

Dave

Per your request, I have reviewed the proposed Lawrence Sports Village Site Concepts with regards to program, and parking requirements and offer the following for your consideration.

Program – Recreation Center

Gymnasium	85,700 nsf
<ul style="list-style-type: none">• (12) Basketball courts<ul style="list-style-type: none">○ Eight (8) full size basketball courts (50'x84')○ Eight (8) half basketball courts (50'x70'); in addition to (4) full courts, provides a maximum total of 12 basketball courts at a single time• (12) Volleyball courts<ul style="list-style-type: none">○ Eight (8) cross volleyball courts (30'x60')○ Four (4) full volleyball courts (30'x60')• Telescoping basketball goals adjustable from 8' to 10' to rim• Overhead supported volleyball system• Wood Floor• Dividing curtains (divisible into 12 courts); motorized• Scoreboards (8) full court basketball• Infrastructure/Provisions for Video Monitors• Seating capacity – 1,680 (14 sets of tip and roll bleachers by City); 2,000 capacity including gallery above.• Lockers/Cubicles located in public areas around gymnasium, exercise, and cardio areas.• Consideration for tournament day team storage	
Wellness Center	7,000 nsf
<ul style="list-style-type: none">• Shelled space; fit out per Lawrence Memorial Hospital's needs	
Multi-purpose Area	12,000 nsf
<ul style="list-style-type: none">• Flooring to be determined with input from Lawrence Parks & Recreation<ul style="list-style-type: none">○ Turf or Indoor sports floor• Consideration to accommodate overhead mounted batting nets (nets provided by City)	
Gymnastics	5,000 nsf
<ul style="list-style-type: none">• Viewing platform from above• Flooring: Sealed concrete	

<ul style="list-style-type: none"> • 20' Min. Ceiling 	
Walking/Running Track	
<ul style="list-style-type: none"> • 1/8th of a mile track • Synthetic running surface • 3 lane minimum; 4 lane ideal <ul style="list-style-type: none"> ○ 3' wide lanes 	
Aerobics/Dance	2,000 nsf
<ul style="list-style-type: none"> • Classes: Pilates, Slimnastics, Yoga, Zumba, Yogilates, Karate, Self Defense, Tae Kwon Do, Tai Chi • Capacity Classes: 50 people • Flooring: Wood or Mondo type • Minimal visibility • Storage • Infrastructure for Sound System by City 	
Fitness/Cardio	4,500 nsf
<ul style="list-style-type: none"> • Separate room or Gallery • Free weights – 1,000 sf • Cardio – 3,500 sf 	
Multi-purpose Room	1,500 nsf
<ul style="list-style-type: none"> • Kitchenette • Dividing curtain 	
Game Room/Lounge	1,000 nsf
<ul style="list-style-type: none"> • Close proximity to control desk • Ping pong table, Video games, hang out area 	
Administration Suite	2,000 nsf
<ul style="list-style-type: none"> • Staff area for 8 (2 adult sports, 2 youth sports, 2 tournament staff, 2 support staff <ul style="list-style-type: none"> ○ 4 individual offices (120 nsf each) ○ 4 cubicles (8x8 system furniture) • Conference room to accommodate 8-10 people • Work/copy room (150 nsf) 	
Front Desk/Control Area	600 nsf
<ul style="list-style-type: none"> • Accommodate 4-5 staff at given times • Computer access for 2 • Access to storage of game equipment, balls, paddles, etc.. • Visibility to all entries/exits • Security cameras by City (facility and parking) 	
Official's Locker Room	
Maintenance/Custodial/Storage	
Elevators	
<ul style="list-style-type: none"> • Sized (ADA, Moving materials) 	

Basis of Design

Site

- Concrete paving
- Lighted parking lot

Structure

- Load bearing concrete exterior walls
- Steel columns and steel joist roof structure
- Metal deck with acoustical absorption

Shell

- Concrete exterior walls; texture, rustication joints, etc. to enhance exterior design
- Storefront to introduce natural light as appropriate

Finishes

- Floors: Sealed concrete unless noted above
- Walls: Sandblasted concrete or integrally colored concrete block
- Epoxy floors and walls in wet areas
- Color desirable

Roofing

- 20 year warranty single ply or multiple ply roof; R30
- Perimeter drainage – gutters and downspouts

Mechanical

- Packaged rooftop units

Electrical

- Per code

Plumbing

- Per code

Technology

- Infrastructure for cabling provided by owner

Parking

We analyzed the site based on anticipated usage. It should be noted that we did not evaluate based on the largest anticipated events such as the Kansas Relays, where the total capacity could be 10,000 people.

Number of Cars projected

Typical Recreation Center Daily Usage (non-tournament)	218
Basketball Tournament (8 courts; 1,680 fixed seats; assume 75% capacity)*	541
Volleyball Tournament (12 courts; 1,680 fixed seats; assume 75% capacity)*	567
Soccer Event (avg. KU league Attendance 900)	225
Track Event (avg. KU league Attendance 4,000)	1,000
Recreation Center at 20% usage during a large tournament	

Recommendation

Provide 800 paved parking spots to accommodate any of the following three scenarios:

Typical Recreation Center Daily Usage + Soccer Event	443
Large Basketball Tournament + Reduced Recreation Center (20% Usage) + Soccer Event	759
Large Volleyball Tournament + Reduced Recreation Center (20% Usage) + Soccer Event	785

Provide additional overflow parking (lawn) of 400+/- to accommodate an average track event plus a typical recreation center daily usage. 1,218

If you have any questions or want further detail, please let me know.

John