

Virginia Beach Sports Center

Solicited PPEA Project Scope

Project Objective:

- To design, construct, operate and maintain an indoor sports facility to attract out-of-market tournament business; and jointly be used, during non-tournament use, by residents for fitness activities, thus creating a more competitive resort by serving as an economic asset for tourism growth as well as enhancing the quality of life for Virginia Beach residents.

Project Scope:

- **Minimum Program Space Elements:**
 - 12 high-school sized hardwood basketball courts that can be converted to 6 collegiate-sized courts and, utilizing the same floor space, 24 volleyball courts.
 - Sufficiently sized program floor space to accommodate other sports, in addition to the above, such as futsal and indoor field hockey programming.
 - Remotely operated floor-to-ceiling screens/nets to separate the court surfaces.
 - Physical structure of the programmed sports area must be clear-span without columns.
 - Combination of built-in and portable bleacher systems to support viewing for at least 3,000 spectators including the ability to provide seating of 1,500 – 2,000 spectators around a “championship” court.
 - Program space flooring should be of a hardwood consistent with that used for high-quality flooring for basketball courts.
 - Ceiling heights need to be appropriate for basketball and volleyball activities.
 - Ceiling mounted, remotely operated, basketball hoop/backboard assemblies including an automatic rim-height adjustment capability.

- Ceiling mounted, remotely operated, volleyball stanchions/nets that can be raised/lowered into playing position.
 - Current technology video/scoreboard package.
 - Other elements that meet our project objectives.
- **Minimum Support Space Elements:**
 - Combination of built-in and portable bleacher systems to support viewing for at least 3,000 spectators including the ability to provide seating of 1,500 – 2,000 spectators around a “championship” court.
 - Lobby/Entrance reception area designed for high-visibility of facility space including programming space.
 - Elevated/Mezzanine and walkway space on at least one side for viewing of programming space and family/participant “camping” and optional consideration for dedicated coach/scouting observation area.
 - Separate team/participant entrance and check-in area.
 - Concessions/Vending food service area with kitchen/food prep space sufficiently sized to serve and seat spectators and participants on main floor as well as mezzanine level.
 - Catering area to support catering delivery and prep area with outside access.
 - Adequate storage space to support multi-sport equipment storage, maintenance material and equipment storage, administrative supply storage and vendor/concessionaire storage.
 - Load-in/out access door(s) to the program space and storage space.
 - Two designated official’s locker room/changing room facilities (male/female) with designated access door from outside.
 - Flexible meeting/team room space that can be divided into multiple rooms.
 - Sufficient space for family and team participant “camping” space to accommodate up to 5,000 people.
 - Sufficient office space for facility operations.

- Sports trainer/medical room with appropriate FF&E.
- Dedicated space for box office/ticketing.
- Provide high-quality, energy efficient HVAC system.

Site Considerations:

- Sports Center to be located just west of the Convention Center on an existing parking lot at the corner of 19th Street and Jefferson Ave.
- South facing (19th St.) facade design should complement the design of the Convention Center including use of glass and other architectural features.
- Design should allow for a strategic expansion of the Convention Center to its west for additional future exhibit and/or meeting space.
- Design should maintain an access drive to the west side of sports center that will provide for commercial truck traffic to the loading docks/parking on the north side of the Convention Center.
- Design should consider options for future connectivity to an expanded Convention Center into its lobby space.
- Design should allow for functional outdoor space for additional “camping” and event space for tournament ancillary activities.
- Address impacts to existing pump station, sanitary sewer, storm drain, or other infrastructure that would be necessary with this project.
- Parking does not need to be considered at this phase of the proposal process.

Operational Elements:

- A qualified management Agreement
- At a minimum, agree to a “booking policy” where the VBCVB Sports Marketing unit would have space priority for all weekends (including Thursday’s when needed) for tournament use from nine (9) months and out. Inside of nine (9) months, and other weekdays (Monday – Thursday, except where Thursday is excluded) the operator can program local league play.

- Work with the VBCVB Sports Marketing unit on any week-long events that require facility use beyond weekend periods when planned outside of nine (9) month booking policy timeframe.
- Work with the VBCVB Sports Marketing unit to set a pricing strategy that is competitive.
- Work with the VBCVB Sports Marketing unit to create city owned, operated and branded events.
- Work collaboratively with other management/operating groups in adjacent facilities for multi-venue opportunities.
- Work collaboratively on coordination of parking needs with adjacent facilities.
- Present other creative collaborative opportunities that meet our project objectives.