COMPREHENSIVE SPORTS FIELD PLAN
PROPOSAL RESPONSE
City of Spearfish, South Dakota
February 15, 2013

submitted by:
301 Grand Avenue
Des Moines, Iowa 50309
515.288.3141

in association with TSP, Inc. and Ballard*King
February 15, 2013

City of Spearfish
Attn: Joe Neeb, Finance Office
625 North 5th Street
Spearfish SD, 57783

Re: Comprehensive Sports Field Plan Proposal

Dear Mr. Neeb and Selection Committee Members,

Thank you for accepting this proposal for the Comprehensive Sports Field Plan project from the experienced team of RDG Planning & Design in collaboration with Ballard*King & Associates, and TSP, Inc. We are excited to be considered to assist the City of Spearfish to better understand the possibilities for improving and expanding the City’s sports facility offerings. As our submittal details, we have proposed a process with a progressive and practical approach. This approach begins with building important partnerships and then synthesizing and prioritizing the community’s list of needs and wants into an achievable and sustainable plan.

Our team of qualified and experienced financial and operations experts, sports and recreation facility designers, and engineers have been assembled to capitalize on the specific knowledge, skills, and abilities of each firm and individual. Our team, whose firms have previously and are currently collaborating together, will provide the City of Spearfish with a well organized and creative process driven by the input from City representatives, user groups, and public input. The focus throughout the entire process will be on informed decision making to identify the most feasible solutions to achieve your objectives for this project.

RDG Planning & Design has extensive experience designing sports and recreation facilities throughout North America and is excited to offer our talents and expertise to the City of Spearfish. Ballard*King & Associates has been providing market-driven and reality-based operational, financial, and economic assessment planning for sports and recreation facilities for over 20 years and will provide critical pre- and post-design insight to guide decision making and ensure long-term success of your project. TSP, Inc. will provide outstanding local engineering services throughout the project and offer an unequaled familiarity with the Spearfish area to provide comprehensive evaluation of infrastructure needed to support development of alternative sites explored for this project.

Our passion to assist the City of Spearfish, coupled with our expertise in the areas of parks, recreation and sports design uniquely suits our team to assist you with the Comprehensive Sports Field Plan project. As professionals we are passionate about improving communities and facilities that promote health of mind, body, and spirit. Our team is prepared to begin work on the Comprehensive Sports Field Plan project immediately. We look forward to an opportunity to further express our enthusiasm and passion for your project.

Respectfully submitted,

RDG Planning & Design

Scott Crawford, PLA, ASLA, LEED® AP
Senior Partner
scrawford@rdgusa.com
table of contents

SECTION  TAB
Team Information .................................................................................................................. 01
  Introduction
  Team Organization
  Firm Profiles
  Team Member Roles & Responsibilities
  Team Member Resumes

Scope of Services .................................................................................................................. 02
  Project Understanding
  Project Approach
  Project Schedule

Related Project Experience .................................................................................................... 03

Client References .................................................................................................................. 04

Fee Information ...................................................................................................................... 05
  Fee Methodology
  Fee Proposal
Our consultant team has been established to leverage the knowledge, skills, and abilities of each firm to facilitate a meaningful and efficient process for the City of Spearfish to complete the Comprehensive Sports Field Plan. RDG Planning & Design is the prime consultant for our team and will provide management structure and be the sports and park designer for the project collaborating with TSP, Inc. and Ballard*King & Associates.

We have structured our team and the roles and responsibilities of each team member to provide a seamless and cost-effective process to the City of Spearfish. Project tasks that require a high level of local geographic coordination and engineering knowledge will be completed by TSP, Inc. Project tasks that require expertise and knowledge related to market analysis, long-term operation costs, and pro-forma will be completed by Ballard*King & Associates. RDG Planning & Design will be responsible for synthesizing input, information, and data researched throughout this project to develop a comprehensive and feasible master plan concept and program construction budget estimate.
RDG is a multifaceted network of design and planning professionals, dedicated to applying our talents in extraordinary ways. We are architects, landscape architects, engineers, artists and planners with a passion for design and a drive to make a difference. Beyond creating a space you love, we want you to enjoy the process of getting there. Intentionally diverse in knowledge and experience, and wholly united in our purpose. We are boundless in the pursuit of success for our clients.

RDG was crafted to bring well established firms together into practice, our organization provides the right people for integrated solutions. We use our own Charette process – an energetic series of interactive meetings – to define shared vision and common objectives with our clients in specific areas of focus. Using our innovative planning processes, we define a shared vision and common objectives with our clients.

RDG Planning & Design has been focusing on sustainability throughout our practice since 1996 with certain individuals within the firm practicing sustainability since 1992 through proven and measurable projects. RDG Planning & Design was the first multi-discipline design firm in the state of Iowa to join the United States Green Building Council in 2001, was one of the leading design firms in the state to help organize and successfully create the USGBC – Iowa Chapter, was the first Iowa firm to complete a LEED Gold Project, and the only Iowa firm to be recognized with three national sustainable design awards including the AIA Top Ten Green Buildings Award in 2002.

**Interdisciplinary Approach**

Our purpose is to consider the triple bottom line as we approach problem-solving for our clients. Therefore, our designs look to be environmentally restorative with characteristics that improve human performance, the environment, and the economy. We believe that our responsibility as designers is to provide for the needs of our clients without compromising the needs of future generations. Our work must strive to be restorative.

We believe the time for designers working alone to solve problems has passed and that environmentally restorative design can only be realized through a collaborative multi-discipline team of designers. RDG Planning & Design is unique in our philosophy of team-oriented design. We have deliberately gathered a unique blend of knowledge and talent in the fields of Architecture, Artistry, Landscape Architecture, Planning, Interior Design, Lighting Design, Engineering, Sustainable Design, and Urban Planning. With this unique breadth of resources, we can more effectively solve problems with a restorative, sustainable approach.

**Purpose-Driven Sustainable Design**

We believe in creating high-quality, purpose-driven design through a sustainable, integrated design process. Integrated design allows for our multiple disciplines to be involved from the first meeting in programming and design through construction, occupancy, and post-occupancy evaluation. Our process is an engaging, informed decision-making process that continually challenges all members of the owner/design team with questions pertaining to the conservation of energy and environmental issues. Our process is transparent and we allow our process to be as educational to the public as the design will be upon completion. Our process must engage and restore.

RDG Planning & Design is diverse in both expertise and geography. With offices in four locations – Ames, IA; Des Moines, IA; Fort Myers, FL; and Omaha, NE – we operate the two distinct business centers of RDG IA Inc and RDG SWB Inc. When the service or knowledge is unique to one of the centers, we internally contract for these professional services, providing our clients with a centralized point of contact.
planning
From RDG’s diverse and multi-disciplinary organization come equally diverse and comprehensive planning solutions, rooted in the vision and strategy of our clients’ endeavors. Our strong planning skills and the participatory planning process make RDG’s services unique, focused and comprehensive.

architecture
With over four decades of experience in consulting, planning and designing buildings for both public and private clients, RDG ranks as a top firm in the nation, recognized for their design excellence and technical knowledge. RDG is a leader in sustainable design principles applied and practiced daily.

landscape architecture
We create experiences that uniquely meet our clients’ needs. Our focus is about being good stewards of our resources and integrating the built environment sensitively with our natural environment. At RDG we understand these principles and have them to shape the landscape and create special experiences for clients for over 40 years.

integrated art
Our art studio provides a comprehensive process for visual development of projects, combining teaching, research, documentation, creativity, and collaborative decision making. We produce artworks, both structural and ornamental, ranging from historic preservation to contemporary imagery, demanding the highest quality artistic solutions.

interior design
We offer appropriate and creative solutions to the unique aspects of all project types. We work closely with the design team to create high quality interior designs that function, that are aesthetically pleasing, and in harmony with the entire architectural project.

engineering
Our staff stays on top of new technical developments and industry trends which allows us to incorporate the best opportunities into our designs. We work to enhance energy efficiency, by integrating energy saving devices and strategies into the building design because we know it will lower your costs long after the building has been completed.

lighting design
RDG’s Lighting Certified (LC) designer creates lighting systems that enhance and compliment the surrounding landscape and architecture – both functionally and aesthetically. Attention to aesthetics and the perceived visual environment is balanced with our management of building life cycle costs, minimal lamp types and energy efficient sources which all result in successful projects for our clients.

multimedia
We excel in creating visual communication tools for clients. Our designers come highly skilled and provide a strong combination of creative approach and technical ability. Whether it’s environmental graphics, signage, branding, promotional materials, video, websites or 3D visualization, we have the experience, knowledge and skill to create solutions that fulfill your needs.

structure:
Principals for RDG IA, Inc.:
Philip A. Hodgin, AIA
R. Allan Oberlander, AIA, LEED® AP
Jack D. Patton, AIA, LEED® AP
Davis G. Sanders, AIA, LEED® AP
To Solve. To Excel. Together.

TSP, Inc. delivers collaborative planning, architecture, and engineering services across South Dakota and the Midwest. Founded in Sioux Falls in 1930, we offer clients local attention and service from nationally experienced professionals. Our architects, engineers, and construction specialists are an integrated team, providing you efficient, creative design solutions that begin from an understanding of your business.

Accountability, leadership, collaboration, responsive service, and budget/schedule accuracy are some of the reasons many of our clients choose to work with us again and again. Each TSP team member is personally invested in the achievements of our clients and is proud of the trust imparted to our team.

The team committed to your project is supported by the expertise of nearly 100 TSP professionals in 8 Midwest offices, including Rapid City. We bring you the resources, information, and creativity needed to develop the right facility solution.

Sustainability is a natural outcome of our integrated approach. Our designs work in concert with the environment, rely on durable materials, and reinforce stewardship of resources including energy, materials, and time. TSP’s staff boasts 21 LEED Accredited Professionals. Our portfolio includes seven projects that have earned LEED Gold, Silver or Certified designations, including the LEED Gold Chemical and Biological Engineering/Chemistry Building at South Dakota School of Mines and Technology and South Dakota Army National Guard’s Barracks Building 802, both located in Rapid City, South Dakota.

Ballard*King & Associates is a recreation consulting firm based out of Denver, CO that was founded by Ken Ballard and Jeff King in an effort to provide market drive and reality based assessment for sports and recreation facilities. The recommendations provided by Ballard*King are grounded in 50+ years of facility operating experience and the completion of over 500 projects in 18 years of consulting.

Our goal in every project is to shape our scope of services to meet the client’s individual needs and from that provide unbiased third party analysis that the client can use to make an informed decision about their project direction.

Ballard*King & Associates will bring to this project:

- Our vast planning, managerial and operational experience with competitive and passive sports facilities, from conception through operation.
- Our knowledge of participating in, bidding of and operating various events on a local, State, Regional and National level.
- Our experience in working with National Governing Bodies (NGB) for amateur athletic events.
- Our knowledge and understanding of national sports and recreation trends and operation considerations.
- Our experience in evaluating recreation facility business plans for banking institutions and capital investors.
- The ability to project operations expenses and revenues for large outdoor sports centers and their associated amenities.
- Our strong commitment to representing the client’s best interests in all projects through proven, practical experience in providing independent third party financial analysis.
- Our experience on concept design review in similar projects.
- Our ability to be involved with a project from inception through opening and operation.
key team member roles and responsibilities

The following personnel from RDG Planning & Design, Ballard*King, and TSP, Inc. will be assigned to your project. We will assign additional staff and resources as the scope of the project warrants.

SCOTT CRAWFORD, PLA, ASLA, LEED AP
RDG Planning & Design

Mr. Crawford will be the Project Manager and Partner-In-Charge for our team and the primary contact throughout the project. He is a Senior Partner, Landscape Architect, and the Director of the Parks and Sports Design Studio with RDG Planning & Design. He has consulted with a diverse range of public and private parks and recreation and college and university entities to create unique experiences that consider specific project needs, appropriately manage environmental systems, promote healthy communities, improve the quality of life for society, and respond positively to financial realities. He is a published author in the areas of sports and recreation planning and park facility development and frequently presents education sessions at local, state, regional, and national conferences.

JASON BLOME, PLA, ASLA, LEED AP
RDG Planning & Design

Mr. Blome will be the Landscape Architect for our team. He will be responsible for the development and management of site design drawings for the project. He brings a unique background to our consultant team as a former competitive athlete and provides critical user experience perspectives to the design process. He is a LEED® Accredited Professional and will assist in project management and delivery. He will effectively manage the digital mapping and drawing documents for our consultant team to enable project milestones and deadlines to be achieved in a cohesive and organized approach.

BILL FUTRELL, AIA
RDG Planning & Design

Mr. Futrell will be the Planning Architect for our team. He will be responsible for the programming and conceptual design of all architectural elements for the project. With a focused expertise in sports and recreation architecture, he will provide a depth of knowledge and experience in developing structures that respond appropriately to the program needs of the project and reflect an aesthetic that fits within the context and character of the project site.

MARK CONWAY
RDG Planning & Design

Mr. Conway will be the Mechanical Engineer for our team. He brings over 25 year of experience to our team, with experience including sports complexes and parks facilities, government, military, higher education, K-12 education, and commercial buildings including a variety of HVAC systems that include a strong history of energy efficient design. He will be responsible for the design and engineering of all plumbing, fire protection and HVAC and temperature control systems for the project.
DARRIN BARR  
Ballard*King

Mr. Barr will be the Financial and Operations Consultant for our team. He has provided consulting services to clients who have benefited from his extensive background in sports and recreation complexes planning and management. He will be responsible for completing the market analysis, long-term operation costs, and pro-forma for this project.

Bobb Morcom, P.E.  
TPS, Inc.

Mr. Morcom will be the Civil Engineer for our team. As Principal of TPS Inc.’s office in Rapid City, he is responsible for direction and management of workload. He has extensive experience with the design, construction, and management of site engineering projects. He will provide expertise related to general site development, drainage systems, and utility infrastructure. He will engage close coordination with city and governmental entities to identify development issues and analyze any impacts to the existing services.

Creatively influencing life for the better through purpose driven design.
Scott Crawford, PLA, ASLA, LEED® AP

CREDENTIALS:
- Iowa State University, Bachelor of Landscape Architecture, 2002
- State of Iowa, Landscape Architect Registration #497, 2006
- State of Minnesota, Landscape Architect Registration #46022, 2007
- State of Missouri, Landscape Architect Registration #LA-2010030178, 2010
- American Society of Landscape Architect (ASLA), Member 2002 - Present
- Clive Parks and Recreation Board, Member 2007 - Present
- Clive Parks and Recreation Board, Chairperson 2009 - 2011
- Council of Landscape Architectural Registration Board (CLARB), Certified 2007
- Des Moines Business Record Forty Under 40 Honoree, 2012
- Greater Des Moines Leadership Institute Community Leadership Program 2007 - 2008
- Iowa Chapter ASLA, Member 2002 - Present
- Iowa Chapter ASLA, President 2008 - 2009
- Iowa Chapter United States Green Building Council (USGBC), Member 2006 - Present
- Iowa Park and Recreation Association (IPRA), Member 2005 - Present
- National Intramural Recreation Sports Association (NIRSA), Member 2006 - Present
- National Recreation and Park Association (NRPA), Member 2005 - Present
- United States Green Building Council (USGBC), Member 2006 - Present
- USGBC LEED® Accredited Professional, 2006

PUBLICATIONS:
- Recreation Management Magazine - Restored Ecology as Park Design Inspiration - Author, July 2012 Issue
- Landscape Architecture China Magazine - Natural Playscapes - Contributing Author, May 2012 Issue
- Recreation Management Magazine - Back to Basics: Seven Guidelines to Creative Park Design - Contributing Author, April 2012 Issue
  - Chapter 7 Standards for Outdoor Recreation Sports Facilities - Contributing Author 2009 Issue
- Parks & Rec Business Magazine - Facility Planning for Diverse Outdoor Recreation Needs - Author, December 2008 Issue

EXPERIENCE:
Scott is a Senior Partner, Landscape Architect, and the Director of the Parks and Recreation Design Studio with RDG Planning & Design. He has consulted with a diverse range of public and private parks and recreation entities to create unique experiences that consider specific project needs, appropriately manage environmental systems, promote healthy communities, improve the quality of life for society, and respond positively to financial realities. He is a published author in the areas of recreation planning and park facility development and frequently presents education sessions at local, state, regional, and national conferences. Recent experience includes:

- Altoona Campus Fitness and Community Center Expansion - Altoona, Iowa
- Ankeny Aquatic Center Splash Park Addition - Ankeny, Iowa
- Bremer County Fairgrounds and Waverly Baseball / Softball Complex - Waverly, Iowa
- Caldwell Park Master Plan - Pella, Iowa
- Central College Football & Track Stadium Improvements - Pella, Iowa
- Central College Education Psychology Building - Pella, Iowa
- Colby Park Improvements - Windsor Heights, Iowa
- Coralville Youth Sports Complex - Coralville, Iowa
- Copeland Recreation Complex Master Plan - Waukee, Iowa
Creston Skate Park at McKinley Park - Creston, Iowa
Creekside Ballpark - Coralville, Iowa
Dallas Center-Grimes Athletic Complex - Grimes, Iowa
Dowling Catholic High School Athletic Fields - West Des Moines, Iowa
Drake University Stadium Renovation - Des Moines, Iowa
Forest Grove Park Master Plan - Bettendorf, Iowa
Gillette Park Master Plan - Cherokee, Iowa
Grinnell College Track Improvements - Grinnell, Iowa
Iowa Clinic - Phase Two Expansion - West Des Moines, Iowa
Iowa Department of Transportation Campus Master Plan - Ames, Iowa
Iowa State University Cyclone Sports Complex - Ames, Iowa
Iowa State University Wedding Ring Fountain Renovation - Ames, Iowa
Iowa State Parks Design Guide - Iowa Department of Natural Resources
Jester Park Natural Playscape - Granger, Iowa
Linn-Mar Schools Football, Soccer, Track and Field Stadium - Marion, Iowa
Louisiana State University Athletic Master Plan - Baton Rouge, Louisiana
Louisiana State University Tiger Stadium Plaza Master Plan - Baton Rouge, Louisiana
Merle Hay Road Corridor Enhancements - Johnston, Iowa
Muscatine Tennis Complex - Muscatine, Iowa
Pleasant Hill Youth Sports Complex - Pleasant Hill, Iowa
Ridge Point Park Pavilion - Waukee, Iowa
Saint Vincent de Paul Sports Fields Improvements - Omaha, Nebraska
Scotch Ridge Park - Carlisle, Iowa
Southeast Polk Schools University Avenue Campus Master Plan - Pleasant Hill, Iowa
Southeast Polk Schools Tennis Complex - Pleasant Hill, Iowa
Southeast Polk Baseball Stadium Improvements - Pleasant Hill, Iowa
University of Florida Lacrosse and Soccer Stadium - Gainesville, Florida
University of Nebraska at Omaha HPER Building Expansion - Omaha, Nebraska
U.S. Highway 20 Bridge Over the Mississippi - Dubuque, Iowa and East Dubuque, Illinois
Valley High School Improvements - West Des Moines, Iowa
Valley High School Stadium - West Des Moines, Iowa
Valley High School Stadium Turf Replacement - West Des Moines, Iowa
Valley View Park - West Des Moines, Iowa
West Des Moines Schools Tennis Complex - West Des Moines, Iowa
Walker Johnston Regional Playground Phase III - Skate Park - Urbandale, Iowa
Waukee Aquatic Center Master Plan - Waukee, Iowa

CONTACT:
Scott Crawford, PLA, ASLA, LEED® AP
Senior Partner
RDG Planning & Design
301 Grand Avenue, Des Moines, IA, 50309
515.288.3141
www.rdgusa.com
RESUME:

Jason Blome, ASLA, LEED® AP

CREDENTIALS:

Iowa State University, Bachelor of Science Landscape Architecture, 2008

USGBC LEED Accredited Professional, 2009

Iowa State University Department of Landscape Architecture Iowa ASLA Student Merit Award

EXPERIENCE:

An active member of the Parks & Recreation and Sports markets, Jason has been involved in a variety of projects requiring master planning, site design, construction documentation and presentation graphics. With an eye for detail and a high level of efficiency, Jason provides the team with the ability to complete all deadlines in a cohesive and timely manner.

Ames Outdoor Aquatics - Ames, Iowa
  Project Production

Belle Plaine Downtown Streetscape - Belle Plaine, Iowa
  Project Production

Carlisle Community Recreation Complex - Carlisle, Iowa
  Project Production

Comprehensive Park Plan - North Liberty, Iowa
  Project Production

Greens of Prairie Trail - Ankeny, Iowa
  Project Production

Henryson Park - Timberland Village - Story City, Iowa
  Project Production

Interstate 235 Landscape - Des Moines, Iowa
  Project Production

Iowa State Research Park - Ames, Iowa
  Project Production

Iowa State University Cyclone Sports Complex - Ames, Iowa
  Project Production

Iowa State University Recreation Addition - Ames, Iowa
  Project Production

Iowa State University Track and Field Stadium - Ames, Iowa
  Project Production

Joplin Athletic Complex Phase 2 - Joplin, Missouri
  Project Production

Linn-Mar High School Track and Football Stadium - Marion, Iowa
  Project Production

Northcrest Community - Ames, Iowa
  Project Production

Parks & Facilities Comprehensive Plan - Ankeny, Iowa
  Project Production
Precedence Park - Ankeny, Iowa
Project Production

Safe Routes to School - Spencer, Iowa
Project Production

Southeast Polk Schools Existing Baseball Stadium Improvements - Pleasant Hill, Iowa
Project Production

Spencer Boulevard - Spencer, Iowa
Project Production

Timberland Village Plaza - Story City, Iowa
Project Production

Valley Stadium Turf Replacement - West Des Moines, Iowa
Project Production

West Des Moines High School Improvements - West Des Moines, Iowa
Project Production
William G. Futrell, AIA

RESUME:

CREDENTIALS:
University of Washington, Master of Architecture, 1992
Iowa State University, Bachelor of Arts in Architecture, 1985

Iowa Registration #6327
Illinois Registration #15184
American Institute of Architects

EXPERIENCE:

Florida International University – Stadium Expansion and Master Plan – Miami, Florida
North side stadium seating & concourse and Stadium Build Out to increase stadium capacity to hold 40,000-45,000 fans.

Linn-Mar High School Stadium - Marion, Iowa
7,000 seat stadium and support facilities to accommodate high school football, track, soccer, and marching band competitions.

Louisiana State University Basketball Practice Facility – Baton Rouge, LA
New 48,000 GSF practice facility adjacent to Pete Maravich Assembly Center for men’s & women’s basketball.

Missouri Southern State University Facility Master Plan – Joplin, MO
Plan to create a campus that is connected and welcoming, improve quality of Student Life Amenities, & raise bar for Academics.

Missouri Southern State University Student Recreation Center – Joplin, MO
Envision, plan, program & create a conceptual design for a new 75,000 GSF student recreation center to serve campus needs.

Principal Park Clubhouse Expansion - Des Moines, IA
Expansion to clubhouse and locker rooms as well as player facilities upgrades.

Radford University, New Wellness / Recreation Center – Radford, Virginia
115,000 GSF wellness / recreation center on the heart of Radford’s campus.

University of Florida Heavener Football Complex – Gainesville, Florida
First LEED Platinum certified athletic facility in the nation. Expansion of weight room, creation of impressive entry area for football offices, & reconfiguration of main entrance to stadium.

University of Nebraska at Omaha HPER Building Addition and Renovation – Omaha, NE
Addition of 75,000 GSF of student centered recreation spaces to the existing 164,934 GSF HPER Building.

University of Wisconsin La Crosse Stadium – La Crosse, WI
New football stadium with synthetic turf field, track events and associated field development.

Wake Forest University, Reynolds Gymnasium Transformation & Expansion - Winston-Salem, NC
110,000 GSF expansion, and significant renovation serving Athletics, Rec & Wellness, Health Services and Health & Exercise Science.

Winona State University Memorial Hall Addition/Renovation – Winona, MN
Over 80,000 GSF expansion and renovation of recreation facilities for the Winona State campus.

Joplin Athletic Complex Master Plan — Joplin, Missouri
Master Plan for future improvements to the existing Athletic Complex including softball fields, concessions, trails, and parking.
Southeast Polk Schools, Existing Baseball Stadium Improvements — Pleasant Hill, Iowa
Renovation of the field, dugouts, and lighting system to maximize the flexibility of the Stadium for programs other than baseball, including soccer, marching band, physical education, football, and softball.

Southeast Polk Schools, Existing Football Stadium Improvements — Pleasant Hill, Iowa
Preliminary planning for improvements to stadium lighting, and scoreboard as well as shot put and discus areas.

Chicago State University ADA Compliance Project* — Chicago, Illinois

DePaul University Downtown Campus* — Chicago, Illinois

Iowa State University*
  Roy J. Carver Co-Laboratory* — Ames, Iowa
  Roy J. Carver Co-Laboratory Greenhouse Addition* — Ames, Iowa
  Hoover Hall* — Ames, Iowa
  Elevator Modernization Projects* — Ames, Iowa
  Bessey Hall
  Design Center
  Carver Hall

University of Illinois at Chicago, Lecture Hall Renovators* — Chicago, Illinois

* Indicates work completed while employed by another firm

CONTACT:
William G. Futrell, AIA
RDG Planning & Design
301 Grand Avenue, Des Moines, IA, 50309
515.288.3141 (voice)
515.288.8631 (fax)
www.rdgusa.com (web)
Mark G. Conway, P.E., LEED®AP

RESUME:

CREDENTIALS:

University of Nebraska at Lincoln, Bachelor of Science in Mechanical Engineering
University of Nebraska at Omaha, Two-year transfer program in Architecture

Iowa Registered Professional Engineer – #11224
Missouri Registered Professional Engineer – #2010011042
Nebraska Registered Professional Engineer – #E–6118
South Dakota Registered Professional Engineer – #8554
Illinois Registered Professional Engineer – #62059305
Kansas Registered Professional Engineer – #22240

American Society of Heating, Refrigeration, & Air Conditioning Engineers (ASHRAE) – Member
LEED® Accredited Professional

RELEVANT EXPERIENCE:

Mr. Conway brings over twenty-five years of mechanical engineering experience to the RDG team. Mark has a strong background in energy efficiency areas starting early in his career providing energy audits to schools and other institutional facilities to current designs that include energy saving mechanical systems. He is involved with all phases of design and construction for institutional, higher educational, governmental, K–12 educational, healthcare and commercial facilities.

Mark is a RDG partner and studio director for the engineering department and is involved with the RDG’s quality control efforts. He holds professional mechanical engineering licenses in Iowa, Nebraska, South Dakota, Missouri, Kansas and Illinois.

City of Ames - Furman Outdoor Aquatic Center – Ames, Iowa
City of Council Bluffs - Bayliss Park Water Feature – Council Bluffs, Iowa
City of Joplin - Athletic Complex Phase 2 Restroom Facility – Joplin, Missouri
City of Papillion - Downtown Plaza – Papillion, Nebraska
City of Spirit Lake - Memorial Park – Spirit Lake, Iowa
City of Waukee - Raccoon River Bike Trailhead – Waukee, Iowa
Iowa State University – Ames, Iowa
   Cyclone Sports Recreation Complex
   Jack Trice Stadium
Linn - Mar Community School District - Football Stadium – Marion, Iowa
Walnut Creek Little League - Concessions/Restrooms Building – West Des Moines, Iowa

CONTACT:

Mark G. Conway, P.E., LEED®AP

RDG Planning & Design
301 Grand Avenue
Des Moines, IA 50309
515.288.3141 (voice)
515.288.8631 (fax)
www.rdgusa.com (web)
RESUME:

Michael D. Chambers, P.E., LEED®AP

CREDENTIALS:

Iowa State University, Bachelor of Electrical Engineering, 1993

Iowa Registered Professional Engineer – #16292
Nebraska Registered Professional Engineer #E-11115
South Dakota Registered Professional Engineer – #8537
Illinois Registered Professional Engineer – #062-058463
Louisiana Registered Professional Engineer – #33825
Wisconsin Registered Professional Engineer – #40352-6
Missouri Registered Professional Engineer – #2010011041
Kansas Registered Professional Engineer – #22239
LEED® Accredited Professional – as defined and administered by the U.S. Green Building Council

West Des Moines Leadership Academy Graduate 2010
NSPE – National Society of Professional Engineers Member
IES – Iowa Engineering Society Member
Past President – West Des Moines Girls Softball Association
DMACC – Architectural Technologies Advisory Committee
City of West Des Moines Parks and Recreation Advisory Board Commissioner

RELEVANT EXPERIENCE:

Mike Chambers has participated in all aspects of the electrical installation process since beginning as an electrician’s apprentice in 1979. He received his Bachelor’s Degree in Electrical Engineering in 1993 and since then, has performed engineering of power, lighting, security, communications and life-safety systems for a wide variety of project types. His experience includes universities, sports facilities, health care facilities, K–12 educational facilities, museums, commercial buildings, multi–family dwellings, manufacturing facilities and airport terminals and security.

Iowa State University - Cyclone Sports Complex – Ames, Iowa

Joplin Sports Complex – Joplin, Missouri

Coralville Adult Softball Complex – Coralville, Iowa

Glidden-Ralston Community School District - Field Lighting Improvements – Glidden, Iowa

Walnut Creek Little League - Concessions/Restrooms Building – Clive, Iowa

Southeast Polk Schools – Pleasant Hill, Iowa

Baseball Stadium
Football Lighting

Linn-Mar Community School District - Football Stadium – Marion, Iowa

Iowa State University – Ames, Iowa

Jack Trice Stadium Phase I - West Concourse & Suites
Jack Trice Stadium Phase II - East Concourse

CONTACT:

Michael D. Chambers, P.E., LEED®AP

RDG Planning & Design
301 Grand Avenue, Des Moines, IA 50309
515.288.3141 (voice)
515.288.8631 (fax)
www.rdgusa.com (web)
RESUME:

Emlyn G. Altman, LC, IESNA

CREDENTIALS:
Harvard University, Master of Design Studies (with Distinction), 1996
University of Pennsylvania, Master of Architecture Degree, 1995
Mount Holyoke College, Bachelor of Arts (Cum Laude), 1992
Illuminating Engineering Society of North America (IESNA) 2001 – Present
  National Hospitality Lighting Committee (Member 2005 - Present; Vice Chair 2012 - Present)
  LD+A Magazine Regular Columnist 2001-2007
  Washington DC Section President 2004 - 2006
  Vice-President and Program Chair 2001 - 2004
  Annual Awards Banquet Committee Chair 2002 - 2010
  Iowa Section Board of Managers (Manager 2012 - Present)

AWARDS:
IESNA Capital Section Awards
  Section Service Award 2007
  Valued Service to the Section Recognition 2006
  Certificate of Appreciation 2001

Building Design & Construction Magazine 2006 “40 Under 40” Hotshot Designers in the Country
Autodesk 2002 iDesign Award – GIS Category

RELEVANT EXPERIENCE:
Collins-Maxwell Community School District - Middle School / High School - Maxwell, Iowa
Fort Dodge School District - New Middle School - Dallas, Texas

Iowa State University - Ames, Iowa
  Ames Laboratory Spedding Hall Auditorium Remodel
  Parks Library - Grant Wood Lighting
  Recreation Center

Kansas City Red Bridge - Kansas City, Missouri

Louisiana State University - Tiger Stadium Plaza Enhancements - Baton Rouge, Louisiana

Nashville 28th - 31st Avenue Connector Bridge - Nashville, Tennessee

Principal Park - Clubhouse Expansion - Des Moines, Iowa

University of Florida - Gainesville, Florida
  Stadium Concourse Planning
  Stadium West Concourse

University of North Carolina Greensboro - Student Recreation Center - Greensboro, North Carolina

University of Oregon – Student Recreation Center - Eugene, Oregon

CONTACT:
Emlyn G. Altman, LC, IESNA

RDG Planning & Design
301 Grand Avenue, Des Moines, IA, 50309
515.288.3141 (voice)
515.288.8631 (fax)
www.rdgusa.com (web)
RESUME:

CREDENTIALS:
Dordt College, Bachelor of Arts in Communication: Public Relations, Journalism, 2009
Young Professionals Connection (YPC) of Des Moines, Member, 2009 - Present
YPC Marketing Committee Member, 2009 - Present
YPC Marketing Committee, Newsletter Editor and Designer, 2010
Editor of Dordt College Diamond, 2008 - 2009

EXPERIENCE:
As the project coordinator with the landscape architecture studio, Alli spearheads marketing and graphic design efforts from pursuing new projects to the development of graphically appealing design guidelines documents. Strong organizational skills and a background in writing and editing allows Alli to provide every project a prudent eye for detail. Beyond that, Alli manages contractual issues, schedules, and communication throughout the studio. Her recent project work includes:

Aldo Leopold Interpretive Center Feasibility Study and Master Plan - Burlington, Iowa
  Master Plan documents, Project Coordination

Ankeny Bluebelt - Ankeny, Iowa
  Master Plan documents, Project Coordination

Central College Campus Entry Improvements - Pella, Iowa
  Contracts and Project Coordination

Des Moines Public Schools Central Campus - Des Moines, Iowa
  Meeting Minutes, Project Coordination

Downtown Street Rehabilitation - Belle Plaine, Iowa
  Contracts and Project Coordination

Forest Grove Park - Bettendorf, Iowa
  Contracts, Project Coordination

Fort Des Moines Master Plan - Des Moines, Iowa
  Contracts, Planning Documents, Project Coordination

Fort Dodge Trails Master Plan - Fort Dodge, Iowa
  Contracts, Planning Documents, Project Coordination

Fort Dodge Community Schools New Middle School - Fort Dodge, Iowa
  Contracts and Project Coordination

Hurstville Interpretive Center - Maquoketa, Iowa
  Contracts and Project Coordination

Iowa State University Cyclone Sports Complex - Ames, Iowa
  Programming and Schematic Design documents, Peer Analysis, Project Coordination

John F. Kennedy Park Master Plan - Fort Dodge, Iowa
  Contracts, Master Planning Documents, Project Coordination

Legacy Park Master Plan - Sioux City, Iowa
  Project Coordination

Low Impact Development Concept Plan - Granger, Iowa
  Planning documents, Project Coordination

Lowe Park Master Plan - Marion Iowa
  Contracts and Project Coordination
Metcalf Park Playground - *Omaha, Nebraska*
Contracts and Project Coordination

Outdoor Amphitheatre - *Marion, Iowa*
Contracts and Project Coordination

Sioux City Comprehensive Parks Master Plan - *Sioux City, Iowa*
Contracts and Project Coordination

Southeast Polk Community Schools - Baseball Improvements - *Pleasant Hill, Iowa*
Contracts and Project Coordination

St. Vincent de Paul Sports Fields - *Omaha, Nebraska*
Contracts and Project Coordination

State Parks Design Guide - Iowa Department of Natural Resources - *Des Moines, Iowa*
Website Management, Public Input Survey, Planning Documents, and Project Coordination

West Des Moines Community School District Tennis Complex - *West Des Moines, Iowa*
Contracts and Project Coordination

Western Technical College 2012 Referendum - *La Crosse, Wisconsin*
Graphics, Project Coordination

Western Technical College Black River Falls Regional Campus - *Black River Falls, Wisconsin*
Contracts and Project Coordination

Western Technical College Childcare Site Development - *La Crosse, Wisconsin*
Contracts and Project Coordination

Valley High School Site Improvements - *West Des Moines, Iowa*
Contracts and Project Coordination

Valley View Park - *West Des Moines, Iowa*
Contracts, Website Management, Planning Documents, Project Coordination

West Des Moines Schools Tennis Complex - *West Des Moines, Iowa*
Project Coordination

Yellow Banks Park Master Plan - *Pleasant Hill, Iowa*
Master Plan Documents, Project Coordination

Thomas Mitchell Park Master Plan - *Mitchellville, Iowa*
Master Plan Documents, Project Coordination

---

**CONTACT:**

Alli Moerman

RDG Planning & Design
301 Grand Avenue, Des Moines, IA, 50309
515.288.3141 (voice)
515.288.8631 (fax)
www.rdgusa.com (web)
DARIN J. BARR, C.P.R.P
Associate

Professional Experience

Darin began his work with Ballard*King & Associates in 2007 and brings 10 years of experience to the company. Prior to B*K, Darin was the Senior Associate Director of the 300,000 square-foot Student Recreation Complex at the University of Missouri-Columbia. His main areas of responsibility were membership, dry-side facility operations, wet-side facility operations, maintenance and information technology. In addition to the Student Recreation Complex, Darin’s responsibilities also spanned the adjacent sand volleyball courts, Stankowski Field, and 50-plus acres of green space. Previously he served as the Aquatic Manager for the Mizzou Aquatic Center and was responsible for opening that portion of the Student Recreation Complex in the summer of 2005.

His management experience includes economic impact studies, space planning and equipment specifications, request for proposal, grand opening celebrations, preventive maintenance programs, staffing, budgeting, marketing, risk management and programming.

Darin spent three years working for the Town of Pittsford, NY, Recreation Department as a Recreation Supervisor. During his tenure with Pittsford, Darin was responsible for the programming, budgeting, coordinating shared use facilities, and developing the Pittsford Triathlon. In addition, Darin spent a season working for a privately-owned water park as well as four years working as the Recreation Superintendent and Aquatics Coordinator at the Rec-Plex in St. Peters, MO.

The diversity of Darin’s experiences have shaped his unique perspective on the delivery of recreation services, and the operation of recreation facilities. Darin’s honest approach, attention to detail, and depth of knowledge give client’s comprehensive insight to help guide them through their project.

Education

- State University of New York-Brockport, Masters in Public Administration
- University of Missouri-Columbia, BS Parks Recreation & Tourism
- Certified Pool Operator
- American Red Cross Water Safety Instructor
- American Red Cross Lifeguard Instructor
- International Lifeguard Training Instructor (Ellis & Associates)

Professional Affiliations

- National Intramural-Recreational Sports Association
- New York State Parks & Recreation Society
- Missouri Parks & Recreation Association

Ballard*King and Associates is committed to comprehensive planning and operations consulting services, providing for the effective and efficient use of available resources to develop and operate sports, recreation and wellness facilities.
As Principal of the Rapid City office, Bob is responsible for direction and management of workload. Bob has extensive experience with the design, construction, and management of site engineering projects. He will provide the plans for all site development including any roads, parking, grading, site drainage systems, and all utilities including water, electricity, communications, gas, and sewer. All service utilities will be brought on to accommodate the new facilities and any future expansion. Bob will ensure close coordination with city/government entities to address development issues and analyze any impacts to the existing services.

Professional Engineer: SD, CO, IA, MN, MT, ND, OR, WI, WY

Education:
Bachelor of Science, Civil Engineering South Dakota School of Mines & Technology
Bachelor of Science, Industrial Management, University of Wyoming

Affiliations:
- American Society of Civil Engineers
- National Society of Professional Engineers
- Boy Scouts of America, Board of Directors
- American Council of Engineering Companies
- SDSMT Alumni Board, Past Member

Representative Project Experience:
- Deadwood Recreation Center, City of Deadwood, Deadwood, SD
- South Dakota Department of Transportation, Prairie Hills Transit Regional Intermodal Facility, Spearfish, SD
- Mt. Rushmore National Memorial Society, Mount Rushmore Kids Exploration Area Shelter, Keystone, SD
- SuAnne Big Crow Boys & Girls Club, Pine Ridge, SD
Prior to developing our proposed approach and process to assist the City of Spearfish with the Comprehensive Sports Field Plan project, we have summarized below our understanding of the goals, objectives, and expectations for the project established by the City. We feel that summarizing this information will provide the selection committee reviewing our qualifications and proposal with an understanding of our interpretation of the Comprehensive Sports Field Plan project.

The City of Spearfish is requesting qualifications and proposals for consulting services necessary for concept development, feasibility study, management options, operation options, and maintenance options of a new multi-purpose sports complex. The City intends to award a contract to the best qualified firm that offers a proposal that is deemed to be in the City’s best interest and can act as a strategic partner being able to derive clear objectives that are beneficial to the adult and youth user groups and residents of the City of Spearfish.

The City of Spearfish anticipates entering into an agreement with the selected consultant team in early March 2013 and desires to have the Comprehensive Sports Field Plan completed by August 31, 2013. The City initially estimated the fee budget for professional services to complete the Plan to be in the range of $25,000. Following issuance of the Request for Proposals, the City received several questions from prospective firms seeking to clarify the scope of services the City was requesting. Thus the City anticipates reviewing qualifications, experience, and recommended approaches submitted by interested firms and then select one, two or more finalists to negotiate a more refined scope of services to aid in the selection of a final candidate.

The City of Spearfish currently owns, co-owns, or has access to the following sports facility spaces utilized by leagues, organizations, and associations:

1. Black Hills Corporation Sports Complex – one legion baseball field, one youth softball field, two soccer fields.
2. Spearfish Forest Products Field Complex – three youth baseball fields, six unofficial youth soccer fields.
3. Hillsview Soccer Fields – one soccer field.
5. Spearfish Softball Complex – three adult softball fields.
7. Spearfish City Park – one sand volleyball court, one basketball court, one tennis court.
8. West Elementary Softball Field – one youth softball field.

The City of Spearfish has established following goals and objectives for the Comprehensive Sports Field Plan project:

1. The Plan will create multi-use sports fields to lure and host youth and adult sports leagues, tournaments, and other events designed to draw tourists during all seasons.
2. The Plan may include multiple softball fields, baseball fields, soccer/football/multi-use fields, trail linkages, restrooms and concessions buildings and shaded eating areas, and shaded viewing areas.
3. All aspects of the Plan are to meet all applicable codes (local, state, and federal), ADA laws and regulations.
4. Needs for each user group based on current facilities, current participation levels and projected participation levels must guide the programming of the Plan.
5. The Plan will make recommendations related to the phased construction of the different facilities based on the needs analysis.
6. The Plan will determine how much land is needed for the designed complex with areas for future expansions.
7. The Plan will be designed to host multiple sports leagues or tournaments on the same days and times. Fields will need to meet state requirements to host state tournaments.
8. The Plan will be designed for efficient, environmentally sound facilities, operation, and maintenance with cost estimates for annual maintenance.
9. The Plan will be designed to maximize the use of the complex and its revenue generating capacity and will provide accurate revenue estimates/projections for the facility.
10. The Plan will be designed with appropriate spaces to meet storage needs.
11. The Plan will provide adequate utility infrastructure solutions for proposed improvements.
12. The Plan will be flexible in an effort to incorporate current and future technology.
13. The Plan will be designed to create linkages from the complex to current trail system.
14. The Plan will be designed to appeal to the user groups as well as the general population.

The City of Spearfish has established following evaluation criteria for responses received from prospective firms to the Request for Proposals:
1. Ability to demonstrate specialization, expertise, technical competence, and qualifications to conduct the professional services required.
2. Relevant experience, past performance, and history of successfully completing similar types of projects.
3. Availability of Firm to complete the work by the listed deadline.
4. Ability to demonstrate planning, management, evaluation skills, and experience on similar types of projects.
5. References.
6. Interview qualities including, but not limited to, presentation, demonstration of understanding of project guidelines, demonstration of ability to perform work, etc.
7. Accessibility to Firm staff, individuals, and groups.
8. Cost/fee.
9. Familiarity with the City of Spearfish and surrounding community.
10. Other criteria deemed important by the selection committee

CITY EXPECTATIONS:
The City expects the selected consultant team to balance infrastructure, environmental, social, economic, and political issues to allow City officials to decipher, deliberate, and deliver the best possible Comprehensive Sports Field Plan proposal to its residents. The selected consultant team will be awarded based on professional experience, references, details, format, presentation, imagination, and costs. The net result of the Comprehensive Sports Field Plan will provide needs assessment, site(s) analysis, conceptual design, and detailed cost estimates which may include, but are not limited to, development of new and existing fields, site purchase, site preparation, construction, water, sewer, parking, landscaping amenities, signage, and furnishings.

CONSULTANT RESPONSIBILITIES:
Our consultant team will work closely with City representatives and user groups to complete the Comprehensive Sports Field Plan using existing information and new research. The project will consider and address current and future program needs of the community as well as appropriately position the City to host local, regional, and perhaps national tournaments and events. The net result will provide a Plan that addresses the financial and operational parameters of the project and provides the framework for the City to appropriately budget for and pursue detailed design and construction phases of the project.
Our approach to achieving the goals and objectives the City has established for the Comprehensive Sports Field Plan will capitalize on the strengths of each team member. The focus throughout the entire process will be on engaging the City and user groups, while exploring creative and fiscally responsible alternatives to build consensus and support for the Plan. To complete our proposed services we will focus on the following approach:

1. Inventory, Needs Assessment, and Market Analysis
2. Programming and Feasibility
3. Planning, Operations, and Economic Impact
4. Final Plan

To accomplish each task of our proposed work plan in an efficient and productive approach, we will concentrate our activities in on-site meetings with the City and user groups. Presentations to and discussions will provide valuable feedback during the development of the Comprehensive Sports Field Plan. Our proposed work plan to complete each phase of the project is as follows:

1. INVENTORY, NEEDS ASSESSMENT, AND MARKET ANALYSIS:

Task 1.1 Review existing relevant studies and reports, base mapping, survey, and topographic data, narratives and other information available related to the potential project site(s) provided by the City and readily available from other sources. Considerations will include:
   A. Topographic survey.
   B. Previous park master plan.
   C. Current park usage and anticipated future park developments.
   D. Wetland, floodplain, floodway, and environmental and soils delineation.
   E. Geotechnical exploration and soil borings data.
   F. City comprehensive plan and zoning ordinance.

Task 1.2 Develop comprehensive existing conditions mapping of the project site(s) and analysis diagrams of existing development opportunities and challenges. Considerations will include:
   A. Park amenities – recreation fields, buildings and structures, play spaces, program spaces.
   B. Utility service infrastructure locations.
   C. Topography and slope.
   D. Adjacent land uses and viewsheds.
   E. Local and regional watershed relationships.
   F. On-site drainage features and patterns.
   G. Soils and subsurface conditions.
   H. Major vegetation types and locations.
   I. Environmentally sensitive areas.
   J. On and off-site transportation circulation and linkages – trails, sidewalks, drives, streets.
   K. Parking facilities.
   L. ADA compliance.

Task 1.3 Workshop #1:
   A. Meeting in Spearfish with City representatives and user groups.
   B. During this meeting introduction of City representatives and consultant team members will be made, roles and responsibilities will be confirmed, project schedule and future meeting dates will be reviewed, project goals and objectives will
be validated, communication procedures for the project will be identified, and initial inventory and analysis findings will be reviewed.

C. Tour the potential project site(s).

D. Interviews with specific user groups will be conducted. Anticipated to be no more than eight (8) user groups.

Task 1.4 Complete needs assessment and market analysis:

A. Service area identification.

B. Demographic characteristics/community profile:
   i. Population/age range/household income.
   iii. Businesses/schools.
   iv. Changing population trends that impact recreation.

C. Review of existing city facilities/programs/services:
   i. Master plan/existing studies.
   ii. Organizational structure/wage scales.
   iii. Department policies and procedures.
   iv. Existing sport/recreation program statistics.
   v. Demand for programs/services and facilities.

D. Competitive market analysis:
   i. Alternative sport/recreation service providers.
   ii. Facilities and services offered.
   iii. Admission rates/attendance numbers.

E. Comparison with national, regional and local participation statistics and trends:
   i. NSGA/NGB standards.
   ii. Potential participation levels.

F. Market segment determination and analysis:
   i. Determination of user groups.
   ii. Impact of user group needs on facility component listing.

Task 1.5 Video Teleconference #1:

A. Video teleconference between City representatives and our consultant team.

B. During this teleconference results from the needs analysis and site(s) inventory conclusions will be reviewed and discussed.

Task 1.6 Provide the City with a written and graphic summary of the inventory, needs assessment, and market analysis phase of the project.

2. PROGRAMMING AND FEASIBILITY

Task 2.1 Develop a preliminary program list of elements for the project based on results from the inventory, needs assessment, and market analysis phase of the project for review by the community.

Task 2.2 Workshop #2:

A. Meeting in Spearfish with City representatives and the public.

B. During this meeting with City representatives the preliminary program list of elements for the project will be reviewed and discussed.

C. A Public Open House will be held with interested citizens to review the preliminary program of elements for the project list and seek further input related to the following:
i. Recommendation and prioritization of project components.
ii. Identifying sport facility requirements.
iii. Validation or adjustment of facility program.
iv. Determination of sizing and space allocation requirements.
v. Relationships and interaction of project components.
vi. Operating structure and parameters:
   a. Philosophy of operation.
   b. Priorities of use.

Task 2.3 Complete revisions to the preliminary program list of elements based comments and feedback received from City representatives and citizens.

Task 2.4 Video Teleconference #2:
   A. Video teleconference between City representatives and our consultant team.
   B. During this teleconference results Public Open House will be reviewed and discussed and the program list of elements to be considered for inclusion in the project will be identified.

Task 2.5 Provide the City with a written and graphic summary of the programming and feasibility phase of the project.

3. PLANNING, OPERATIONS, AND ECONOMIC IMPACT

Task 3.1 Develop site master plan concept alternatives for the proposed project:
   A. Concept alternatives will utilize the program list of elements established for the project during the previous phase of work.
   B. Graphics at this step in the process will communicate overall design direction, convey ideas, illustrate major program components, environmental systems and are intended to engage discussion.

Task 3.2 Develop a program budget estimate that will include estimated costs related to construction based on local material and labor costs and practices, land acquisition, anticipated permitting, construction testing and staking, and design and engineering fees. This budget estimate will provide the City with an understanding of total anticipated capital costs for the project, rather than only construction costs.

Task 3.3 Prepare precedence project studies of existing sports park facilities with similar program elements and park attributes that are proposed for the Comprehensive Sports Field Plan for comparison and discussion purposes.

Task 3.4 Develop an operational analysis for the proposed project:
   A. Attendance estimates:
      i. Annually.
      ii. By facility and/or component.
   B. Fee structure:
      i. Programs.
      ii. Rentals/events.
   C. Sources of income:
      i. Identification and verification of revenue sources.
      ii. Determine rental/lease sources.
   D. Operating cost projections:
      i. Develop a line item budget.
      ii. Personnel by position.
iii. Contractual services.
iv. Commodities.
v. Capital replacement.

E. Revenue generation projections:
i. Develop a line item accounting.
ii. Admissions.
iii. Programs and services.
iv. Rentals.
v. Lease space.
vi. Other revenue sources.

F. Revenue/expenditure comparisons:
i. Cost recovery level.
ii. Five-year projections.

G. Project recommendations/profitability of components:
i. Marketing strategy.
ii. Program/service considerations.
iii. Start-up operation and ramp up.

Task 3.5 Develop an economic impact assessment for the proposed project:

A. Identify and assess economic impact factors.

B. Direct Impact:
i. Jobs created.
ii. Wages and taxes paid.
iii. Good and services purchased locally.
iv. Tourism generated from events hosted.

C. Secondary Impact:
i. Roll over impact from tourism.
ii. State and County taxes generated from tourism.
iii. Discretionary spending by employees/taxes paid.

Task 3.6 Workshop #3:

A. Meeting in Spearfish with City representatives.
B. During this meeting with City representatives the following information will be reviewed and discussed:
i. Site master plan alternatives.
ii. Program budget estimate.
iii. Precedence project studies.
iv. Operational analysis
v. Economic impact assessment.

Task 3.7 Complete revisions and refinements to the following based on comments and feedback received from City representatives:

A. Site master plan alternatives.
B. Program budget estimate.
C. Precedence project studies.
D. Operational analysis
E. Economic impact assessment.

Task 3.8 Video Teleconference #3:

A. Video teleconference between City representatives and our consultant team.
B. During this teleconference the draft Comprehensive Sports Field Plan will be reviewed and discussed and final comments and feedback will be expressed.

Task 3.9 Provide the City with a written and graphic summary of the planning, operations, and economic impact phase of the project.

4. FINAL PLAN

Task 4.1 Finalize the Comprehensive Sports Field Plan report to include the following elements:
A. Site master plan alternatives.
B. Program budget estimate.
C. Precedence project studies.
D. Operational analysis
E. Economic impact assessment.

Task 4.2 Video Teleconference #4:
A. Video teleconference between City representatives and our consultant team.
B. During this teleconference the final Comprehensive Sports Field Plan will be reviewed prior to the final presentation.

Task 4.3 Final Presentation:
A. Presentation of the final Comprehensive Sports Field Plan to a joint meeting of the City Council, Sports Field Task Force, Sports Associations, and Parks, Recreation, and Forestry Advisory Board.

Task 4.4 Provide the City with the final project deliverables for the project to include the following:
A. Five (5) printed copies of the Comprehensive Sports Field Plan report consisting of the following:
   i. Inventory, needs assessment, and market analysis summary.
   ii. Programming and feasibility summary.
   iii. Site master plan alternatives.
   iv. Program budget estimate.
   v. Precedence project studies.
   vi. Operational analysis
B. One (1) digital CD with PDF files of the Comprehensive Sports Field Plan report.
Our proposed schedule for the Comprehensive Sports Field Plan below corresponds to our approach and work plan and anticipates notice to proceed being issued from the City to the selected consultant team on or before March 15, 2013. This timeline will achieve the desired milestone established by the City to complete the Plan by August 31, 2013.

### ADDITIONAL SERVICES CONSIDERATIONS:

RDG Planning & Design has been fortunate to assist many communities with sports complexes and recreation parks. Through these experiences we have developed a deep expertise in programming, planning, and designing these types of facilities and have provided our clients with a variety of additional tools and resources to promote, fundraise, and plan for future operations and maintenance of these wonderful community assets. In addition to our aforementioned basic services, below is an abbreviated list of additional optional services, tools, and resources our consultant team could provide to the City to further promote, fundraise, and plan for future operations and maintenance of your project:

1. Aerial color perspective view renderings of the Master Plan.
2. Eyelevel (close-up) color perspective view renderings of specific area of focus of the Master Plan.
3. Digital 3D modeling and rendering images of the Master Plan.
4. Digital 3D modeling and animated fly-through videos.
5. Film narration, digital recording, and video formatting and production.
6. Operations and maintenance planning.
7. 5-year pro forma.
8. Media Publications.
10. Stakeholder and User Group Meetings.
11. Advocacy Efforts.
12. Fundraising and grant writing.
Creekside Ballpark at Charles Gay Park
Coralville, Iowa

**Challenge:** Develop a unique five field adult softball complex within the larger context of a regional park.

**Solution:** The design character of this complex finds its design roots in the historical agrarian architecture of the surrounding area. The complex sits on a 40 acre parcel of land that was once part of the rural vernacular. The design team worked with City staff to utilize this historic character in the development of this sports complex.
Creekside Ballpark at Charles Gay Park
Coralville, Iowa

Program:
- Five (5) 315’ Softball Fields
- Concession/Restroom Facility
- Open Air Pavilions
- 500 Parking Spaces
- ADA Accessible Trail System
- Maintenance/Storage Facility
- Multi-generational Recreation
- Field Lighting
- Parking Lot & Trail Lighting
- Integrated Art Elements

Schedule:
- Design Began: 2004
- Bid Date: February 2006
- Occupancy Date: April 2007

Costs:
- Master Plan Estimate: $7,500,000
- Phase One Budgeted: $2,600,000
- Phase One Bid Cost: $2,180,500

Funding:
- City of Coralville

Area:
- 40 Acres

Participants:
- Landscape Architect: RDG Planning & Design
- Architect: RDG Planning & Design
- Electrical Engineer: RDG Planning & Design
- Artist: RDG Dahlquist Art Studio
- Civil Engineer: VJ Engineering
- Structural Engineer: JP-SE
- Owner: City of Coralville Parks and Recreation
  319-248-1750

Creatively influencing life for the better through purpose driven design.
Establish program, and design a home for a new women’s lacrosse program for the University of Florida. Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.

“Donald R. Dizney Stadium at Florida Lacrosse Facility
University of Florida - Gainesville, Florida

The lacrosse facility is one of the premier women’s lacrosse facilities in the country. This facility will allow us to recruit the top players in the country. Every player wants to play in a first-class facility and one they will be proud of, and certainly this facility far exceeds all those expectations.”

Amanda O’Leary
Head Coach, Women’s Lacrosse

Challenger:
Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

Solution:
The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.

Profile:
Donald R. Dizney Stadium at Florida Lacrosse Facility
University of Florida - Gainesville, Florida

The lacrosse facility is one of the premier women’s lacrosse facilities in the country. This facility will allow us to recruit the top players in the country. Every player wants to play in a first-class facility and one they will be proud of, and certainly this facility far exceeds all those expectations.”

Amanda O’Leary
Head Coach, Women’s Lacrosse

Challenge:
Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

Solution:
The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.

Profile:
Donald R. Dizney Stadium at Florida Lacrosse Facility
University of Florida - Gainesville, Florida

The lacrosse facility is one of the premier women’s lacrosse facilities in the country. This facility will allow us to recruit the top players in the country. Every player wants to play in a first-class facility and one they will be proud of, and certainly this facility far exceeds all those expectations.”

Amanda O’Leary
Head Coach, Women’s Lacrosse

Challenge:
Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

Solution:
The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.

Profile:
Donald R. Dizney Stadium at Florida Lacrosse Facility
University of Florida - Gainesville, Florida

The lacrosse facility is one of the premier women’s lacrosse facilities in the country. This facility will allow us to recruit the top players in the country. Every player wants to play in a first-class facility and one they will be proud of, and certainly this facility far exceeds all those expectations.”

Amanda O’Leary
Head Coach, Women’s Lacrosse

Challenge:
Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

Solution:
The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.

Profile:
Donald R. Dizney Stadium at Florida Lacrosse Facility
University of Florida - Gainesville, Florida

The lacrosse facility is one of the premier women’s lacrosse facilities in the country. This facility will allow us to recruit the top players in the country. Every player wants to play in a first-class facility and one they will be proud of, and certainly this facility far exceeds all those expectations.”

Amanda O’Leary
Head Coach, Women’s Lacrosse

Challenge:
Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

Solution:
The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.

Profile:
Donald R. Dizney Stadium at Florida Lacrosse Facility
University of Florida - Gainesville, Florida

The lacrosse facility is one of the premier women’s lacrosse facilities in the country. This facility will allow us to recruit the top players in the country. Every player wants to play in a first-class facility and one they will be proud of, and certainly this facility far exceeds all those expectations.”

Amanda O’Leary
Head Coach, Women’s Lacrosse

Challenge:
Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

Solution:
The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.

Profile:
Donald R. Dizney Stadium at Florida Lacrosse Facility
University of Florida - Gainesville, Florida

The lacrosse facility is one of the premier women’s lacrosse facilities in the country. This facility will allow us to recruit the top players in the country. Every player wants to play in a first-class facility and one they will be proud of, and certainly this facility far exceeds all those expectations.”

Amanda O’Leary
Head Coach, Women’s Lacrosse

Challenge:
Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

Solution:
The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.

Profile:
Donald R. Dizney Stadium at Florida Lacrosse Facility
University of Florida - Gainesville, Florida

The lacrosse facility is one of the premier women’s lacrosse facilities in the country. This facility will allow us to recruit the top players in the country. Every player wants to play in a first-class facility and one they will be proud of, and certainly this facility far exceeds all those expectations.”

Amanda O’Leary
Head Coach, Women’s Lacrosse

Challenge:
Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

Solution:
The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.

Profile:
Donald R. Dizney Stadium at Florida Lacrosse Facility
University of Florida - Gainesville, Florida

The lacrosse facility is one of the premier women’s lacrosse facilities in the country. This facility will allow us to recruit the top players in the country. Every player wants to play in a first-class facility and one they will be proud of, and certainly this facility far exceeds all those expectations.”

Amanda O’Leary
Head Coach, Women’s Lacrosse

Challenge:
Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

Solution:
The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.
Florida Lacrosse Facility

**Profile:**
- Team & Coaches Locker Rooms
- Officials Locker Rooms
- Training Room
- Equipment Issue & Storage
- Laundry
- Meeting / Conference Room
- Media / Press Area

**Program:**
- Restrooms
- Press Box
- Concessions
- Log Sales
- Ticket Window
- First Aid
- Maintenance Storage
- Sports fields irrigated with campus-wide reclaimed water and on-site water cistern
- 40% water use reduction
- 25% optimized energy performance
- 10% recycled content
- 20% local/regional building materials

**Schedule:**
- Design began: December 14, 2007
- Construction start: September 2, 2008
- Occupancy date: July 1, 2009

**Costs:**
- Construction cost: $14,300,000

**Funding:**
- Private Funding

**Total Area:**
- 23,425 NSF

**LEED Rating:**
- LEED Gold certification

Crossed steel tubes directly recall the raising and crossing of lacrosse sticks after a goal. This concept of crossed sticks also extends into the concourse and ticket areas. The arched roof form of the blue roofs and the locker room building roof recall the fluid motion of the lacrosse stick as it releases the ball.
Crossed steel tubes directly recall the raising and crossing of lacrosse sticks after a goal. This concept of crossed sticks also extends into the concourse and ticket areas. The arched roof form of the blue roofs and the locker room building roof recall the fluid motion of the lacrosse stick as it releases the ball.
Establish program, and design a home for a new women’s lacrosse program for the University of Florida. Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.

“The lacrosse facility is one of the premier women’s lacrosse facilities in the country. This facility will allow us to recruit the top players in the country. Every player wants to play in a first-class facility and one they will be proud of, and certainly this facility far exceeds all those expectations.”

Amanda O’Leary
Head Coach, Women’s Lacrosse

Donald R. Dizney Stadium at Florida Lacrosse Facility
University of Florida - Gainesville, Florida

PARTICIPANTS:

Architect: RDG Planning & Design
Landscape Architect: RDG Planning & Design
Structural Consultant: Structural Engineers Group, Inc.
MEP Consultant: Moser & Associates, Inc.
Civil Consultant: Brown & Cullin, Inc.
Construction Manager: PPR Construction Management
Owner: University of Florida, UAA

Contact: Chip Howard
Sr. Athletic Director
University of Florida
University Athletic Association
PO Box 14485
Gainesville, FL 32604-2485
(352) 375–4683, Ext. 6047
chiph@gators.ufl.edu

CHALLENGE:
Establish program, and design a home for a new women’s lacrosse program for the University of Florida. Design facilities, including a lacrosse locker facility, a 1,500 seat top loaded grandstand, field maintenance building and three playing fields (lacrosse competition, lacrosse practice, and soccer practice). Incorporate sustainable principles and pursue LEED certification.

SOLUTION:
The design utilizes the existing terrain of the site providing an earth integrated, top loaded, fully accessible grandstand with an elevated view of the soccer practice field from the concourse. The lacrosse competition field is visually enclosed by the 12,000 square foot locker facility which not only houses the women’s lacrosse team, but provides support spaces that include visitors lockers, training facilities, equipment issue, and managers and coaches lockers. LEED principles were established during the early stages of the programming phase, which allowed for each LEED point to be evaluated and considered throughout the design phases of the project.
**Challenge:** Develop a master plan for future improvements to the existing Joplin Athletic Complex to meet the growing active recreation needs of Joplin Community and complete detailed design, bidding, and construction period services for the next phase (Phase 2) of improvements.

**Solution:** Working with City leaders, sports organization representatives, and members of the public, RDG Planning & Design identified that the highest priority and program need for active recreation facilities was adult softball. The Phase 2 improvements to the Joplin Athletic Complex consisted of four 300’ softball fields with skinned infields, warning tracks, drainage, irrigation, lighting, dugouts, concessions and restrooms facility, trails, pedestrian plazas, and parking.
Joplin Athletic Complex
Joplin, Missouri

Estimated completion date: August 1, 2011

Area:
Site: 27 Acres
Concessions and Restrooms Facility 1,300 sq ft

Schedule:

<table>
<thead>
<tr>
<th>Area</th>
<th>Pre-Bid Estimate</th>
<th>Actual Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Bid - 4 fields</td>
<td>$992,291.00</td>
<td>$833,000.00</td>
</tr>
<tr>
<td>Bid Alternate 1 - Add dugouts</td>
<td>$190,481.00</td>
<td>$187,000.00</td>
</tr>
<tr>
<td>Bid Alternate 2 - Add warning tracks</td>
<td>$48,523.00</td>
<td>$38,000.00</td>
</tr>
<tr>
<td>Bid Alternate 3 - Add field lighting</td>
<td>$684,653.00</td>
<td>$373,000.00</td>
</tr>
<tr>
<td>Bid Alternate 4 - Add concessions &amp; restrooms, PCC pavement within softball fence &amp; asphalt connections from existing drive to softball fence</td>
<td>$507,742.00</td>
<td>$508,000.00</td>
</tr>
</tbody>
</table>

Bid Date: August 2, 2010

Participants:
Architect: RDG Planning & Design
Client Contact: Jack Schaller, Assistant Public Works Director - City of Joplin
602 S. Main Street, Joplin, MO 65601
Telephone: 417.624.0820 Email: jschaller@joplinmo.org
Cyclone Sports Complex  
Iowa State University - Ames, Iowa

**CHALLENGE:**  Work closely with University Representatives, Athletic Department Representatives, and Varsity Coaching Staff from Track & Field, Soccer, and Softball programs to complete a multiple site feasibility evaluation for development of a new multi-sport NCAA Division 1 sports complex for training and competition purposes while being conscious of adjacent land uses and appropriately address on-site stormwater management to minimize downstream flooding implications of the proposed project and then complete detailed design and construction period services.

**SOLUTION:**  The design of the Cyclone Sports Complex capitalizes on multifunction and shared-use spaces between Track & Field, Soccer, and Softball athletic programs. The site configuration of the Complex allows events for all programs to be ticketed in one location and shared concessions, restrooms, lockers, and storage spaces maximizes the use of all amenities of the Complex and significantly reduces single-use spaces. The architectural character of the Complex provides a unique identity for the Track & Field, Soccer, and Softball programs within Iowa State University Athletics as well as peer institutions within the NCAA.

Creatively influencing life for the better through purpose driven design.
Cyclone Sports Complex
Iowa State University - Ames, Iowa

RDG was beside us from inception to completion and we ended up with a facility that was well regarded by our student-athletes, our fans, our coaches, our administration, and by the adjoining community.

Chris Jorgensen Sr Assoc AD Iowa State University

**Program:**
- 48-inch, 8 lane track
- Dedicated throws field
- Synthetic turf soccer field
- 1,500 track/soccer spectator seats
- Track/soccer press box
- Natural turf softball field
- Two softball bullpens
- Four softball batting cages
- 1,500 softball spectator seats
- Softball press box
- Shared-use/flexible natural turf open space/field
- Concessions and restrooms building
- Lockers building
- Maintenance building
- Track storage building
- Softball storage building
- On-site stormwater management

**Schedule:**
- 2010-11 Programming and Design
- Construction Began: July 2011
- Completion: August 2012

**Costs:**
- $11,000,000 Construction Budget

**Funding:**
- Iowa State University Athletic Department

**Area:**
- 22 acres (not including parking areas)

**Participants:**
- Landscape Architect: RDG Planning & Design
- Architect: RDG Planning & Design
- Lighting Designer: RDG Planning & Design
- Mechanical Designer: RDG Planning & Design
- Electrical Designer: RDG Planning & Design
- Irrigation Designer: RDG Planning & Design
- Structural Engineer: EC Design Group
- Civil Engineer: Charles Saul Engineering
- Track Consultant: Snyder & Associates
- Cost Estimator: Paige Design Group
- Owner Reference: Chris Jorgensen, Assoc. Dir. of Athletics
  Iowa State University
  Jacobson Athletic Building
  Ames, IA 50011
  (515) 294-0307
cjorg@iastate.edu
Southeast Polk Schools Baseball Stadium Improvements
Pleasant Hill, Iowa

CHALLENGE: Working closely with the District’s Superintendency and Staff to develop a comprehensive programming list of potential improvements to the existing Baseball Stadium for the Board of Education to evaluate to create a facility of equal or greater functionality and aesthetics as peer institutions and maximize the flexibility of the Stadium for programs other than baseball, including soccer, marching band, physical education, football, softball, and other activities required flat outdoor open space.

SOLUTION: The design recommendations for improvements to the Stadium included a complete renovation of the field, dugouts, and lighting system. The design of these improvements strived to provide the greater multi-use flexibility between a wide range of programs and activities. The bidding and construction sequencing for this project was critical in order begin construction in the fall season and have the field completed early enough the following spring to begin regular season baseball practice.

Creatively influencing life for the better through purpose driven design.
Southeast Polk Schools Baseball Stadium Improvements
Pleasant Hill, Iowa

- Synthetic turf infield and outfield
- Two dugouts with drinking fountains
- Two bullpens
- Burnished block backstop
- Post-tension backstop netting
- Black PVC coated fencing with privacy screening
- Six pole field lighting system
- Storage building (extension of home dugout)
- Electrical building (extension of home dugout)
- On-site stormwater management

**PROGRAM:**
- Synthetic turf infield and outfield
- Two dugouts with drinking fountains
- Two bullpens
- Burnished block backstop
- Post-tension backstop netting
- Black PVC coated fencing with privacy screening
- Six pole field lighting system
- Storage building (extension of home dugout)
- Electrical building (extension of home dugout)
- On-site stormwater management

**SCHEDULE:**
- 2009-10 Programming and Design; 2010-11 Construction

**CO CONSTRUCTION**
- $1,700,000 Construction Budget

**FUNDING:**
- Southeast Polk Community School District

**AREA:**
- 5 acres (not including parking areas)

**PARTICIPANTS:**
- Landscape Architect: RDG Planning & Design
- Architect: RDG Planning & Design
- Lighting Designer: RDG Planning & Design
- Mechanical Engineer: RDG Planning & Design
- Electrical Engineer: RDG Planning & Design
- Structural Engineer: Raker Rhodes Engineering
- Civil Engineer: Bishop Engineering
- Cost Estimator: Stecker-Harmsen
- Owner: SE Polk CSD

**Owner Reference:**
- Craig Menozzi, Superintendent
- Southeast Polk Community School District
- 8379 NE University Avenue
- Pleasant Hill, IA 50327
- (515) 957-3406
downst@se-polk.k12.ia.us
Football and Track & Field Stadium – Phase I Implementation
Central College, Pella, Iowa

CHALLENGE: Implementation of the long range master plan for development and expansion of this outdoor venue. This work builds on the premise of expansion for Central College as originally set forth by RDG Planning & Design in the campus’ Facility Master Plan.

SOLUTION: Phase I Implementation of this design replaces the existing track & field with a new facility conforming with IAAF & NCAA standards, while installing a new synthetic turf for football field, also serving recreational, and intramural activities. Phase II will complete the overall expansion of the entire venue to improve access, service, and maintenance, and expand the stadium to approximately 5,000 seats total, making this new facility a dynamic change to the Central College campus.

Creatively influencing life for the better through purpose driven design.
Football and Track & Field Stadium – Phase I Implementation
Central College, Pella, Iowa

**Program:**
- 8-Lane All-Weather Track
- Renovation of Existing Stadium
- Synthetic Turf Field
- Sports Field Lighting

**Schedule:**
- Design Began: Summer 2004
- Bid Date: November 2005
- Occupancy Date: September 2006 (PH I)

**Costs:**
- Total Project Cost: $2,910,609 (PH I)

**Funding:**
- Private Donations and Funding

**Area:**
- N/A

**Participants:**

<table>
<thead>
<tr>
<th>Architect:</th>
<th>RDG Planning &amp; Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Architect:</td>
<td>RDG Planning &amp; Design</td>
</tr>
<tr>
<td>Civil Engineer:</td>
<td>Garden &amp; Associates</td>
</tr>
<tr>
<td>Owner:</td>
<td>Central College</td>
</tr>
</tbody>
</table>

**Owner Contact:**
- Mike Lubberden
  Central College
  812 University Avenue
  Pella, Iowa  50219
  (641) 628-5346
  lubberdenm@central.edu
**Prairie Ridge Center Sports Complex Master Plan**
Ankeny, Iowa

**Challenge:** Create a master plan for a 200-acre recreation and education complex through a partnership of the school district, public library, park and leisure services, and numerous youth sports organizations.

**Solution:** This plan’s unique public campus is centrally located in the community and accessed through trail linkages. Fifteen baseball diamonds, nineteen soccer fields, two football fields, six softball fields, recreation trails, playgrounds, and centralized public pavilion for picnicking and special events create a campus unlike any other in the Midwest.
Prairie Ridge Center Sports Complex Master Plan
Ankeny, Iowa

PARTICIPANTS:
Landscape Architect: RDG Planning & Design
Owner: City of Ankeny
Parks & Recreation
515-963-3571
Facilitate a public and user group input process, to help identify the community recreation needs, and to develop a comprehensive program and master plan for a new Carlisle Community Recreation Complex.

Through a participatory process engaging the City of Carlisle, Carlisle Community School District, the Carlisle Parks and Recreation Board, the Carlisle Recreation Task Force, and members of the public, RDG was able to determine the program needs to meet current deficiencies and anticipated future recreation needs and create a master plan that met these needs.

Creatively influencing life for the better through purpose driven design.
Carlisle Community Recreation Complex
Carlisle, Iowa

Program:
- (2) High School Baseball Fields
  370' Center, 170' DTL, skinned infield, 16' backstop, 6' outfield fence
- (2) High School Softball Fields
  210' Center, 170' DTL, skinned infield, 16' backstop, 6' outfield fence
- (2) Youth Softball Fields
  225' Center, 225' DTL, skinned infield, 16' backstop, 6' outfield fence
- (2) Youth Baseball Fields
  225' Center, 225' DTL, grass infield, 16' backstop, 6' outfield fence;
  300' Center, 285' DTL, grass infield, 16' backstop, 6' outfield fence
- (1) Youth Soccer Field
  210'x360' Pitch
- Batting Cages
- Concessions and Restrooms Building
- Umpire and Officials Locker Room
- Maintenance and Storage Building
- Recreation Trails
- Trail Rest Stations
- Playgrounds
- Benches
- Drinking Fountains
- Shade Structures
- Shelter / Pavilions
- Skate park
- Spectator Seating/Bleachers
- Wetland Area
- Wetland Interpretive Terrace
- Sprayground / Splash Pad
- Multi-purpose open space / passive recreation
- Bioswales
- Raingardens
- Bioretention Cells
- GrassPave Parking Areas
- Directional / Wayfinding Signage
- Education / Interpretive Signage
- Native Landscape Plantings: trees, shrubs, perennials

Schedule: Master Plan completed 2008; Construction Pending
Costs: $7,500,000 (2008 dollars)
Area: 38 Acres

Participants:
Owner: City of Carlisle
Carlisle Community School District
Landscape Architect: RDG Planning & Design
Architect: RDG Planning & Design
Client Reference: Neil Ruddy, City Administrator
195 N. 1st Street
Carlisle, IA 50047
515.989.3224
nruddy@ccr.net

Creatively influencing life for the better through purpose driven design.
Cownie Soccer Park
Des Moines, Iowa

**Challenge:** Develop a 12-field soccer park on flat property located between a railroad track and an old river bed, providing for adequate drainage and accessibility.

**Solution:** The facility is one of the largest soccer complexes in Iowa and has hosted several youth soccer tournaments. Adult and youth players use the fields, as well as players from nearby Drake University.

The fields of this new community soccer park are organized to fit a drainage pattern and avoid deep ditches, with drainage piped longitudinally between fields. Sandy topsoil borrowed from another site elevates the area to assist with drainage. Parking lots are positioned both as a buffer for the railroad track and to enhance accessibility for visitors.
Cownie Soccer Park
Des Moines, Iowa

Cownie Soccer Park hosted the 2006 US Youth Soccer National Championships.

**Program:**
- 12 Soccer Fields
- Championship field with 2,000 spectator seats
- Press box with video platform
- Irrigation
- Scoreboards
- Fencing with admission gates
- MidAmerican Energy Stadium and “Play It Safe Plaza”
- Spectator Plazas
- Concession Facilities
- Restroom Facilities
- Venue Parking, approx 1,200 spaces
- Paved access to all fields
- Signage
- Maintenance Facility
- Officials Locker Rooms

**Schedule:**
- Master Planning: 1995
- Detailed Design: 1996

**Costs:** Unavailable

**Funding:** City of Des Moines / Private Donations

**Area:** 65 Acres

**Participants:**
- Landscape Architect: RDG Planning & Design
- Owner: City of Des Moines, IA
- Phone: 515.237.1452
- Don Tripp
- 3226 University Avenue, Des Moines, IA
- 50311
Facilitate a public input process to determine the current and future recreation needs for the growing Waukee Community and work closely with the project steering committee and city staff to develop a master plan for the regional recreation complex on the 200-acre project site.

Through a participatory process involving members of the community, various sports leagues and organizations, the Steering Committee, City Staff, the Waukee Parks and Recreation Board, and the Waukee City Council, the master plan developed by the design team provides the City of Waukee with a comprehensive approach to implementing the Copeland Recreation Complex in a strategic manner to meet the growing recreation needs of the Waukee Community.
Copeland Recreation Complex
Waukee, Iowa

PROGRAM:
• Soccer complex:
  (4) U13+ Soccer fields - 210’ x 360’
  (5) U12 Soccer fields - 150’ x 300’
  (5) U10 Soccer fields - 130’ x 180’
  (9) U8 Soccer fields - 90’ x 135’
  (6) U8 Soccer fields - 75’ x 120’
• Softball complex (youth and adult):
  (6) Softball fields - R300
  (4) Softball fields - R200
• Football complex:
  (4) Football fields - 180’ x 360’
• Baseball complex (youth):
  (4) Baseball fields - R300
  (4) Baseball fields - R200
• Baseball complex (adults):
  (2) Baseball fields - R400
  (4) Sand volleyball courts
  • Rugby/Lacrosse multi-purpose field
  • Cricket field
  • Disc golf course
  • Miniature golf course
  • Concessions/rest rooms buildings
  • Maintenance/storage building
  • Multi-purpose stadium
  • Multi-purpose outdoor shelters
  • Naturalized lake
  • Lakeside terrace
  • Outdoor performance pavilion
• Monument entrance signs
• Pedestrian plazas
• Park trail system
• Trail signage
• Trail rest stations
• Site wayfinding signage
• Splash Pad/Sprayground
• Playgrounds
• Drinking fountains
• Benches, trash receptacles, and bike racks
• Bioswales, bioretention cells, and rain gardens
• Trees, shrubs, perennials, and groundcovers plantings
• Integrated art sculpture

SCHEDULE:
Master Planning: 2007
Detailed Design: TBD
Construction: TBD

COSTS:
Estimate: $56,000,000 (2007 dollars)

FUNDING:
City of Waukee

AREA:
200 Acres

PARTICIPANTS:
Landscape Architect: RDG Planning & Design
Operations Consultant: GreenPlay
Environmental Consultant: Griggs Environmental Strategies
Owner: City of Waukee
230 Highway 6
Waukee, IA 50253
Matt Jermier
Phone: 515.978.0006
Nevada Recreation Master Plan
Nevada, Iowa

Challenge: Develop a master plan for a recreational facility and business park that incorporates a water park and community pavilion.

Solution: The solution included development of a soft edge between the recreation complex and business park. The recreation layout keyed off the central location of the pavilion, creating a stronger sense of a park than most recreational complexes. The plan embraces pedestrian movement, creating strong and safe linkages between facilities. Water is used to enhance the pavilion, as well as provide storm water detention.
Nevada Recreation Master Plan
Nevada, Iowa

PARTICIPANTS:
Landscape Architect: RDG Planning & Design
Owner: City of Nevada Parks and Recreation

Tel 000.000.0000
Fax 000.000.0000
**Challenge:** Develop a master plan for a 700-acre community park on the site of a former gravel pit, to include water-oriented facilities, soccer and softball complexes, picnic and playground facilities, and trails.

**Solution:** RDG created a plan that organized various recreational uses while providing access from a main drive crossing the site from the southwest to the northeast. Clearly defined access and parking complement the varied uses. Common materials and color themes provide a unified and cohesive composition for the building elements of the park.
Raccoon River Park, located in the southeast part of the city, is the “crown jewel” of the City of West Des Moines Parks and Recreation system. The 631.61 acres of parkland provide active and passive recreational experiences, along with several hundred acres of natural areas for wildlife.

Provided by the City of West Des Moines

BLUE HERON LAKE:
The 232 acre lake is the center piece of the park, and provides boat access for area fishing enthusiasts and water lovers. The entire lake is designated as a no wake zone, thus providing a more passive recreational experience.

BEACH:
The park also features a 700 foot beach that is open for public swimming throughout the summer during daylight hours. It’s an excellent place to cool off on a hot summer’s day. The beach does not have lifeguards on duty.

UNIFYING ELEMENTS:
Dynamic elements including signs, seating, shelters, and building walls provide relief, interest, and unity. Native limestone is featured in this design for sign bases, walls, seating and sculptural support. Entrance portals of corten steel and sign backgrounds of galvanized steel provide artistic interest and accenting, complementing the stone and natural environment. Repetition of the materials and forms provides interest and unifies elements.

Creatively influencing life for the better through purpose driven design.
TRAILS:
The park also offers a 3.2 mile crushed rock/asphalt nature trail around the entire lake. The trail winds its way between the lake and the Raccoon River providing a natural experience that can rarely be found in an urban environment. The trail is perfect for a leisurely stroll or bike ride around the lake.

SOCCER AND SOFTBALL:
The park is home to the West Des Moines Soccer Club. The soccer complex features a multi-field setup that provides a great setting for area youth of varying abilities to enjoy the sport. Raccoon River Park is also the home for the West Des Moines Adult Softball Leagues. This five field tournament quality complex has irrigated fields and state of the art facilities make this one of the nicest and most desirable softball complexes in the midwest.

Creatively influencing life for the better through purpose driven design.
"We are delighted to showcase the dynamic action of the ITU Triathlon Team World Championship in Des Moines because of the tremendous triathlon community that has already supported this great event."

- Loreen Barnett
  Secretary General,
  International Triathlon Union

Raccoon River Regional Park
West Des Moines, Iowa

HY-VEE TRIATHLON HOST
Hosting the Olympic-distance triathlons in 2008, 2009 and 2010, elite athletes from around the world competed for their ranking as World Champion. The 2008 event drew more than 10,000 spectators and was the final U.S. qualifier for the 2008 Summer Olympics. In 2009, Raccoon River Regional Park hosted the first team world championship to be held in the United States and the first coed event of its kind. The 2010 event attracted nearly 3,000 athletes, and the Elite Cup triathlon was also an Olympic-qualifying event.

**SCHEDULE:**
- Design Began: 1994 and has been completed in several phases.

**FUNDING:**
- City of West Des Moines

**AREA:**
- 632 Acres

**SCHEDULE:**
- Landscape Architect: RDG Planning & Design
- Lighting Designer: RDG Planning & Design
- Public Artist: RDG Planning & Design
- Owner: City of West Des Moines
- Client Contact: Gary Scott, Parks and Recreation Director, City of West Des Moines, 515.222.3444

Creatively influencing life for the better through purpose driven design.
Work with the Carlisle Soccer Club to identify needed improvements to their existing Complex and prioritize these improvements into a feasible master plan and phasing implementation strategy.

The primary objective of this planning effort was to promote the healthy activity of soccer and further the development of the family oriented sport in the Carlisle Community. Working closely with the Carlisle Soccer Club Board of Directors, parents, coaches, and players, RDG developed a comprehensive master plan for improvements to be completed to the Complex in a feasible and prioritized approach.