

DESIGN COMPETITION



Multi-Use Baseball Stadium

Request For Participants

AUGUST 2007

Topeka, Kansas

Design Competition - Multi-Use Baseball Stadium

Request For Participants

One of the great American pastimes is baseball - and in Topeka, it is no different. Many of its residents have participated in baseball at several levels giving Topeka a rich baseball history. However, there is one thing missing – an affiliated or independent minor league baseball team and stadium of its own.

If one were to be developed in Topeka, what should it look like? What would fit Topeka? The community wants to be prepared with a “Topeka Wish List” should the opportunity for this type of baseball team and multi-use stadium become a reality.

A new stadium could not only be the home of an affiliated minor league or independent league baseball team but it could be a place for a variety of other family oriented gatherings and activities. Other activities could include open air concerts, car shows or antique auctions.

Topeka is a family oriented community that supports a wide array of activities. With this in mind, the community will be seeking financial partners who will take the prime responsibility for the development and on-going operation of a multi-use stadium. These partners will be asked to recognize and participate within current market limitations, available financial resources and most importantly develop a stadium that fits the Topeka, family oriented economy. Consequently, the first step will be a design competition driven by proven parameters that will determine the size and type of facility that will best meet the needs and desires of the residents of Topeka and surrounding areas.

Architectural firms that specialize in these types of sports and family oriented facilities are invited to participate in the design competition. Use of interns from nearby Universities is encouraged but not mandatory. While the community cannot guarantee the winning firm the design contract, the winner will have a distinct advantage over other competitors should the stadium be developed. Additionally, there will be a great deal of local and regional exposure associated with this competition. Cash prizes will be offered as follows: ***1st place - \$5,500; 2nd place \$4,500; 3rd place \$3,500.*** These funds will be provided from private contributions from the business community through GO Topeka, the economic development arm of the Greater Topeka Chamber.

This design competition will not be site specific. However, the design criteria will accept guidance on design components that could be site related such as parking requirements, field orientation, minimum field dimensions and ancillary development space needs.

Each participating firm will be asked to make public presentations of their entry on September 27, 28 and 29, 2007. The Topeka locations, format and presentation times will be determined at a later date. The public will have an opportunity to judge the entries and vote for their favorite design. Voting will be made in person at these presentations or electronically through a variety of local and regional web sites. The voting results will be made public in early to mid October. **Cost efficient design that will provide savings in the development and on-going operations should be a major highlight.** Design competition participants will need to have their designs available in print and electronically to accommodate both voting formats. Each competitor will retain ownership rights of their design. All costs incurred in submitting or presenting an entry by design competition participants will be their responsibility. All participants must register at least ten days before the date of the first public presentation.

At a minimum, design competition participants will need to provide:

- 1) **Basic schematic drawings**
- 2) **A cost estimate (attached)**
- 3) **Renderings that depict the character of baseball in Topeka**
- 4) **Information on their credentials and experience**
- 5) **Registration Form (attached)**
- 6) **Site Requirements / Other Activities Form (attached)**

Design Parameters

Seating Arrangement & Capacity

- Enter seating bowl at concourse level – open concourse view to playing field
- 1,800 fixed seats and 700 benchback seats in main seating bowl
- Berm seating for 500 at a minimum
- Two dedicated picnic areas, one to accommodate at least 300 people, the other to accommodate at least 200 people
- Eight enclosed luxury suites (12 seats per suite, with two larger party suites) on concourse level. To include sinks, counters, refrigerator, couch, chairs, bar stools (no individual bathrooms)
- Twelve open-air suites with drink rails and small refrigerators (8 seats per suite)
- Twelve terrace tables (4 seats per table) at a minimum

Ancillary Facilities

- Ample restroom facilities to code for base design and “**Alternates**”.
- Space for first aid, security and customer service
- Ample facilities for food and beverage (including commissary and vending station). The design should accommodate multiple vendors. Tenant to provide food and beverage equipment.

- Walk-in merchandise store (1,500 sf minimum including storage)
- Space for mechanical/engineering/telephone
- Four ticket windows and associated space (600 sf minimum)
- Press box to accommodate team personnel and media
- Kids play area (tenant to equip and outfit)
- Clubhouses (25 lockers for home and visitors), umpire room, dugouts, bullpens and lighting to Minor League Baseball specifications
- Office space for tenant (2,000 sf minimum)
- Maintenance facility (1,200 sf minimum). Tenant to provide equipment.
- Other spaces or structures that will enhance the design and usage as proposed by the participant (i.e. combination indoor batting/pitching/workout facility).

Field Dimensions

- Outfield with at least an 8' high wall that can accommodate billboard advertising
- 16' X 40' batter's eye
- Outfield wall dimensions of 325', 400', 325'
- Standard outfield scoreboard oriented for late afternoon sun visibility
- Standard sound system
- Minimal foul territory so seating is close to playing field

Land Requirement Calculation

- Provide total acreage required to accommodate base design and each design "**Alternate**" as applicable

Additional Field & Stadium Design Variations

- **Alternate #1** - Provide for expansion of additional 1,500 permanent seats. Make adjustments to other design features as needed.
- **Alternate #2** - Provide alternate price for artificial turf for the infield and/or outfield.
- **Alternate #3** - Assume a site limitation with a right field dimension of 285'. Utilize base design rather than the "**Alternate #1**" seating expansion. Make appropriate wall adjustments.

Potential Development of Adjoining Property

- Surrounding land use may be retail, commercial, condominiums, or rental housing or any other use that would be generally accepted near a multi-use stadium. Design participants

should feel free to incorporate these concepts. If incorporated into the design, provide estimate of additional land area required

Cost Estimate / Construction

- Provide total “turn key” cost estimate for construction for base design as well as adjustments for each of the two “**Alternates**”
- Base construction cost estimate should be for grass infield and outfield
- Break out contractor’s overhead and profit
- Allow for a construction contingency of 10%
- Assume relatively flat surface with marginal re-grading
- Load bearing standard concrete block (CMU) wall construction with standard steel bar joist roof structures and membrane roof systems. Alternative materials and methods that will reduce construction and or maintenance costs may be suggested
- Break out professional fees, including architectural design, geotechnical, site/civil engineering
- General grading and landscaping as shown in schematics

Items Excluded From Cost Estimates:

- Furnishings, fixtures & equipment
- Testing, surveying, permitting
- Utility infrastructure
- Parking, access roads and plaza spaces
- Site acquisition
- Soil remediation
- Financing
- Legal and accounting

Site Requirements

- Although the Design Contest is not site specific, the participating firm should provide the site requirements for their “turn key” stadium
- A form is attached that addresses the site requirements for each of the **Alternates**.

Questions about the design competition can be directed to Randy Speaker at:

rspeaker@topeka.org. **Registration forms can be e-mailed or mailed to: Randy Speaker, Deputy City Manager, City of Topeka, 620 SE Madison, 1st Floor, Topeka, Kansas 66607 and received no later than September 21, 2007.** All questions and answers will be distributed to all registered design contest participants as available. No design-based questions will be accepted within ten days of the public presentations.

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Registration Form

Name of Architectural Firm(s) _____

Contact Person _____ Position _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

E-Mail Address _____

Date Registered _____

Resume/Credentials Attached _____ Entry Number Assignment _____

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Cost Estimate

Base Design

Construction Cost		\$ _____
Add: Contractor Overhead	___ %	\$ _____
Contractor Profit	___ %	\$ _____
Construction Contingency	<u>10</u> %	\$ _____
Professional Fees	___ %	\$ _____
Total Construction Costs for Base Design		\$ _____

Alternate #1

ADD: Construction of 1,500 Additional Permanent Seats \$ _____

Alternate #2

ADD: Artificial Turf \$ _____

Alternate #3

DEDUCT: Shortened Right Field Dimension \$ _____

Cost Saving Design Features & Other Comments _____

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Site Requirements

Base Design Site Requirements for Minimal Land Use

Additional Land Required, If Any, For Alternate #1 (Construction of 1,500 Additional Permanent Seats)

Site Requirements for Alternate #3 (Shortened Right Field Dimension)

Recommended Site Dimensions With Retail/Commercial Development

Other Activities

List Family Oriented Activities, Other Than Baseball, That Your Design Could Accommodate
