



BEN REIFEL

ATHLETIC MASTER PLAN

Sisseton School District | School Board Presentation
Prepared by CO-OP Architecture & Comstock Construction
October 07th, 2026



Purpose of Tonight's Meeting



Bring the community up to speed on the Ben Reifel Improvements, since March 2025.



Summarize structural findings from two structural assessments (2021 & 2024)



Present the master plan: program needs, design options, and cost estimates

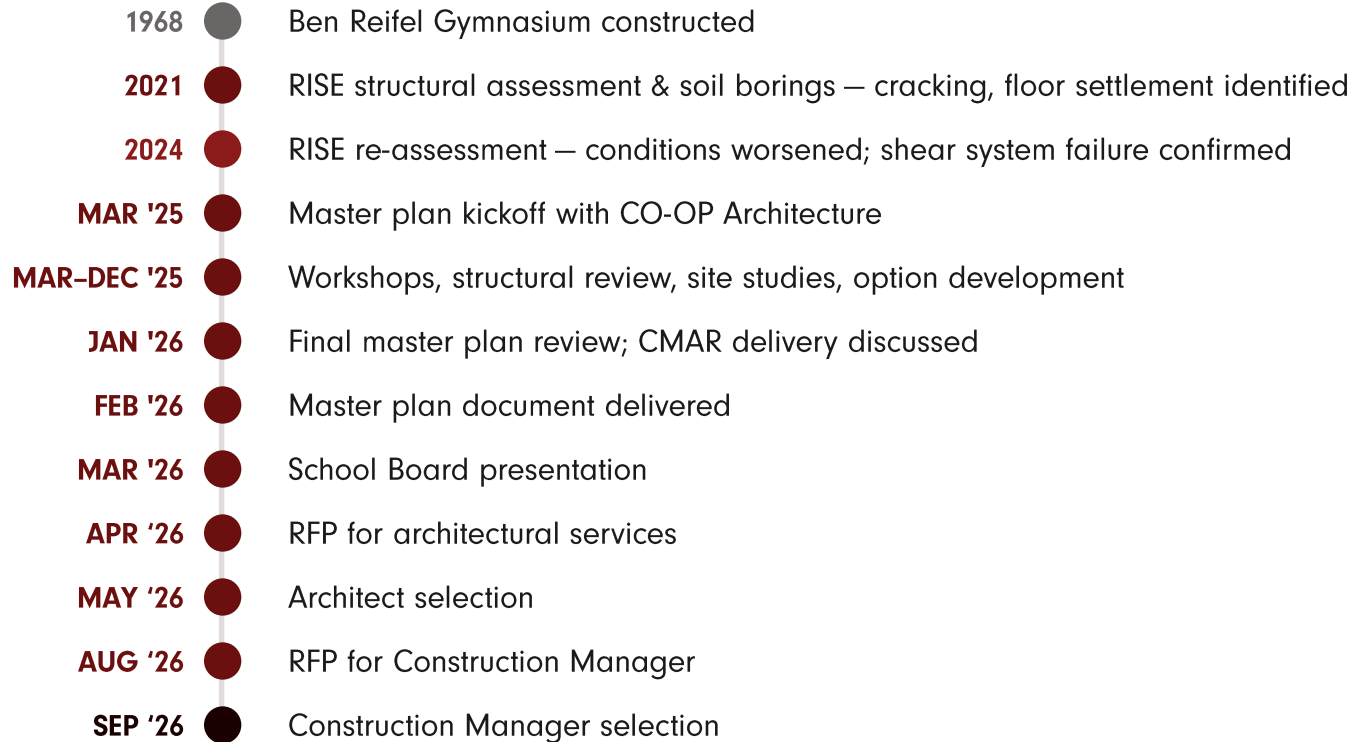


Review the district's financial position

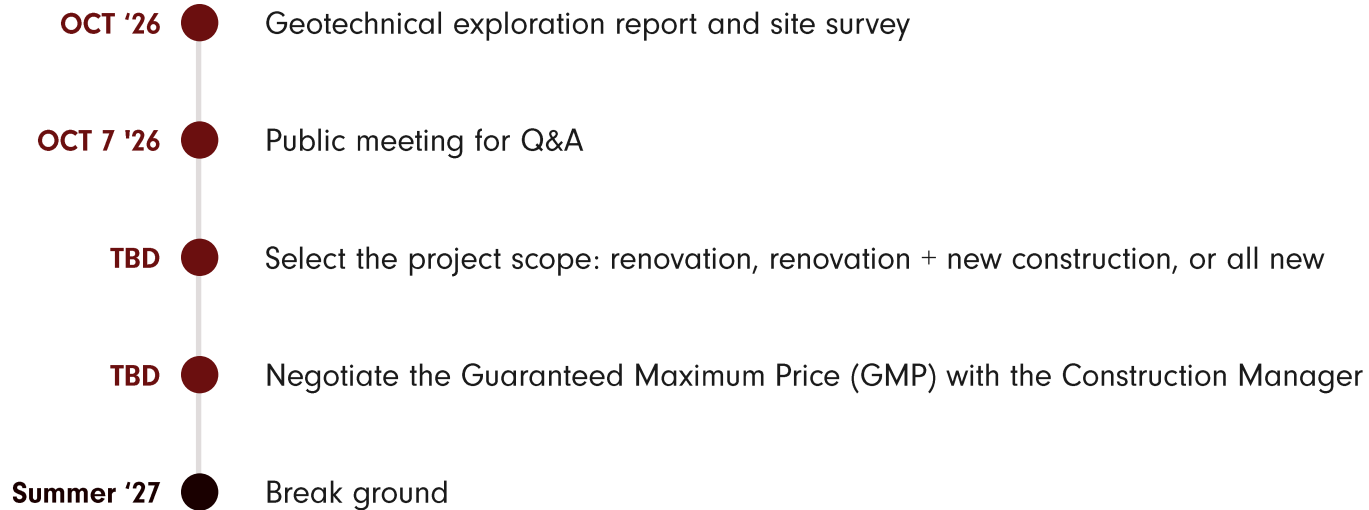


Discuss the construction delivery method and next steps to move forward

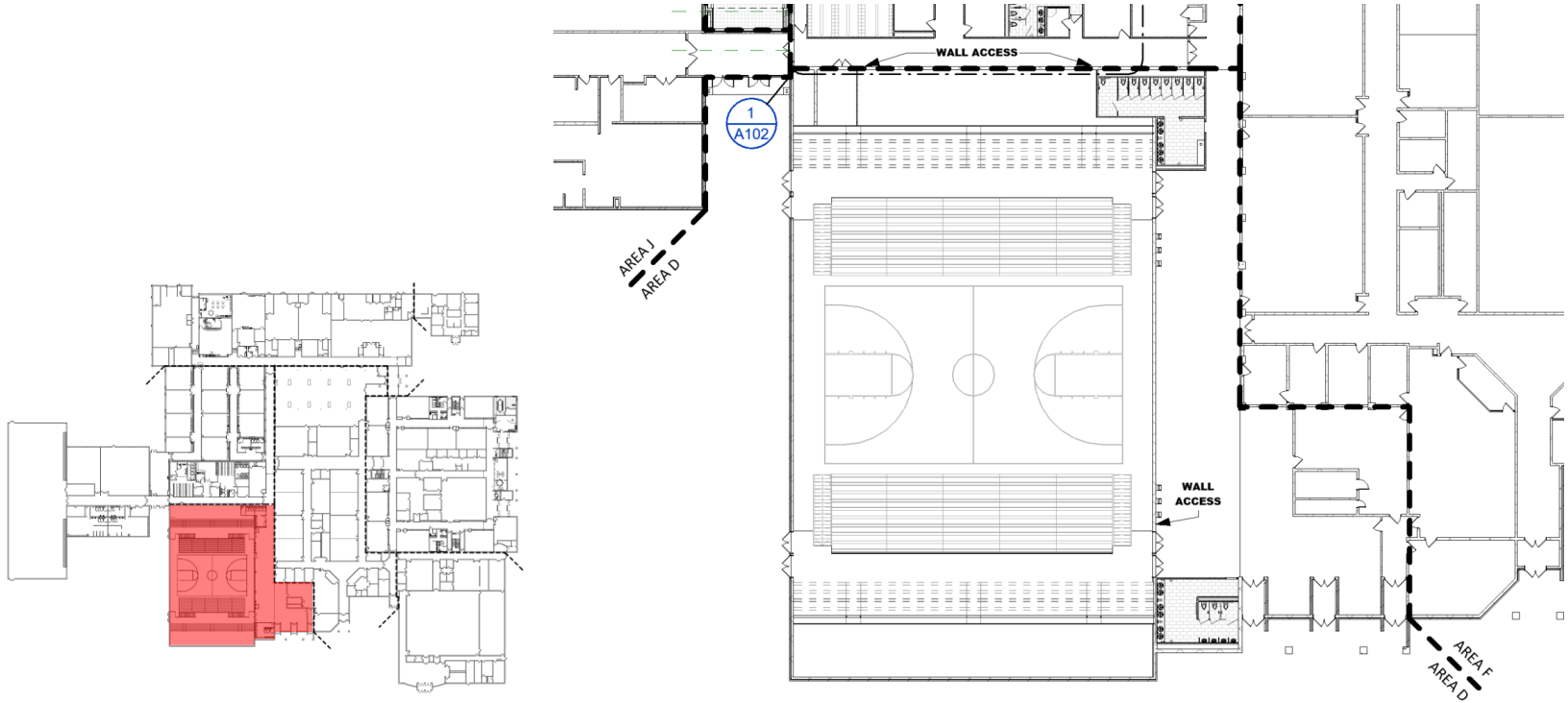
How We Got Here



Next Steps



Existing Conditions



What's Wrong: Structural Summary



Foundation & Settlement

- Fat clay soils and high-water table cause seasonal differential movement
- 5"-7" east-to-west floor slope
- Floor slab and pedestal system compromised
- Requires helical piers and new slab



Lateral System Failure

- CMU shear walls failed in north-south direction
- Steel columns now carry unintended lateral loads
- Exterior walls bowing/bulging; brick cracking
- Conditions worsened between 2021 and 2024

Both problems must be fixed together. A Structural Engineer cannot sign off on addressing only one. The estimated cost for structural remediation (foundation + lateral + engineering) is **\$2M – \$3M** before any renovation or program improvements.

What's Wrong: Structural Summary

















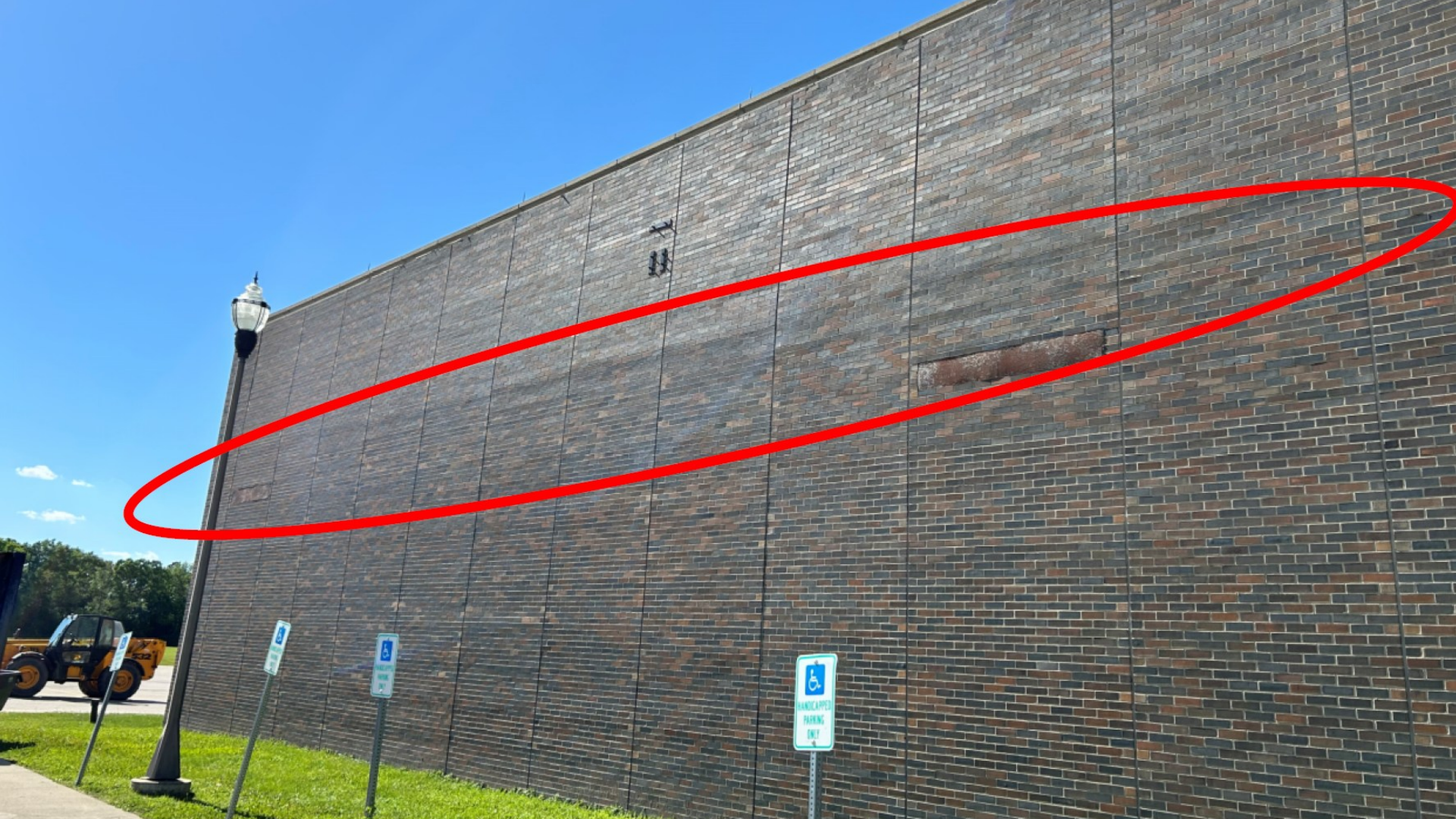


CAUTION ASBESTOS











What We Need: Preliminary Program

Courts & Seating

- 2 volleyball courts (simultaneous)
- 3 basketball courts
- 3 wrestling surfaces
- Year-round gymnastics floor
- Competition seating: ~2,600 bleacher
- Auxiliary seating: ~850
- Emergency capacity: 950-1,150

Support Spaces

- Expanded locker rooms
- Officials' locker with shower
- Family restrooms
- Centralized weight room
- Athletic training / rehab room
- Hospitality suite & concessions
- Coach / PE offices
- Improved parking & circulation

About the Options: **Preliminary Only**

Master Plan Layouts

- Very preliminary test-fit layouts
- Used to gauge the magnitude and scope of each option
- Not a design; plans will change as the project is defined
- Plenty of room for input and changes.
- Final design will look noticeably different from what you will see on the following slides, intentionally.

Cost Estimates

- Order-of-magnitude figures for comparison only
- Costs can vary dramatically because the final scope is not yet known
- Estimates will be refined as scope, budget, and design are set
- These were done without a Construction Manager, which we now have, and will verify.

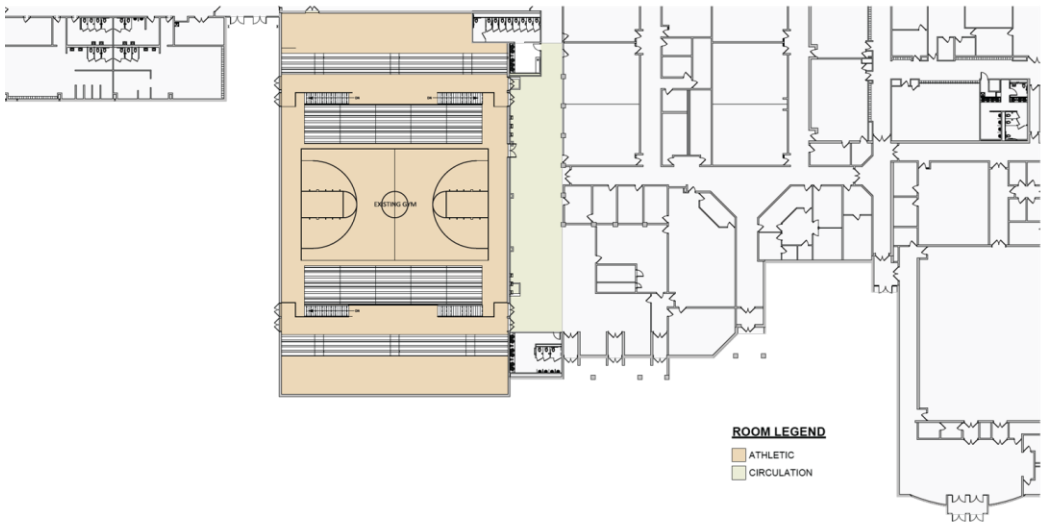
What We Studied: All Options

Option	Description	Comp. Seats	Aux. Seats	Struct. Fix?	Est. Total
1	Repair/reinforce Ben Reifel only (no added courts)	~2,600	—	Yes	~\$10M
2A	Renovate BR for competition + new auxiliary gym	~2,600	~850	Yes	~\$20M
2B	Renovate BR for competition + larger aux gym + full support	~2,600	~850	Yes	~\$22M
2C	Renovate BR for competition + standalone aux (no connector)	~2,600	~850	Yes	~\$20M
3	New competition gym + retain/repair BR as auxiliary	~2,800	~850	Yes	~\$26M
4A	Demo BR + new competition & auxiliary gyms (full program)	~2,800	~850	No	~\$24M
4B	Demo BR + new competition & auxiliary gyms (reduced scope)	~2,000	~850	No	~\$20M

Options 4A and 4B (highlighted) eliminate structural unknowns and existing conditions.

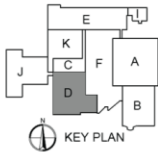
Preliminary order-of-magnitude costs for comparison only. Actual costs can vary dramatically until project scope is defined.

What We Studied: Option 1



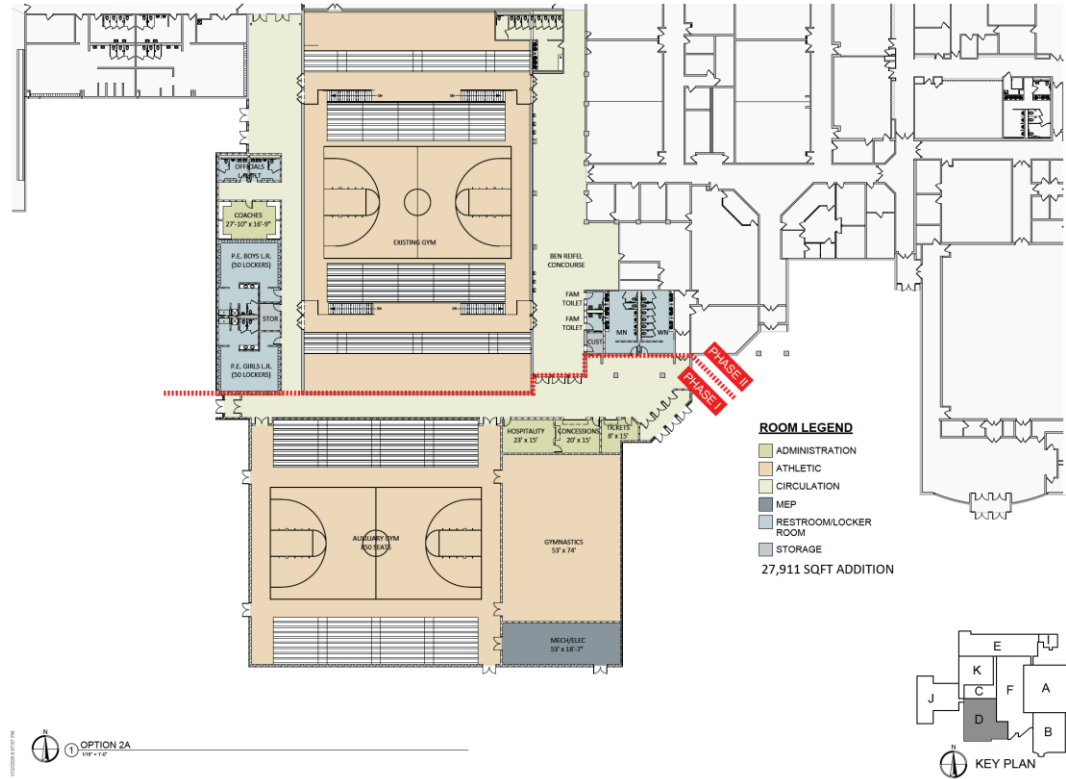
ROOM LEGEND
ATHLETIC
CIRCULATION

Category	Line Item	Qty (SF)	Unit	Unit Cost (\$)	Subtotal (\$)
Direct Construction	Renovation Area	24,000 SF		\$265	\$6,360,000
Direct Construction	Addition Area	0 SF		\$300	\$0
Direct Construction	Sitework	0 SF		\$22	\$0
Direct Construction	Demolition	0 SF		\$10	\$0
Indirect and Soft Costs Estimated Subtotal					\$6,360,000
Contingencies	Design Contingency	1 LS		10%	\$636,000
Contingencies	Construction Contingency	1 LS		5%	\$318,000
Contingencies Subtotal					\$954,000
Alternates	Alt 1: Ben Reifel Structural Engineering	1 LS		\$100,000	\$100,000
Alternates	Alt 2: Ben Reifel Structural Cost of Work	1 LS		\$2,750,000	\$2,750,000
Alternates Estimated Subtotal					\$2,850,000
Direct Construction Estimated Subtotal					\$10,164,000
Indirect and Soft Costs	Design Fees	1 LS		8.5%	\$863,940
Indirect and Soft Costs	Owner Soft Costs	1 LS		5%	\$508,200
Indirect and Soft Costs	FF&E	1 LS		0%	\$0
Indirect and Soft Costs	Testing & Inspections	1 LS		\$85,000	\$85,000
Soft Costs Estimated Subtotal					\$1,457,140
Total Estimated Project Cost					\$11,621,140
				\$ / SF	\$484

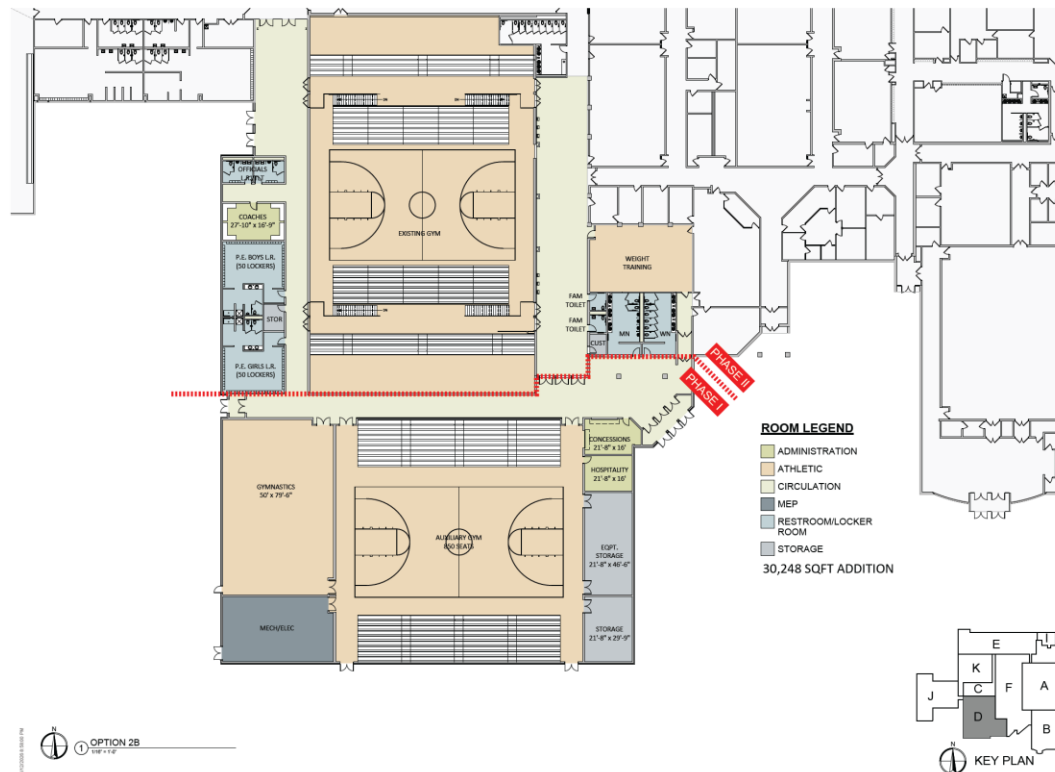


What We Studied: Option 2A

Category	Line Item	Qty (SF)	Unit	Unit Cost (\$)	Subtotal (\$)
Direct Construction	Renovation Area	22,000 SF		\$265	\$5,830,000
Direct Construction	Addition Area	27,900 SF		\$300	\$8,370,000
Direct Construction	Sitework	50,000 SF		\$22	\$1,100,000
Direct Construction	Demolition	0 SF		\$10	\$0
Indirects and Soft Costs Estimated Subtotal					\$15,300,000
Contingencies	Design Contingency	1 LS		10%	\$1,530,000
Contingencies	Construction Contingency	1 LS		5%	\$765,000
Contingencies Subtotal					\$2,295,000
Alternates	Alt 1: Ben Reifel Structural Engineering	1 LS		\$100,000	\$100,000
Alternates	Alt 2: Ben Reifel Structural Cost of Work	1 LS		\$2,750,000	\$2,750,000
Alternates Estimated Subtotal					\$2,850,000
Direct Construction Estimated Subtotal					\$20,445,000
Indirects and Soft Costs	Design Fees	1 LS		8.5%	\$1,737,825
Indirects and Soft Costs	Owner Soft Costs	1 LS		5%	\$1,022,250
Indirects and Soft Costs	FF&E	1 LS		0%	\$0
Indirects and Soft Costs	Testing & Inspections	1 LS		\$85,000	\$85,000
Soft Costs Estimated Subtotal					\$2,845,075
Total Estimated Project Cost					\$23,290,075
				\$ / SF	\$467



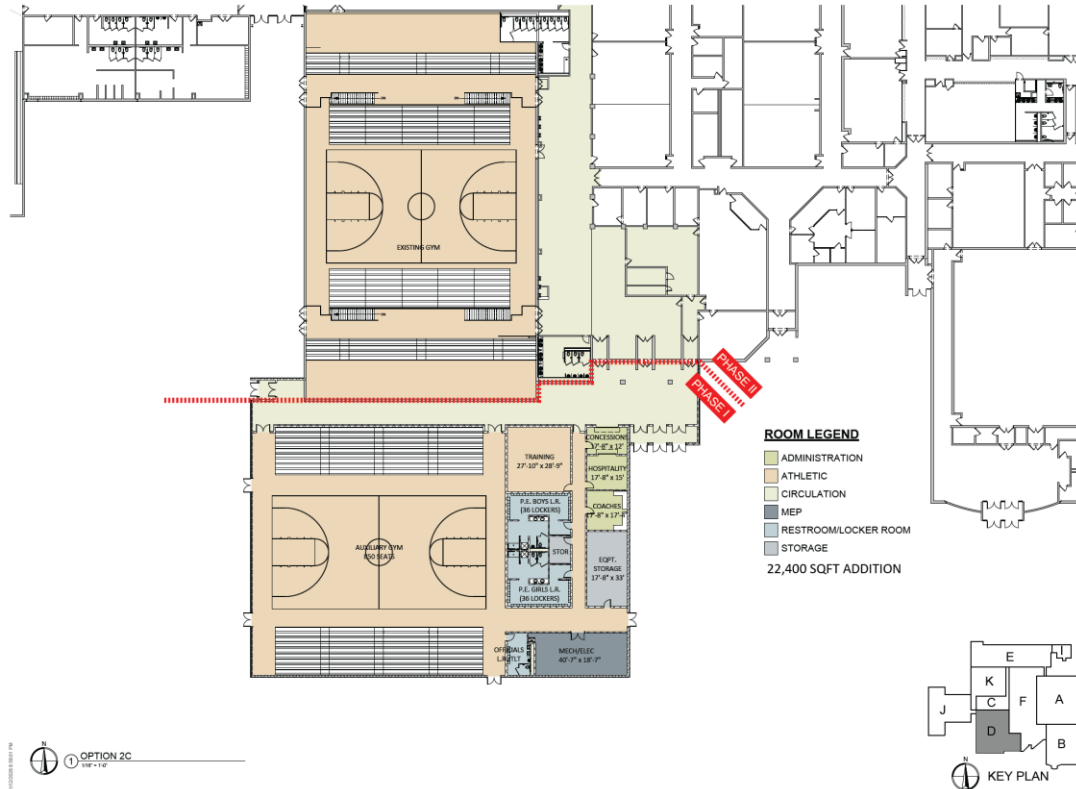
What We Studied: Option 2B



Category	Line Item	Qty (SF)	Unit	Unit Cost (\$)	Subtotal (\$)
Direct Construction	Renovation Area	23,450 SF	\$265		\$6,214,250
Direct Construction	Addition Area	30,245 SF	\$300		\$9,073,500
Direct Construction	Sitework	50,000 SF	\$22		\$1,100,000
Direct Construction	Demolition	0 SF	\$10		\$0
Indirects and Soft Costs Estimated Subtotal					\$16,387,750
Contingencies	Design Contingency	1	1 LS	10%	\$16,387,750
Contingencies	Construction Contingency	1	1 LS	5%	\$819,388
Contingencies Subtotal					\$2,458,163
Alternates	Alt 1: Ben Reifel Structural Engineering	1	1 LS	\$100,000	\$100,000
Alternates	Alt 2: Ben Reifel Structural Cost of Work	1	1 LS	\$2,750,000	\$2,750,000
Alternatives Estimated Subtotal					\$2,850,000
Direct Construction Estimated Subtotal					\$21,695,913
Indirects and Soft Costs	Design Fees	1	1 LS	8.5%	\$1,844,153
Indirects and Soft Costs	Owner Soft Costs	1	1 LS	5%	\$1,084,796
Indirects and Soft Costs	FF&E	1	1 LS	0%	\$0
Indirects and Soft Costs	Testing & Inspections	1	1 LS	\$85,000	\$85,000
Soft Costs Estimated Subtotal					\$3,013,948
Total Estimated Project Cost					\$24,709,861
				\$ / SF	\$460

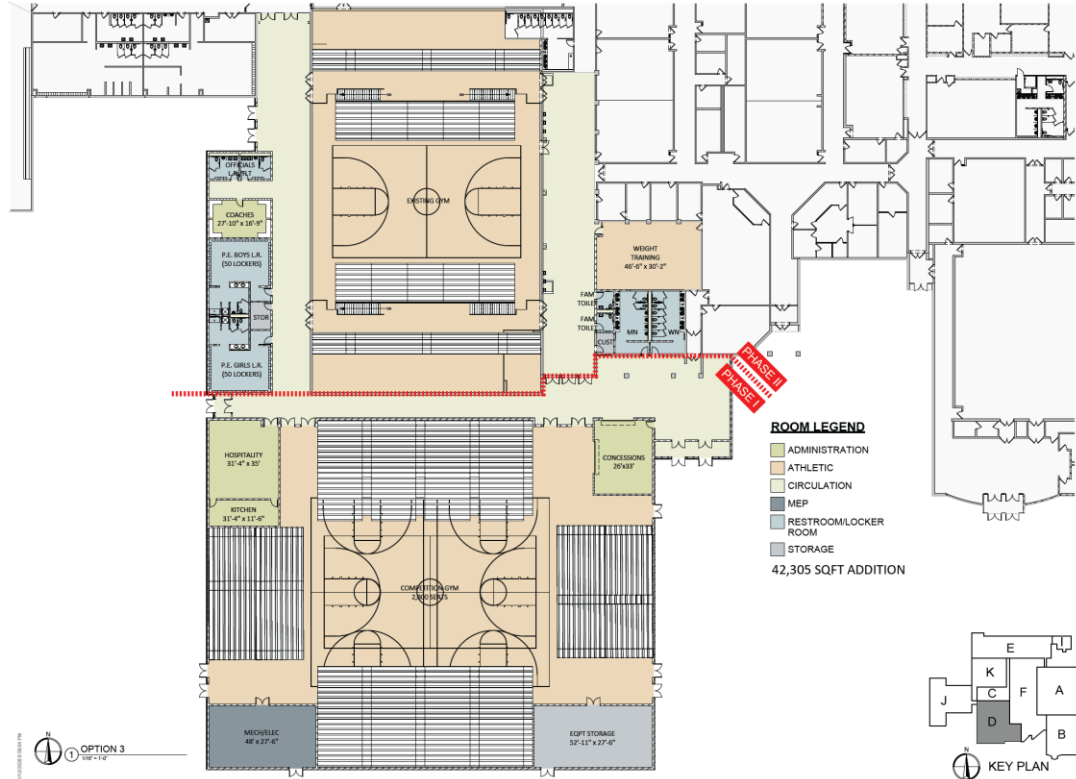
What We Studied: Option 2C

Category	Line Item	Qty (SF)	Unit	Unit Cost (\$)	Subtotal (\$)
Direct Construction	Renovation Area	25,240 SF		\$265	\$6,688,600
Direct Construction	Addition Area	22,400 SF		\$300	\$6,720,000
Direct Construction	Sitework	50,000 SF		\$22	\$1,100,000
Direct Construction	Demolition	0 SF		\$10	\$0
Indirects and Soft Costs Estimated Subtotal					\$14,508,600
Contingencies	Design Contingency	1 LS		10%	\$1,450,860
Contingencies	Construction Contingency	1 LS		5%	\$725,430
Contingencies Subtotal					\$2,176,290
Alternates	Alt 1: Ben Reifel Structural Engineering	1 LS		\$100,000	\$100,000
Alternates	Alt 2: Ben Reifel Structural Cost of Work	1 LS		\$2,750,000	\$2,750,000
Alternates Estimated Subtotal					\$2,850,000
Direct Construction Estimated Subtotal					\$19,534,890
Indirects and Soft Costs	Design Fees	1 LS		8.5%	\$1,660,466
Indirects and Soft Costs	Owner Soft Costs	1 LS		5%	\$976,745
Indirects and Soft Costs	FF&E	1 LS		0%	\$0
Indirects and Soft Costs	Testing & Inspections	1 LS		\$85,000	\$85,000
Soft Costs Estimated Subtotal					\$2,722,210
Total Estimated Project Cost					\$22,257,100
				\$ / SF	\$467



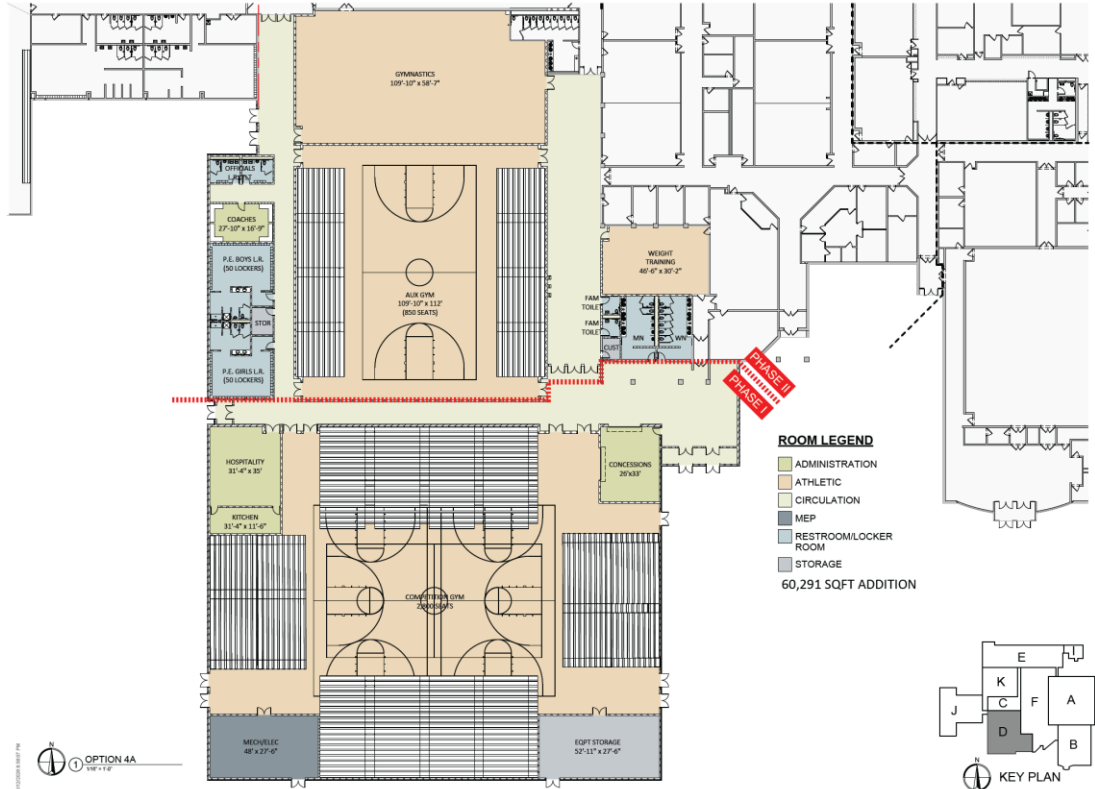
What We Studied: Option 3

Category	Line Item	Qty (SF)	Unit	Unit Cost (\$)	Subtotal (\$)
Direct Construction	Renovation Area	23,450 SF		\$265	\$6,214,250
Direct Construction	Addition Area	42,305 SF		\$300	\$12,691,500
Direct Construction	Sitework	50,000 SF		\$22	\$1,100,000
Direct Construction	Demolition	0 SF		\$10	\$0
Indirects and Soft Costs Estimated Subtotal					\$20,005,750
Contingencies	Design Contingency	1 LS		10%	\$2,000,575
Contingencies	Construction Contingency	1 LS		5%	\$1,000,288
Contingencies Subtotal					\$3,000,863
Alternates	Alt 1: Ben Reifel Structural Engineering	1 LS		\$100,000	\$100,000
Alternates	Alt 2: Ben Reifel Structural Cost of Work	1 LS		\$2,750,000	\$2,750,000
Alternates Estimated Subtotal					\$2,850,000
Direct Construction Estimated Subtotal					\$25,856,613
Indirects and Soft Costs	Design Fees	1 LS		8.5%	\$2,197,812
Indirects and Soft Costs	Owner Soft Costs	1 LS		5%	\$1,292,831
Indirects and Soft Costs	FF&E	1 LS		0%	\$0
Indirects and Soft Costs	Testing & Inspections	1 LS		\$85,000	\$85,000
Soft Costs Estimated Subtotal					\$3,575,643
Total Estimated Project Cost					\$29,432,255
					S / SF \$448



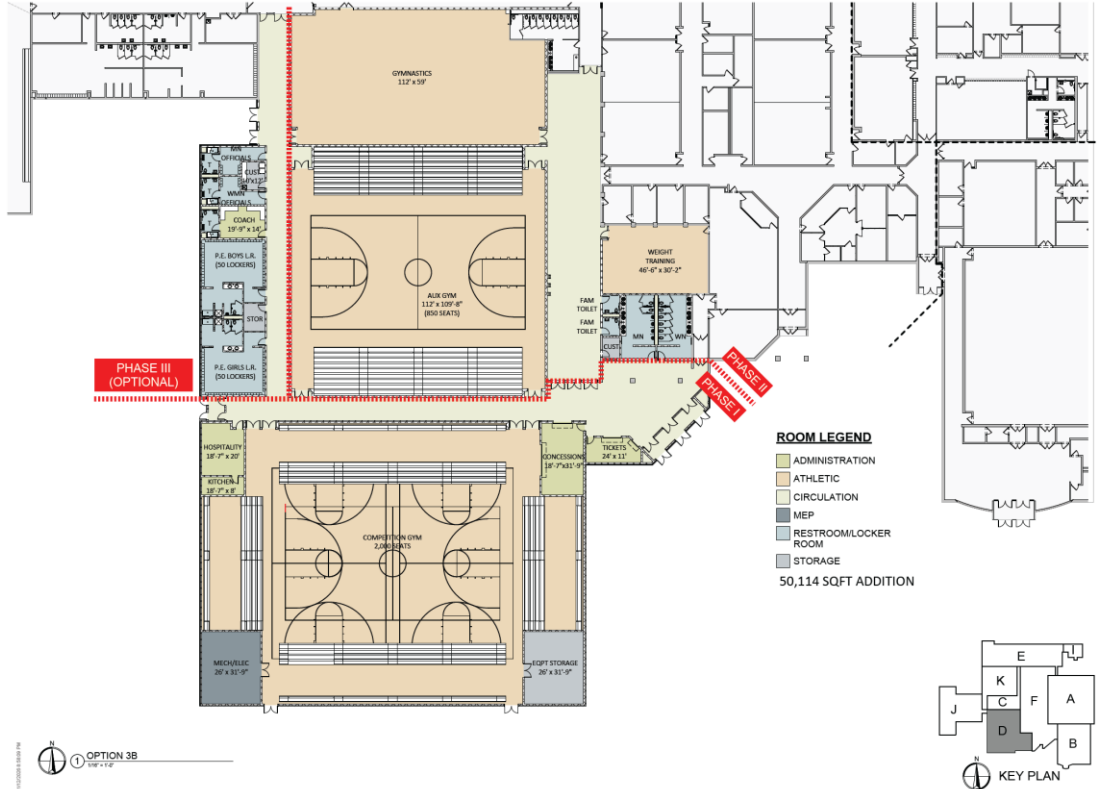
What We Studied: Option 4A

Category	Line Item	Qty (SF)	Unit	Unit Cost (\$)	Subtotal (\$)
Direct Construction	Renovation Area	5,500 SF		\$265	\$1,457,500
Direct Construction	Addition Area	60,200 SF		\$300	\$18,060,000
Direct Construction	Sitework	50,000 SF		\$22	\$1,100,000
Direct Construction	Demolition	0 SF		\$10	\$0
Indirects and Soft Costs Estimated Subtotal					\$20,617,500
Contingencies	Design Contingency	1 LS		10%	\$2,061,750
Contingencies	Construction Contingency	1 LS		5%	\$1,030,875
Contingencies Subtotal					\$3,092,625
Alternates	Alt 1: Ben Reifel Structural Engineering	1 LS		\$0	\$0
Alternates	Alt 2: Ben Reifel Structural Cost of Work	1 LS		\$0	\$0
Alternates Estimated Subtotal					\$0
Direct Construction Estimated Subtotal					\$23,710,125
Indirects and Soft Costs	Design Fees	1 LS		8.5%	\$2,015,361
Indirects and Soft Costs	Owner Soft Costs	1 LS		5%	\$1,185,506
Indirects and Soft Costs	FF&E	1 LS		0%	\$0
Indirects and Soft Costs	Testing & Inspections	1 LS		\$85,000	\$85,000
Soft Costs Estimated Subtotal					\$3,285,867
Total Estimated Project Cost					\$26,995,992
				\$ / SF	\$411

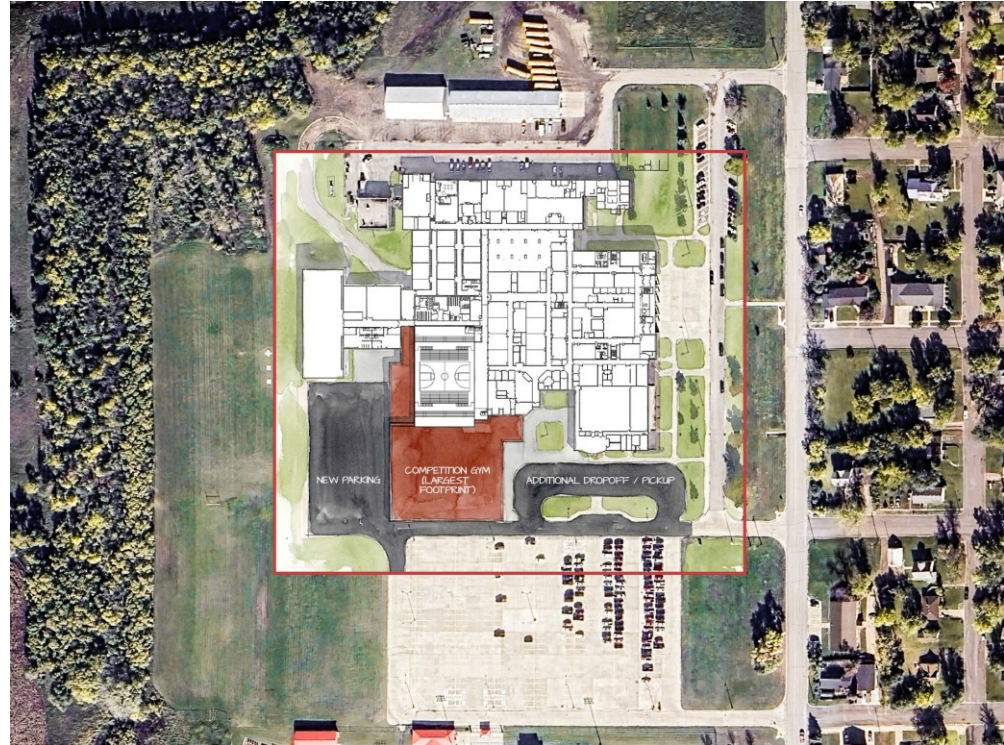


What We Studied: Option 4B

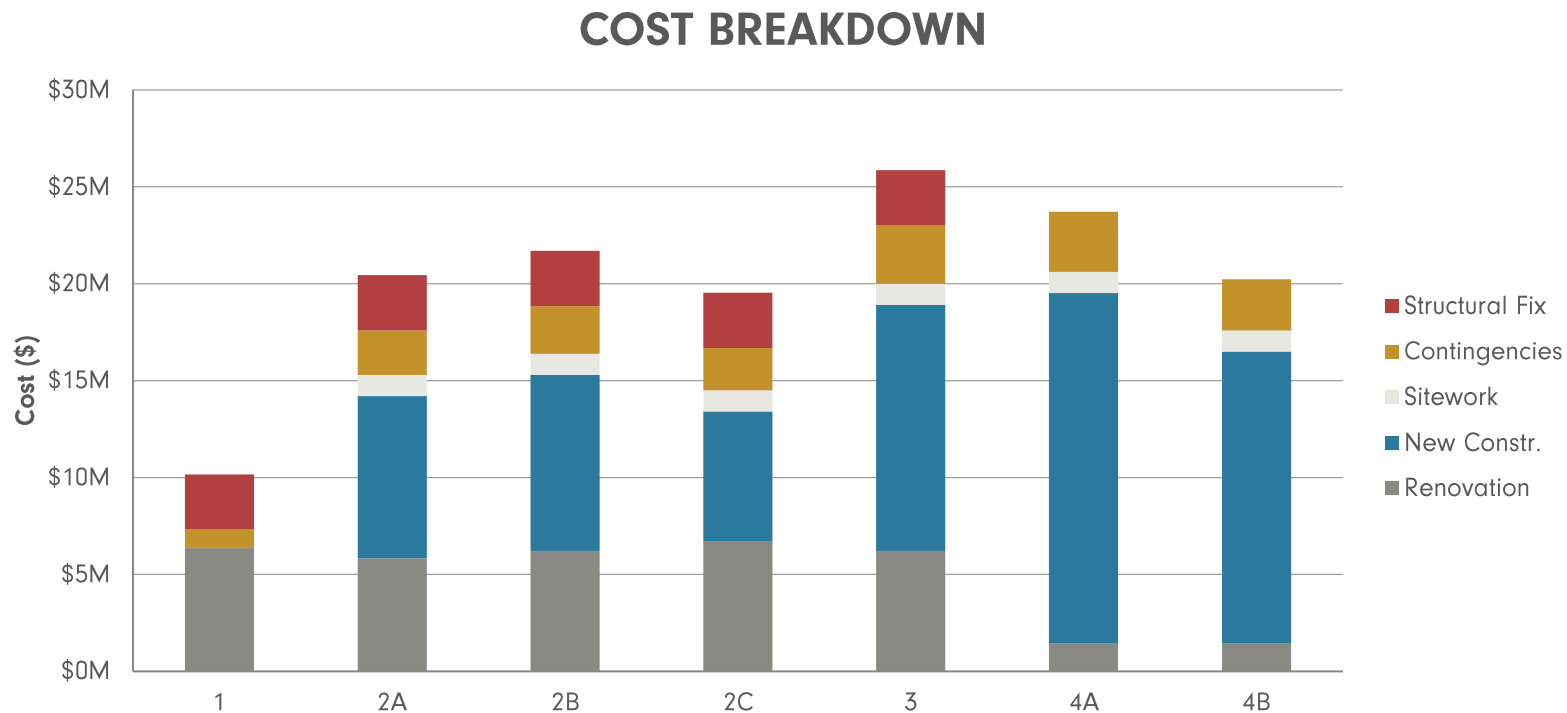
Category	Line Item	Qty (SF)	Unit	Unit Cost (\$)	Subtotal (\$)
Direct Construction	Renovation Area	5,500 SF		\$265	\$1,457,500
Direct Construction	Addition Area	50,115 SF		\$300	\$15,034,500
Direct Construction	Sitework	50,000 SF		\$22	\$1,100,000
Direct Construction	Demolition	0 SF		\$10	\$0
Indirects and Soft Costs Estimated Subtotal					\$17,592,000
Contingencies	Design Contingency	1 LS		10%	\$1,759,200
Contingencies	Construction Contingency	1 LS		5%	\$879,600
Contingencies Subtotal					\$2,638,800
Alternates	Alt 1: Ben Reifel Structural Engineering	1 LS		\$0	\$0
Alternates	Alt 2: Ben Reifel Structural Cost of Work	1 LS		\$0	\$0
Alternates Estimated Subtotal					\$0
Direct Construction Estimated Subtotal					\$20,230,800
Indirects and Soft Costs	Design Fees	1 LS		8.5%	\$1,719,618
Indirects and Soft Costs	Owner Soft Costs	1 LS		5%	\$1,011,540
Indirects and Soft Costs	FF&E	1 LS		0%	\$0
Indirects and Soft Costs	Testing & Inspections	1 LS		\$85,000	\$85,000
Soft Costs Estimated Subtotal					\$2,816,158
Total Estimated Project Cost					\$23,046,958
					\$ / SF \$414



What We Studied: Site Improvements



What We Studied: All Options



Preliminary order-of-magnitude costs for comparison only. Actual costs can vary dramatically until project scope is defined.

What We Studied: All Options



Preliminary order-of-magnitude costs for comparison only. Actual costs can vary dramatically until project scope is defined.

The Key Question: Renovate or Replace?

RENOVATE (Options 1–3)

- \$2–3M structural fix required as baseline
- Risk of unknown conditions in a 55+ year building
- New construction must tie into existing systems
- Preserves community connection to Ben Reifel
- Constrains future layout flexibility
- Range: \$10M – \$25M depending on scope

REPLACE (Options 4A & 4B)

- Mitigates structural unknowns
- No \$2–3M structural cost – dollars go to new space
- Maximum layout and programming flexibility
- Modern code compliance, energy systems, ADA
- Phased to maintain operations (build new first)
- Range: \$20M – \$25M

Design Team Recommendation: Replacement offers the best value and lowest long-term risk, however, both renovation and new construction appear to be viable options.

Recommended: Replacement (Options 4A / 4B)

Option 4A — Full Program

~\$24M | 60,200 SF new construction

- Competition gym: ~2,800 seats
- Auxiliary gym: ~850 seats
- Dedicated gymnastics room
- Full support: weight room, locker rooms (50 ea.), hospitality, concessions, kitchen
- All program needs met

Option 4B — Reduced Scope

~\$20M | 50,115 SF new construction

- Competition gym: ~2,000 seats
- Auxiliary gym: ~850 seats
- Dedicated gymnastics room
- Core support spaces included
- Optional Phase III for future expansion

Shared Benefits of Full Replacement

No structural fix cost (\$2–3M savings redirected to new space) | Mitigates foundation & lateral risk | Modern energy, ADA, and code compliance | Maximum flexibility for long-term vision.

District Financial Position

DOE Data as of July 1, 2025

\$1.146B

Total Assessed
Valuation

\$10.3M

C.O. Reserve
Funds

\$24.1M

I.A. Reserve
Funds

Capital Outlay Levy Capacity

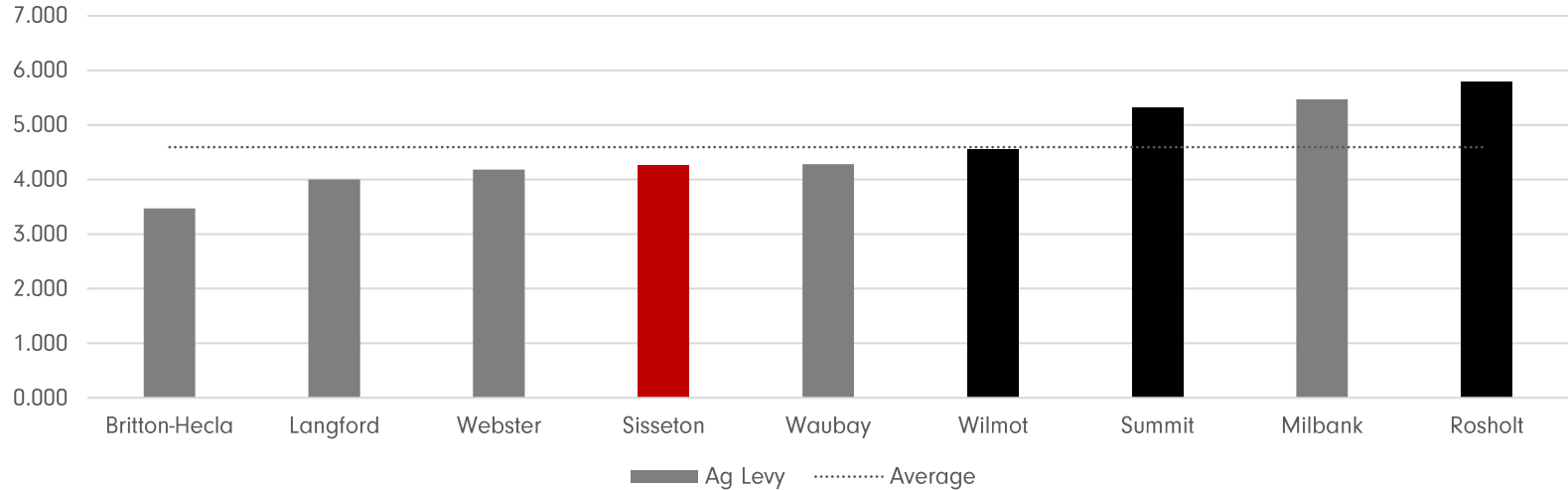
Current: 1.781

Max Allowable: 3.00

C.O. Max Allowable: \$2,379,197 | Fiscal '26 C.O. Request: \$2,000,000

District Financial Position

DOE Data as of July 1, 2025 | Ag Levy Comparison — Neighboring Districts



District	Ag Levy	District	Ag Levy
Britton-Hecla	3.469	Waubay	4.281
Langford	4.002	Wilmot	4.556
Webster	4.180	Summit	5.316
Sisseton	4.266	Milbank	5.468
Rosholt	5.798		

ESTIMATED OWNER BUDGET

\$25,000,000

Budget target aligns with replacement or renovation and available financial resources.

Construction Delivery Method: CM at Risk

What is Construction Manager at Risk (CMaR)?

A delivery method where the construction manager is selected early, works alongside the design team during design, and eventually provides a Guaranteed Maximum Price (GMP) before construction begins.



Manages Unknowns

Renovation and phasing create significant unknowns. CMAR provides expert cost input during design — not after.



Phasing Expertise

CMAR helps sequence construction to keep the gym operational throughout the project.



Cost Control

Minimizes change orders and surprises. The GMP locks in a price ceiling before construction starts. Competitive bids through multiple packages.



Proven Track Record

The district has had positive past CMAR experience and challenges with low-bid contractors.

Preliminary Phasing Strategy

Operations must continue throughout construction.

PHASE 1

Build New Construction South

Construct new competition gym (and auxiliary if full replacement) on available land south of the existing building. District operations continue uninterrupted in Ben Reifel during this phase.

PHASE 2

Transition & Demo/Renovate

Once new space is operational, either demolish Ben Reifel and complete infill construction, or begin renovation of the existing gym. Varsity sports move to the new facility.

PHASE 3

Complete & Commission

Final connections, sitework, parking improvements, and bus circulation upgrades. Full program operational. CMAR will develop detailed phasing aligned with the school calendar.

Recommended Next Steps

1

Community Survey

Gather community input on priorities and the renovation and replacement options.

After Oct 7

2

Determine Scope and Budget

Board sets the project scope and an overall budget the district is comfortable with.

TBD

3

Begin Design, Set GMP

Architect and Construction Manager start design and estimating together.

TBD



Questions & Discussion

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