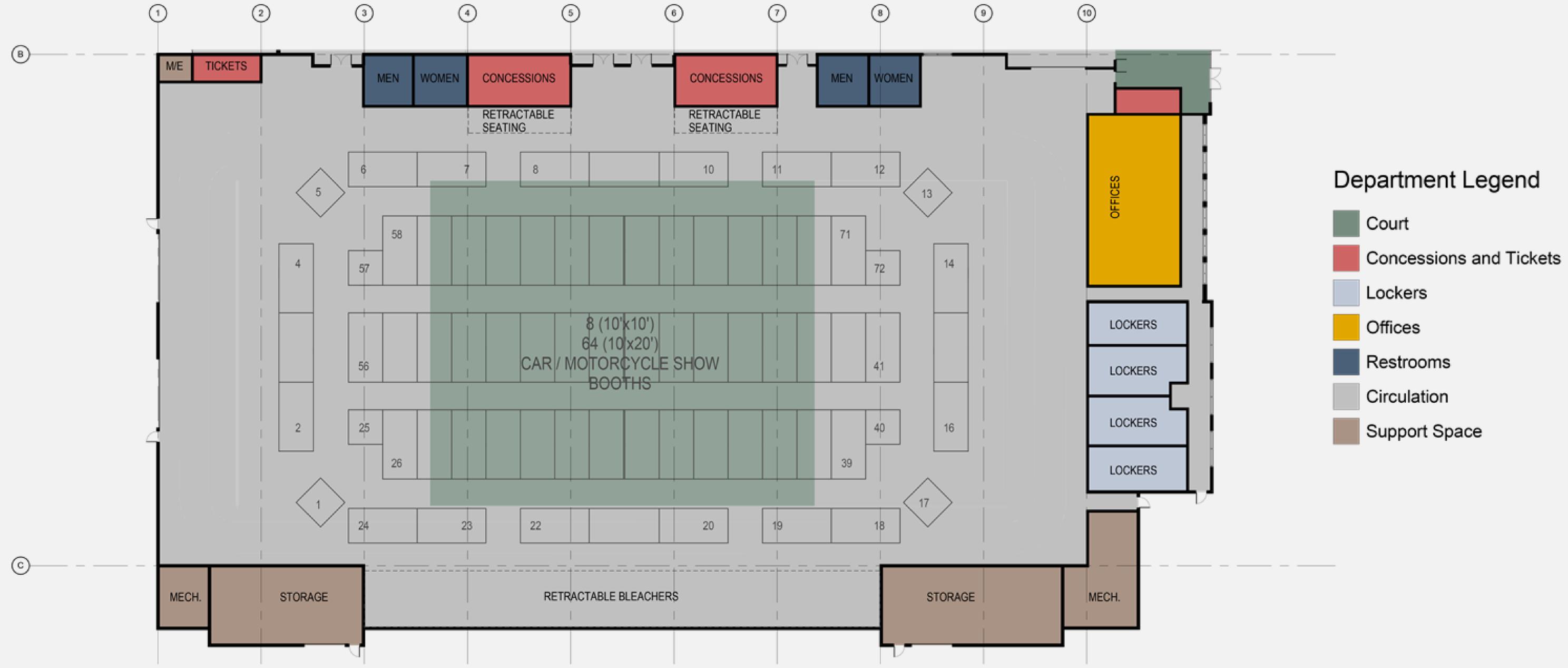


- ### Department Legend
- Court
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1 Basketball Court - Game Layout
SD101A 1" = 20'-0"

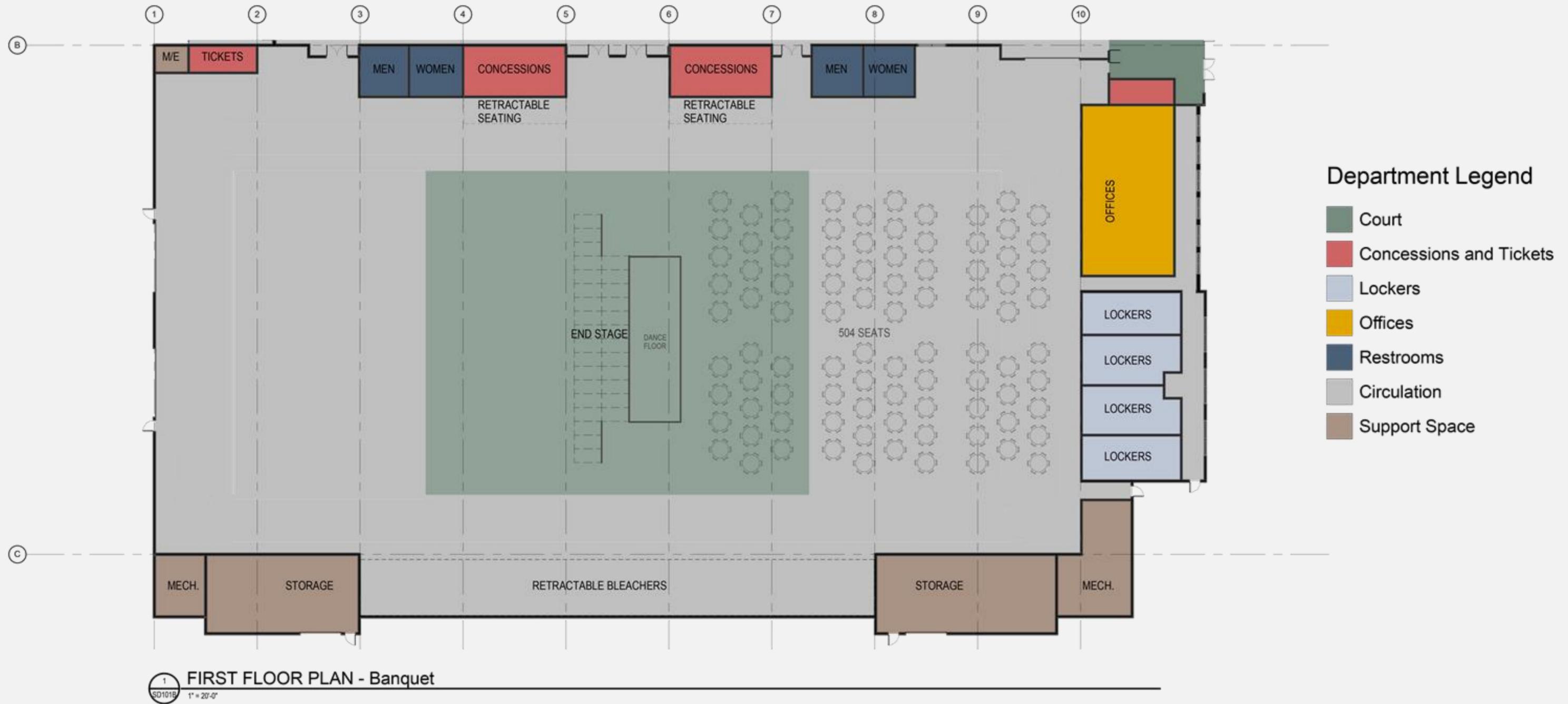


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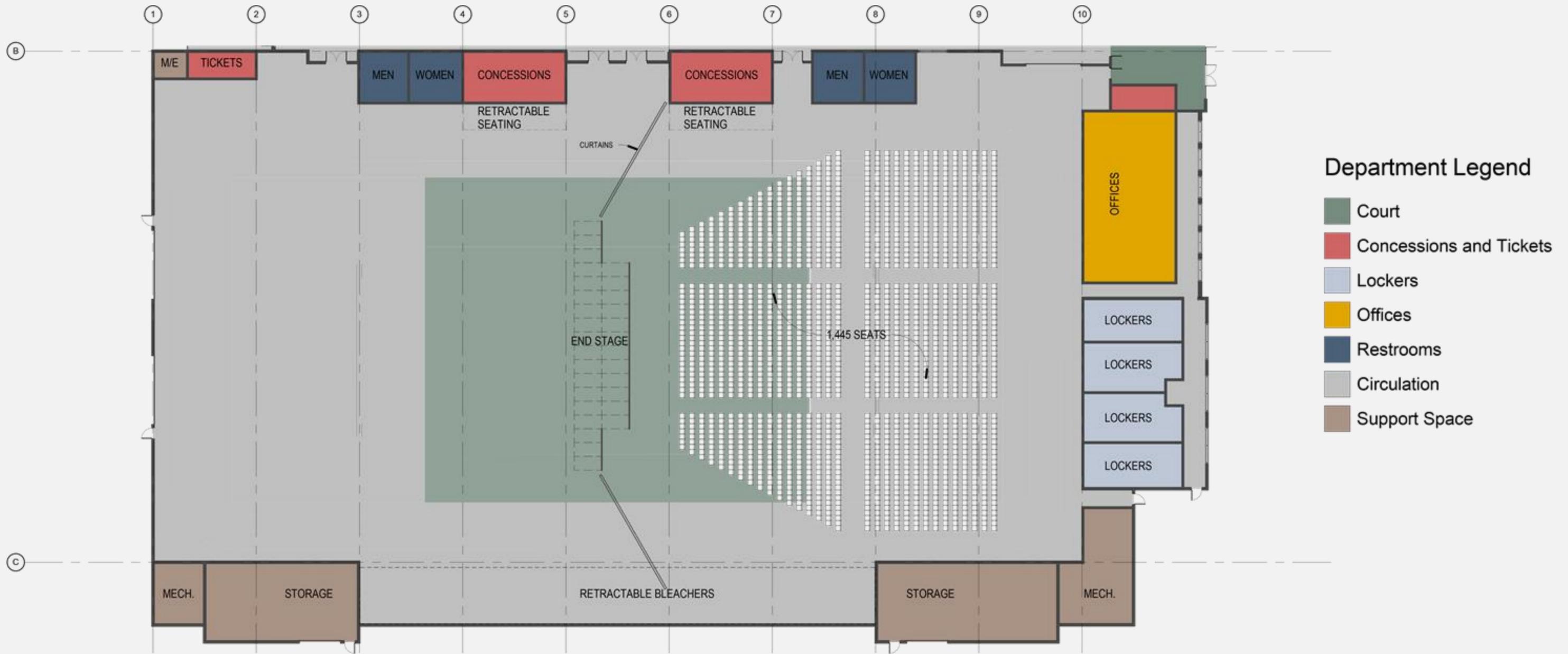
2 FIRST FLOOR PLAN - Car Show
 SD101B 1" = 20'-0"







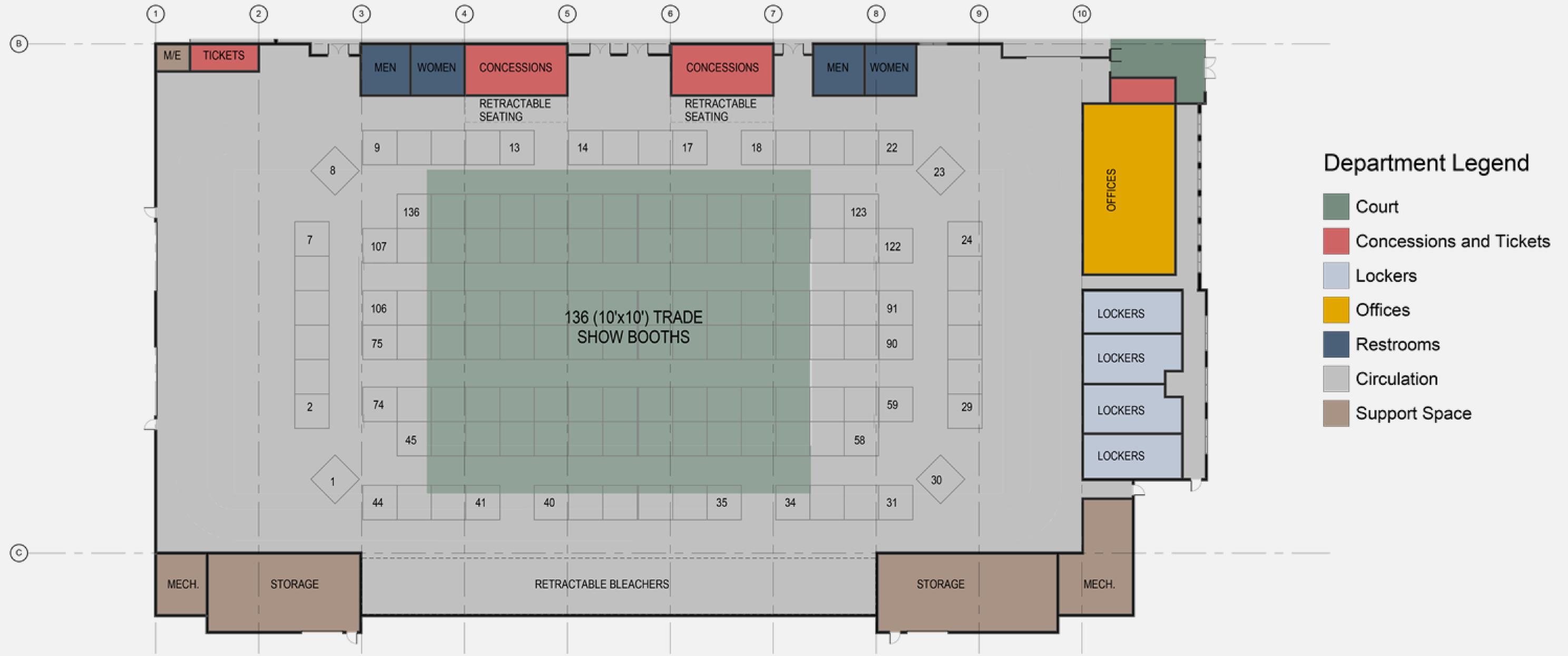
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1 FIRST FLOOR PLAN - Concert
SD101C 1" = 20'-0"



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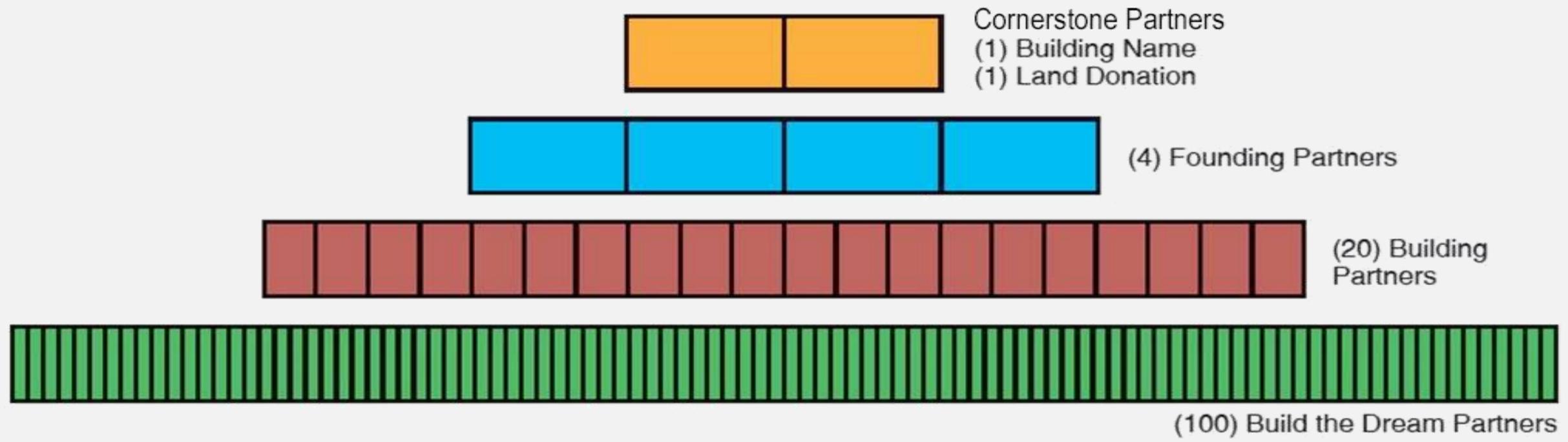
2 FIRST FLOOR PLAN - Trade Show
 SD1010 1" = 20'-0"



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FEASIBILITY

PARTNER REVENUE PLAN



Estimate

- Generate \$ 200,000 – \$300,000 per year
- Land donation \$1,300,000- \$1,600,000 one time donation

SOURCES OF DEBT FINANCING

FUNDING SOURCES

- Previously dedicated City Funds
- BID Board Funding
- City Sales Tax Dedication
- Sponsorship/Donations

PROJECT PRO-FORMA

OPERATIONAL EXPENSE ESTIMATES

Projected at \$450,000 annually.

Research suggest the sum total of revenues can be expected to provide approximately 50% of operating expenditures.

These are being worked on by staff.