



Rushmore Plaza Civic Center Expansion Project

Team Member Profile



Allen Troshinsky
Vice President of Operations
Mortenson Construction

During the past 23 years, Allen has maintained a constant focus on sports construction, overseeing project administration and ensuring effective management of cost, schedule, quality, safety, and community relations.

As Director of Operations for Mortenson's Sports Group and a member of our Sports Leadership Team, Allen maintains Mortenson's commitments and ensure they are delivering the right team.

Some of his notable projects include the Bell MTS Centre in Winnipeg, Manitoba, Canada, the Ülker Sports Arena in Istanbul, Turkey, the Target Center Renovation (Home of the NBA Minnesota Timberwolves), the Saint Louis University Chaifetz Arena in Missouri, US Bank Stadium in Minneapolis, Minnesota, and the Denny Sanford Premier Center in Sioux Falls, South Dakota.

Allen graduated with a Bachelor of Science, Building Construction degree from the University of Florida in 1990.

Mortenson Construction

Founded in 1954, Mortenson has operations across North America with offices in Chicago, Denver, Fargo, Iowa City, Milwaukee, Minneapolis (headquarters), Phoenix, Portland, San Antonio, Seattle, Washington, D.C., and in Canada. Over the last 10 years they have been a top 3 sports builder with over 170 projects valued at \$11 Billion.

Mortenson is working on the project as the CMAR (construction-manager-at-risk), which new to the City of Rapid City, is a model used for many sports arena projects. This model includes the contractor in design discussions allowing them to vet the feasibility of ideas given the local construction and materials market. This also allows them to ensure the project stays within budget and means that if the project goes over budget after the price guarantee (GMP), Mortenson, not the city, will be responsible for cost overruns.

So where are we **NOW** ?

Project UPDATE

The Civic Center project team led by owner representatives The TEGRA Group have spent the last two months reviewing the pricing provided by Mortenson Construction as it relates to labor and materials. As a result of that process, the project team has been working with lead architect Perkins+Will to make configuration adjustments that better serve the overall budget while still maintaining the project goals.

The goals are to provide the community and surrounding area a building that has amenities they can enjoy for many years to come, as well as providing promoters with a venue that is functional, easy to use, and works with their show set-up. This includes a large arena floor, a minimum of 75 feet to the grid, an expansive rigging grid, minimum seating capacity of 10,000 for an end stage concert, a loading dock that can handle a 15 to 20-truck show, and a facility that is accessible for all.

The project is still on target to break ground in late spring/early summer of 2019 with a completion date slated for fall of 2021.



"We'd like to express our heartfelt thanks to the voters of Rapid City for making their voices heard on this important topic. This expansion is going to better serve our community, allow our events to grow and open the door to new opportunities."

-Craig Baltzer, Rushmore Plaza Civic Center Executive Director

DESIGN TIME LINE

Schematic Design

- The project team determines the areas, physical requirements, and relationships of all the required building spaces and components. The team confirms or revises the total building square footage, the project schedule and occupancy dates. The purpose of schematic design is to translate the project program into physical drawings of space. This phase includes complete descriptions of building systems (structural, mechanical, HVAC and electrical), interior and exterior finishes and the building site as well as strategies for technical requirements.
- **STATUS: ALMOST DONE**

Design Development

- Design development collects the results from the schematic design phase and takes them one step further. This phase involves finalizing the design and specifying such items as materials, window and door locations and general structural details.

Design development usually yields a more detailed site plan as well as floor plans, elevations and section drawings with full dimensions.

- **STATUS: FEBRUARY 2019**

Construction Docs & Bidding

- The construction document phase produces drawings with much more detail, which are used for the construction of the project. These drawings typically include specifications for construction details and materials. Once the CDs are completed, the architects send them to contractors for pricing or bidding as well as to the building department for required permit approvals.
- **STATUS: LATE SPRING 2019**