

ARCHITECTURAL PROGRAM

## **Wilkins Stadium**

Expansion Project Phase 1

February 2023

**Wichita State University**

Office of Facilities Planning



WICHITA STATE  
UNIVERSITY

# TABLE OF CONTENTS

STATEMENT OF NEED -----	3
PROJECT SUMMARY-----	3
EXISTING SITE -----	4
PARKING and ADA ACCESS-----	4
SITE UTILITIES -----	4
BUILDING SYSTEMS -----	4-6
PROJECT DELIVERY -----	6
PROJECT BUDGET -----	7
PROJECT SCHEDULE-----	8
CONCEPTUAL PLANS + RENDERINGS---	9-12

## **STATEMENT OF NEED**

Wilkins Stadium is the current home of the Wichita State University Intercollegiate Athletic Association Softball team. The 5,500 square foot stadium was built in 1998. The current office complex has an office for a head coach and a shared office for two assistant coaches. The existing student-athlete team room has been converted into a shared office space for the director of operations, graduate managers and for video work. The student-athletes currently have a small locker room with twenty-five lockers, no team room, a small and inadequate athletic training space, and no areas to meet either as a team or in position groups. The existing spaces at the stadium are also inadequate to accommodate a full umpiring crew, especially a mixed gender crew.

The softball season for a Division 1 program starts the second week of January and extends until the end of May. With the range of weather in the state of Kansas it is difficult to get a quality practice especially early in the season when indoor space is shared with other programs.

It is important with the advent of technology and recent NCAA legislation changes to provide adequate workspace to not only accommodate the current staff of four full time persons and two graduate managers but allow adequate opportunity for staff growth as we go into the future. From a student-athlete perspective this facility expansion will create a wholistic environment for them athletically, academically, nutritionally and for recovery. A functional and inviting locker room creates an opportunity for a welcoming environment and improved team dynamic. Nutrition and recovery are important aspects of today's student-athletes, having the infrastructure

for nutritional elements but also adequate space for rehabilitation, injury prevention, and recovery in athletic training facilities is important. This will also create an opportunity for student-athletes with an indoor facility to train as a team or individually as their schedules allow without interruption for winter and early spring weather. Academics are a vital component of our athletic program, this facility provides an opportunity for student-athletes to feel comfortable and have a place to study and do homework between classes, and before or after practice.

The Softball program at Wichita State has been a conference contender and a top 50 program in the country the last five plus years. These new facilities will show potential recruits that Wichita State is invested in softball and will allow those recruits to flourish as student-athletes once they are on our campus. This upgrade will allow Wichita State to compete for top tier talent from both a coaching and student-athlete perspective and continue to build on its reputation as a top tier softball program.

## **PROJECT SUMMARY**

The Phase 1 expansion will include a new approx. 12,000 gsf team facility and 14,400 gsf indoor infield facility that will be located on the West side of the stadium adjacent to the Heskett Center. Conceptual floor plans are shown at the end of this document. The team facility will include a new locker room, coach's locker room, classroom, team room, athletic training room, staff offices, break room, work room, and team laundry room. The indoor facility will include a full indoor infield, nets for indoor batting cages, storage areas, and a small tech area to view video replay of practice and in-game replays.

Future phases in the overall facility master plan pending future fundraising include a new entrance, press box, ticketing, and new seating along the 3<sup>rd</sup> base line and behind home plate. Also included in a future phase is a remodel of the existing team facilities into new usable space, a new concourse that will include additional restrooms, concessions and a team apparel store, new seating along the first base line of the stadium, as well as a reconfiguration of the outfield berms to include new event pavilions and increased accessibility to the outfield amenities. At the end of the overall facility expansion the total seating capacity would be approximately 1,500 seats.

### **EXISTING SITE**

The phase 1 building expansion is sited along the west side of the current stadium. The project will impact the existing sport courts and outdoor batting cages and will need to be removed with this project.

### **PARKING and ADA ACCESS**

No impacts to parking lot facilities are anticipated for the Phase 1 scope of work. The existing sidewalk paths are located south and west of the existing stadium and will continue to provide pedestrian traffic to the Phase 1 buildings.

The existing finished floor elevation of the stadium shall be maintained with the building expansion. This may create accessible grade challenges and it is assumed that ramps and stairs will be required. All portions of the building affected by this project will meet current State of Kansas codes which at the time of this document are based on the 2018 IBC, and include the ADA

Guidelines and other codes listed on the State of Kansas website.

### **SITE UTILITIES**

The existing site utilities will be maintained. New utilities for the Phase 1 expansion (domestic water, fire protection, sanitary sewer, storm sewer, electrical service, and natural gas) will be provided by adjacent utility mains. No utility main extensions are anticipated.

### **BUILDING SYSTEMS**

#### PLUMBING

General Plumbing installation for the Phase 1 expansion shall meet current code requirements and building user requests at all spaces. Plumbing fixture selections should be in alignment with user preferences as well as established standards for the university.

Domestic hot water for the facility is proposed to utilize a central gas-fired tank-type domestic hot water heating system with recirculation pump. Hot water delivery shall be within 15 seconds.

#### FIRE PROTECTION SYSTEMS

The building expansion will be fully sprinklered with a wet pipe sprinkler system and shall be designed and installed in accordance with NFPA 13.

#### HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS

The HVAC system shall be designed to meet or exceed minimum requirements of ASHRAE Standard 90.1 – Energy Standard for Buildings Except Low-Rise Residential Buildings and the

International Energy Conservation Code (adopted by the State of Kansas). HVAC shall be consistent with equipment selection, control, and maintainability found in other similar athletics facilities on campus.

It is anticipated that the Phase 1 expansion will be served by a variable air volume (VAV) rooftop unit (RTU) with natural gas preheat and DX cooling. The RTU will serve VAV terminal units for individual space control with hot water reheat. Estimated capacity is 40 tons. It is recommended that areas with storefront glazing utilize hot water baseboard heat for space temperature control. The communications room with servers and other data/communications equipment will likely require individual mini-splits. Code-mandated restroom and locker room exhaust systems are proposed as well.

Single zone VAV RTU's are anticipated to serve the new indoor infield training space. Estimated capacity is 35 tons. Destratification fans will be considered to maintain comfort and reduce energy use

#### POWER DISTRIBUTION SYSTEM

The building expansion will be served by a pad mounted utility (Every) transformer. It is anticipated that the proposed service will be a 3-Phase, 4-Wire electrical service (with a main breaker) served from the proposed pad mounted transformer. Service entrance conductors will be routed underground from the pad mounted transformer and will terminate in a main circuit breaker. The voltage of the service will be determined based on requirements for HVAC and field lighting but is anticipated to be 208Y/120V. Panels will be centrally located within the main

electrical room. Electrical panels will be fully rated with circuit breakers.

#### GENERAL ELECTRICAL DISTRIBUTION

All feeders will be sized based on copper wire. Building wiring will be routed in EMT in concealed spaces. Exposed conduit within the building will be routed parallel or perpendicular to structure. Underground conduit will be PVC with PVC-coated RGS elbows. Where penetrating grade, PVC-coated RGS will be provided. Receptacles will be specification grade 20A devices. Where required by NEC, receptacles will be GFCI type. Where located exterior to the building, receptacles will also be weather-resistant and be provided with a metal, weatherproof-in-use cover.

#### LIGHTING

Interior lighting will be LED capable of 0-10V dimming. General interior lighting will consist of basket troffers, recessed downlights, and surface mounted or suspended strip fixtures. Specialty fixtures will be located and specified in coordination with the architect for the entry area and other high profile spaces. Emergency lighting will be provided with battery backup as required per NFPA 101 and IBC. Lighting power density will meet the applicable energy code.

Lighting controls will follow Wichita State University standards and will meet the applicable energy code. Occupancy sensor controls will be required for offices, janitor closets, restrooms, storage rooms, and other occupied spaces. Electrical and mechanical rooms will use manual toggle switches. Dimming will be provided in normally occupied spaces and multiple zones will be provided in conference rooms or meeting rooms.

Exterior lighting will primarily consist of building mounted LED lighting. Fixtures will be required at building exits for egress lighting. These fixtures will have battery backup. Lighting controls will follow Wichita State University standards and will meet the applicable energy code. An astronomic timeclock will be provided for exterior lighting control.

#### TELEPHONE and DATA SYSTEMS

The building will have a data closet to serve IT needs in the building. The building IT equipment will be located in this room with cabling distributed to drop locations throughout the building. Distribution and connection to campus IT systems will be coordinated with Wichita State University IT Staff. Door access control systems will be used at exterior entrances and the door to the data closet.

#### **PROJECT FUNDING**

It is anticipated that this project will be funded from private gifts following the start of fundraising activities in Spring 2023. The construction cost for the Phase 1 Expansion project at Wilkins Stadium including the softball team facility and indoor infield facility is approximately \$7.3 million with a total project cost of \$9.65 million. A detailed project budget is included at the end of this document.

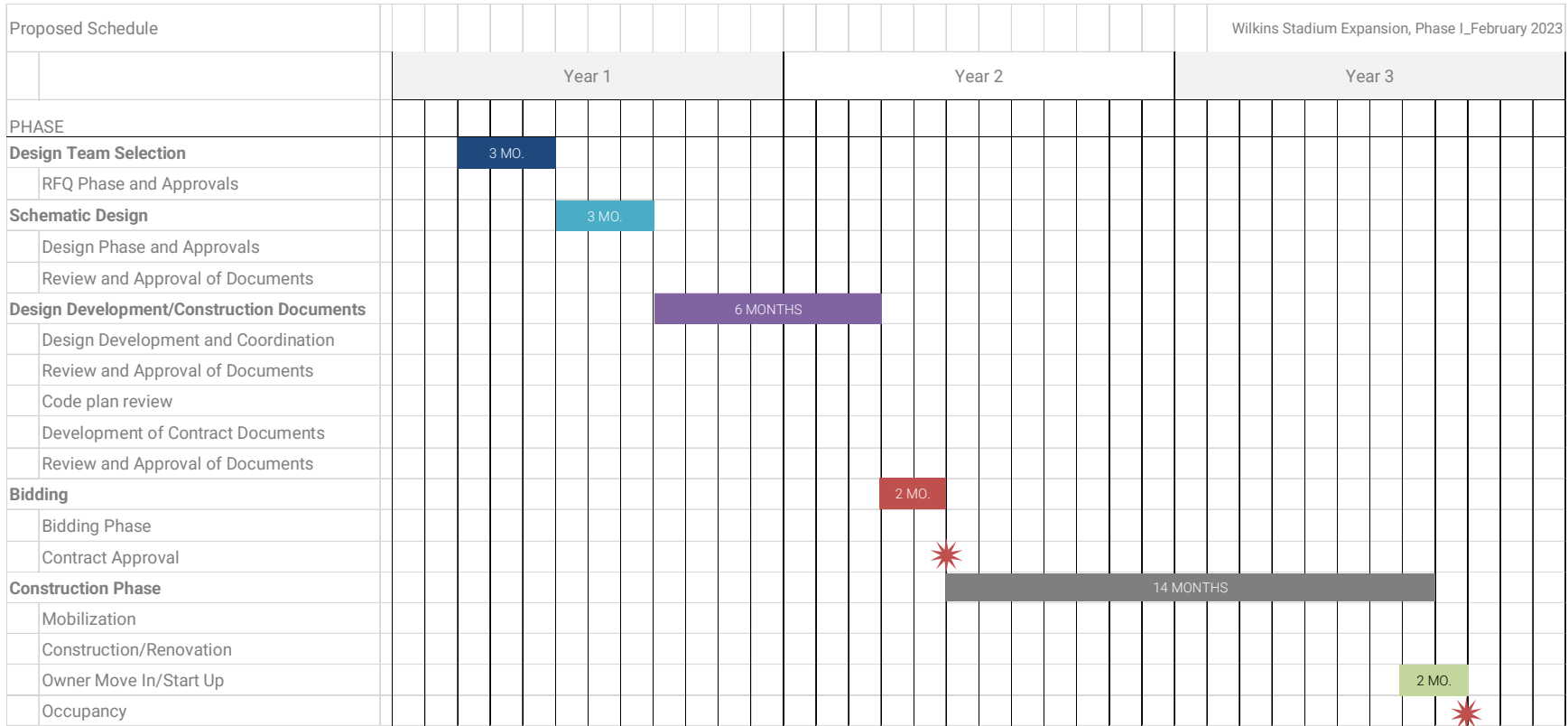
#### **PROJECT DELIVERY METHOD**

The project delivery method is still to be determined. It is anticipated that a standard design-bid-build project delivery method will be utilized.

# PROJECT BUDGET

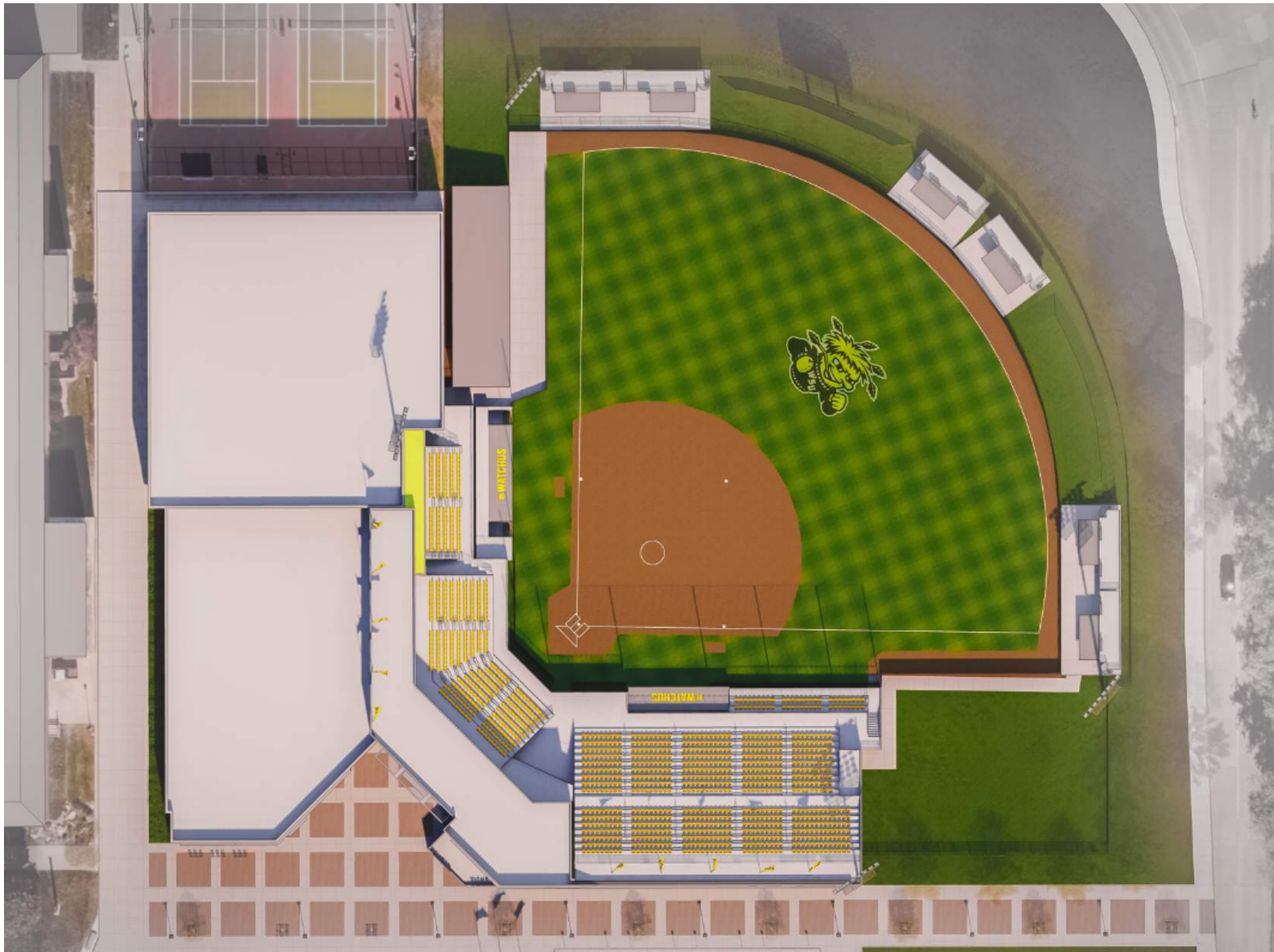
WILKINS STADIUM EXPANSION - PHASE 1					
Project Budget					February 2023
1.0 Construction Costs:			quant.	cost/ea	BUDGET
	Softball Team Area Facility				\$4,870,000
	Indoor Infield Building				\$2,430,000
	<b>Subtotal Construction Contract</b>				<b>\$7,300,000</b>
2.0 Project Soft Costs:					
	Fixtures, Furnishings & Moveable Equipment				\$125,000
	IT/Telecommunications				\$99,000
	Audio/Visual Technology				\$99,000
	Signage				\$100,000
	Equipment moving costs				\$5,000
	A/E and State Fees (incl. survey & geo.)				\$658,000
	Construction Testing & Commissioning			allowance	\$27,000
	WSU Foundation Fee			5% of total project cost	\$460,000
	Misc Expenses				\$47,000
	<b>Subtotal Development Costs</b>				<b>\$1,620,000</b>
3.0 Summary:					
	Construction Costs				\$7,300,000
	Project Soft Costs				\$1,620,000
	Owner's Project Contingency			10% of construction	\$730,000
	<b>Total Project Costs</b>				<b>\$9,650,000</b>

# PROJECT SCHEDULE

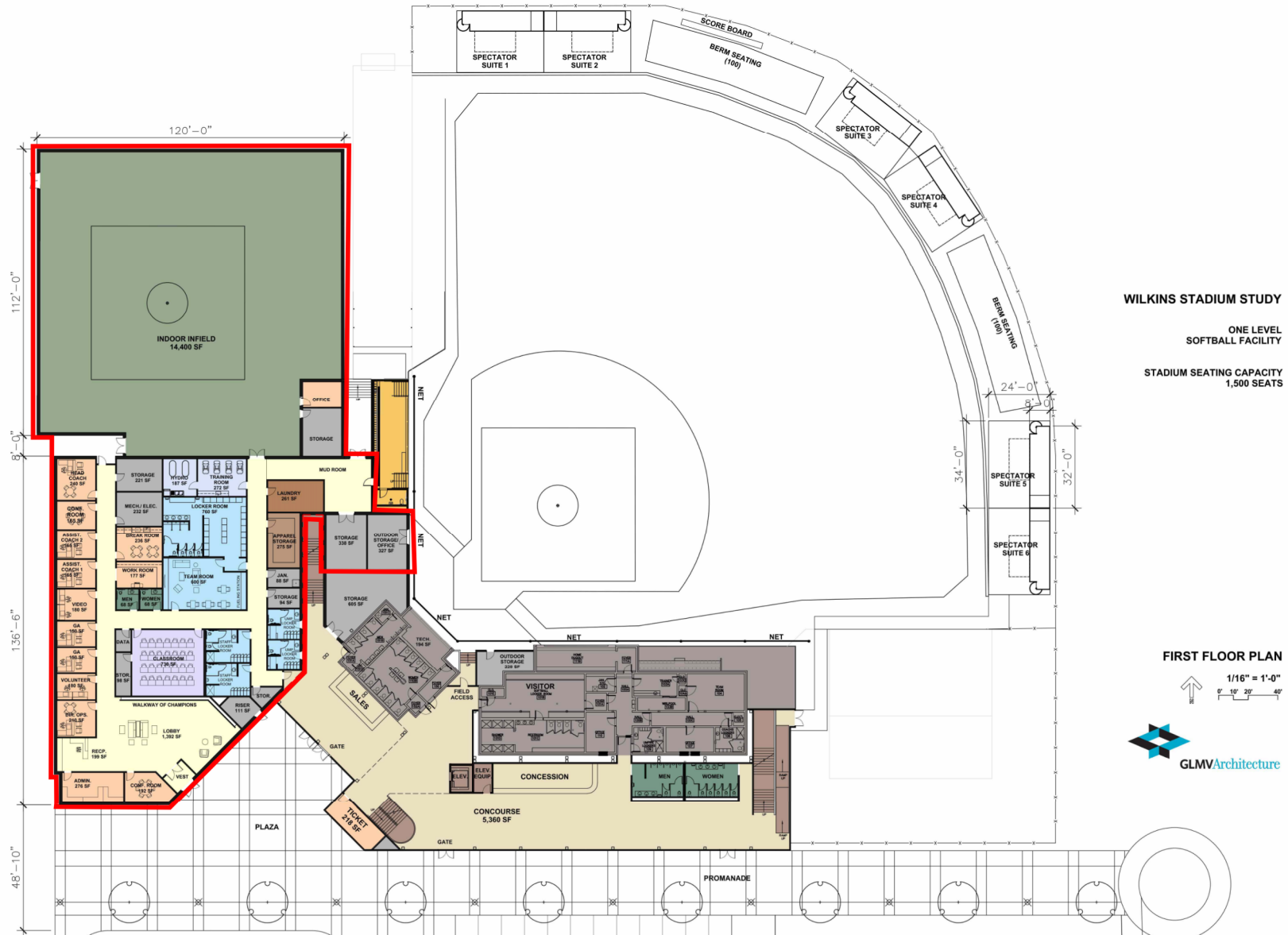




CONCEPTUAL SITE PLAN (showing Phase 1 expansion + future phases)



# CONCEPTUAL PLAN (Phase 1 expansion outlined in red)



## CONCEPTUAL RENDERING (Phase I + Future Expansion Projects)



## CONCEPTUAL RENDERING (Phase I + Future Expansion Projects)

