



U.S. NATIONAL WHITEWATER CENTER

The U.S. National Whitewater Center is a nonprofit organization dedicated to promoting active lifestyles, developing environmental stewardship, and family and civic interaction. The USNWC


























































































WHITEWATER
race series

 NOVANT
HEALTH

FINISH


WHITEWATER
race series

 NOVANT
HEALTH







































































CONCEPTUAL DESIGN

KANSAS OUTDOOR CENTER
Clinton State Park, Kansas







Kansas Outdoor Center Clinton State Park

plei
play redefined





Kansas Outdoor Center Clinton State Park

1 Clinton State Park site reference map

not to scale - contours represent 1' change in elevation



Kansas Outdoor Center
Clinton State Park, Kansas

DATE: 28 SEPTEMBER 2016

PROJECT # 15-009

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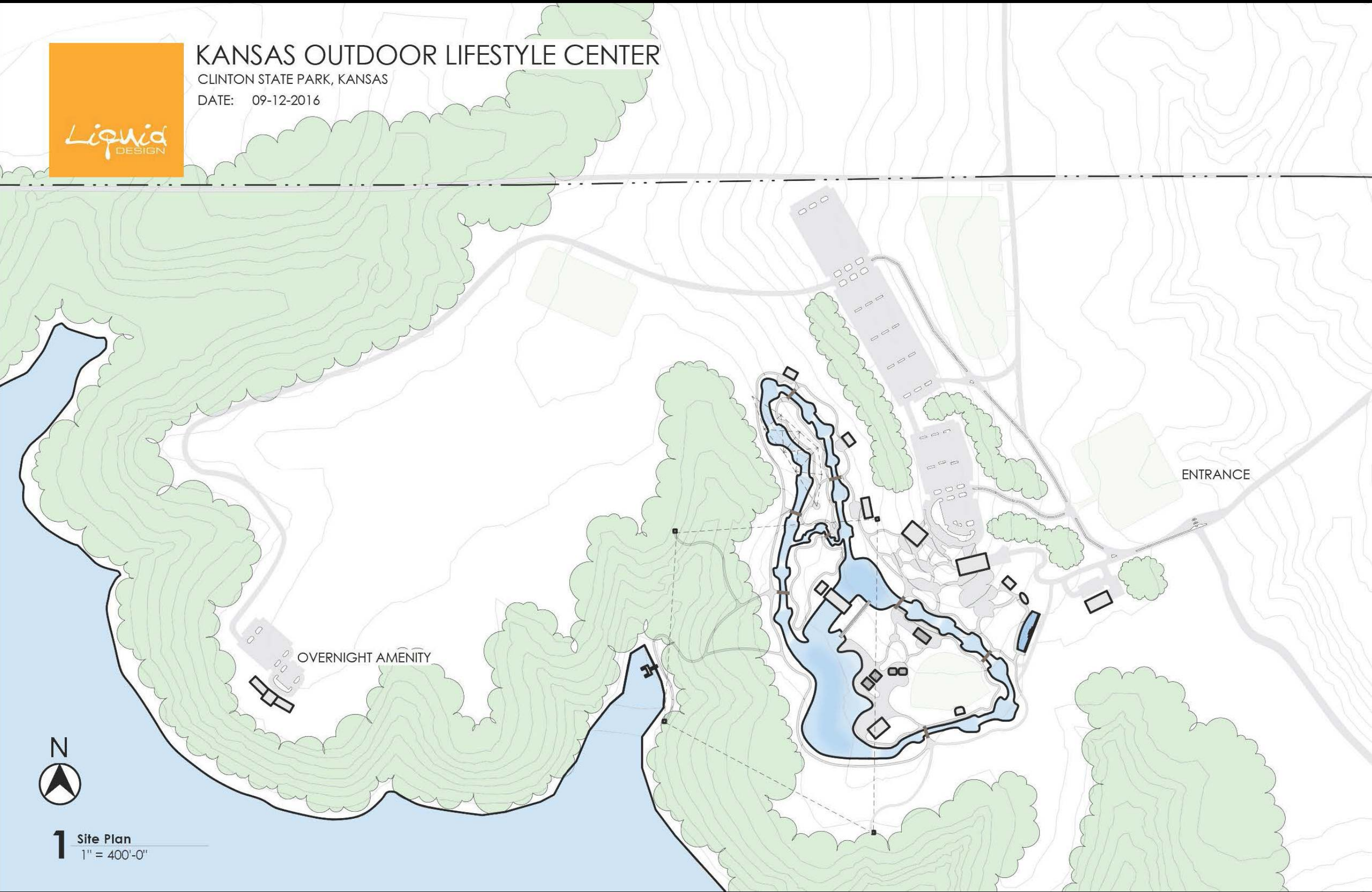
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KANSAS OUTDOOR LIFESTYLE CENTER

CLINTON STATE PARK, KANSAS

DATE: 09-12-2016



OVERNIGHT AMENITY

ENTRANCE



1 Site Plan
1" = 400'-0"



KANSAS OUTDOOR LIFESTYLE CENTER

CLINTON STATE PARK, KANSAS

DATE: 09-12-2016

1 Site Plan
1" = 200'-0"







PROJECT SCOPE REQUIREMENTS

KANSAS OUTDOOR CENTER
Clinton State Park, Kansas

Kansas Outdoor Center

Clinton State Park

28-Sep-16



SCOPE REQUIREMENTS

FACILITY PROGRAM

NET SF.

1. WHITEWATER SYSTEM

- 1.1 UPPER POND (w/ 21 to 25 feet of Head) (+/-1 ACRES)
- 1.2 (3) ACTIVE CHANNELS (+/-4,800 LF)
- 1.3 LOWER POND (+/-4 ACRES)
- 1.4 CHANNEL EQUIPMENT STORAGE 800 SF
- 1.5 PUMP STRUCTURE AREA (w/ 7 to 8 pumps) AS REQUIRED
- 1.6 CONVEYOR BELT SYSTEM (1) ACTIVE
- 1.7 ELECTRICAL SUBSTATION AS REQUIRED
- 1.8 WATER TREATMENT SYSTEM AS REQUIRED
- 1.9 HEAD GATES (3) ACTIVE
- 1.10 HEAD GATE EQUIPMENT VAULT (3) 80 EACH

2. RIVER CENTER (Point of Entry)

16,200

- 2.1 WELCOME AREA / PRIMARY CHECK-IN (Exterior Space) 2400
- 2.2 RETAIL / GUEST SERVICES / TICKETING 8000
- 2.3 RESTROOM & CHANGING AREA (w/ Showers) 4600
- 2.4 STORAGE / LOCKER RENTAL 1200

3. KAYAK BOATHOUSE

3,800

- 3.1 KAYAK STORAGE 1600
- 3.2 EQUIPMENT STORAGE 400
- 3.3 CHECK-IN 800
- 3.4 OFFICES 100
- 3.5 RESTROOMS 400
- 3.6 PERSONAL LOCKER AREA 400
- 3.7 JANITORS CLOSET / SERVER ROOM 100

4. RAFTING BOATHOUSE	5,520
• 4.1 RAFT STORAGE	2800
• 4.2 RAFT EQUIPMENT STORAGE	1000
▪ PERSONAL FLOATATION DEVICE (P.D.F.) STO.	400
▪ HELMET STORAGE	200
▪ PADDLE STORAGE	200
▪ COLD WEATHER CLOTHING	200
• 4.3 REPAIR AREA	800
• 4.4 RESTROOMS	400
• 4.5 GUIDE LOUNGE	120
• 4.6 FIRST AID STATION	120
• 4.7 JANITORIAL / SUPPLY CLOSET	80
• 4.8 OFFICE (SHARE WITH KAYAK)	200
5. FLATWATER BOATHOUSE	4,700
• 5.1 BOAT STORAGE	2100
• 5.2 EQUIPMENT STORAGE	500
• 5.3 ADMINISTRATIVE AREA	100
• 5.4 CHECK-IN	800
• 5.5 RESTROOMS	400
• 5.6 PERSONAL LOCKER AREA	400
• 5.7 ORIENTATION AREA (COVERED)	400
• 5.8 DOCK AREA	TBD
6. CLIMBING CENTER / DEEP WATER SOLO	2,240
• 6.1 CHECK-IN / ORIENTATION	1200
• 6.2 CLIMBING AREA (+/- 12,000 SF OF CLIMBING SURFACE)	TBD
• 6.3 STORAGE	120
• 6.4 RESTROOMS	400
• 6.5 PERSONAL LOCKER AREA	400
• 6.6 ADMINISTRATIVE AREA	120
• 6.7 BOULDERING GARDEN (+/- 6,000 SF OF SURFACE)	TBD
• 6.8 DEEP WATER SOLO WALL AND POOL AREA	TBD

7. SITE MAINTENANCE AND REPAIR FACILITY		7,060
• 7.1 OFFICE AREA	400	
• 7.2 REPAIR SHOP	600	
• 7.3 TOOL STORAGE	400	
• 7.4 GENERAL STORAGE (COVERED AREA)	4000	
• 7.5 GARAGE	1600	
• 7.6 EMPLOYEE RESTROOM	60	
• 7.7 YARD STORAGE	TBD	
8. BIKE / TRAIL / HIGH ADVENTURE CENTER		4,940
8.1 BIKE STORAGE	1800	
8.2 EQUIPMENT STORAGE	400	
8.3 REPAIR AREA	900	
8.4 RESTROOMS	400	
8.5 ADMINISTRATIVE AREA	120	
8.6 PERSONAL LOCKER STORAGE	400	
8.7 JANITORIAL / SUPPLY CLOSET	120	
8.8 CHECK-IN AREA	800	
8.9 HIGH ADVENTURE SYSTEMS	TBD	
9. ADMINISTRATION OFFICE BUILDING		15,000
9.1 PRIVATE OFFICE SPACE	2,000	
9.2 OPEN OFFICE SPACE	10,000	
9.3 SMALL CONFERENCE ROOM (2 @ 200 SF EACH)	400	
9.4 LARGE CONFERENCE ROOM	800	
9.5 WORK / COPY ROOM	180	
9.6 KITCHENETTE	140	
9.7 JANITORIAL / SUPPLY CLOSET	80	
8.8 NETWORK ROOM	80	
8.9 RESTROOMS	360	
8.10 STORAGE	400	

8.11	MECHANICAL / ELECTRICAL ROOM	160	
8.12	ENTRY / RECEPTION	400	
10.	BOATER ORIENTATION AREA (2 @ 1,200 EA) (adj. to the raft equipment)	2,400	
11.	VEHICULAR BRIDGE OVER CHANNEL (2-3)	TBD	
12.	PEDESTRIAN BRIDGES OVER CHANNEL (4-6)	TBD	
13.	CONFERENCE CENTER / MEETING FACILITY (expandable for future growth)	12,000	
13.1	CHECK-IN / PRIMARY ENTRY GATHERING SPACE	2600	
13.2	METTING SPACE	6000	
13.3	STORAGE	1200	
13.4	OFFICES	150	
13.5	RESTROOMS	1200	
13.6	FOOD PREP / RECEIVING AREA	600	
13.7	JANITORS CLOSET / SERVER ROOM	250	
13.8	EXTERIOR PATIO AREA	TBD	
14.	RESTAURANT (w/ extensive outdoor patio environment)	6,000	
14.1	DINING AREA	3200	
14.2	BAR	400	
14.3	KITCHEN	1000	
14.4	STORAGE	400	
14.5	RESTROOMS	600	
14.6	GRAB AND GO FOOD BAR	400	
14.7	EXTERIOR PATIO AREA	TBD	
15.	PRIMARY FOOD SERVICE / CATERING KITCHEN (connected to restaurant)	6,000	
15.1	CATERING KITCHEN	2000	
15.2	DRY STORAGE	1500	
15.3	REFRIGERATION STORAGE	1200	
15.4	OFFICES	100	
15.5	CLEANING	600	
15.6	MECHANICAL / ELECTRICAL	600	

15.7	LOADING DOCK / TRASH REMOVAL	TBD
16.	ADVENTURE PAVILIONS (w/ fireplaces and adjacent fire pits)	9,500
16.1	COVERED PAVILION SPACE (3 @ 2,400 SF EACH)	7,200
16.2	STORAGE	1,000
16.3	KITCHETTE / FOOD PREP	420
16.4	JANITORIAL	80
16.5	RESTROOMS	800
16.6	EXTERIOR PATIO SPACE	TBD
17.	BIERGARTEN (w/ extensive outdoor patio environment)	5,200
17.1	KITCHEN	800
17.2	BAR	600
17.3	DRY STORAGE	600
17.4	REFRIGERATION STORAGE	600
17.5	RESTROOMS	800
17.6	OFFICE	200
17.7	COVERED DINING / PATIO AREA	1600
17.8	EXTERIOR PATIO AREA	TBD
18.	STAGE AREA for events (w/ lawn seating)	3,600
19.	AMPITHEATER INFRASTRUCTURE (support for stage area)	TBD
20.	NATURAL TRAIL SYSTEM	TBD
21.	SITE LIGHTING	as required
22.	PARKING- Permanent	1,000 spaces
23.	PARKING- Event / Overflow	2,000 spaces
24.	Driveway Entry Gate Kiosks (3 permanent with bypass)	2,000 spaces

Kansas Outdoor Center

Clinton State Park

28-Sep-16



BUSINESS UNIT REQUIREMENTS

1. PADDLESPORTS		Item	Qty	Capacity	Daily Capacity
Rafting					
Rafts	8 Person		50	400	4,800
	6 Person		10	60	720
	4 person		6	24	288
	Total		66	484	5,808
Helmets			600		
Paddles			500		
PFDs			600		
Rafting Capacity (per Time Slot)		Time Slots	Boats per Slot	Daily Capacity	
		44	13	4576	
Kayaking					
Boats			80		
Paddles			80		
Skirts			80		
PFDS			80		
Helmets			90		
Flatwater					
Single Kayaks			100		
Tandem Kayaks			24		
SUP's			130		
Flatwater PFD's			500		
Flatwater Kayak Paddles			175		
Flatwater SUP paddles			150		
2. LAND SPORTS					
Climbing					
Roped Climbing Surace			13000 sq ft		
Max Height			45/50 ft		
Average Height			36 ft		
Routes			35		
Bouldering Surface			2500 sq ft		
Max Height			13 ft		
Avg Height			13 ft		
Routes			25		
Zip Lines					
Dual Direction (Quads)			3		
Distance		1,000-2,000 ft			
Max Height		100 ft			
Avg Height		50 ft			
High Ropes					
Continuous Belay Courses			7		

Avg # stations	15	
Jumps	3	
Harnesses	700	
Helmets	700	
Auto Belays/Brakes	38	
Power Fans	3	
Deep Water		
Walls	5	
Average Height	30 ft	
Max Height	45 ft	
Routes	10	
Bikes and Trail Center		
Fleets Bikes	150	
Upgrades	50	
Repair Stations	4	
Beer and Snacks		
Trail length	> 12 miles	

3. FOOD AND BEVERAGE

Full Service Resturant

Indoor Searting Capacity	125
Outdoor Seating Capacity	200
Seated Bar Area Capacity	25
Covers	2,500

Biergarten

Indoor/Covered Searting Capacity	150
Outdoor Seating Capacity	300
Seated Bar Area Capacity	25
Food Covers	2,500
Beverage Covers (Units)	15,000

Catering Kitchen

Cooking Area (Hood Vented linear foot)	50 ft
Refrigeration Capacity Sq ft	1500

Additional F&B Units to Increase Capacity on Ad-hoc Basis

Meeting Facilities

Main Conference Facility Seating Capacity	400
Indoor/Outdoor Facility	3 125 each

4. OTHER OPERATIONAL ELEMENTS

Waste Management	2	30 yard
Loading Dock	3	Bays
General Storage		5,000 sq ft



PROJECT BUDGET

KANSAS OUTDOOR CENTER
Clinton State Park, Kansas

Kansas Outdoor Center

Clinton State Park

28-Sep-16



PRELIMINARY PROJECT BUDGET

CONSTRUCTION

Construction Fees	\$	4,100,000
Whitewater System	\$	10,500,000
River Center (Point of Entry)	\$	4,000,000
Climbing Center/DeepWater Solo	\$	4,500,000
High Adventure Systems	\$	3,200,000
Rafting Boathouse	\$	750,000
Kayak Boathouse	\$	600,000
Bike/Trail Center	\$	700,000
Boater Orientation Bldgs	\$	250,000
Site Maintenance & Repair Facility	\$	600,000
Adventure Pavilion Complex	\$	1,500,000
Sitework	\$	11,500,000
Administration Office Building	\$	2,700,000
Flatwater Boathouse	\$	1,200,000
Conference Center/Meeting Facility	\$	3,750,000
Restaurant	\$	2,000,000
Primary Food Service/Catering Kitchen	\$	2,000,000
Biergarten	\$	1,500,000
Stage	\$	300,000
Amphitheater Infrastructure	\$	500,000
Site Lighting	\$	250,000
Bridges	\$	550,000

Total Construction Costs \$ 56,850,000

DEVELOPMENT COSTS

Architecture and Engineering	\$	3,750,000
Project Management	\$	1,100,000
Materials Testing and Inspection	\$	200,000
Financing & Legal	\$	150,000
FF&E	\$	4,750,000

Total Development Costs \$ 10,250,000

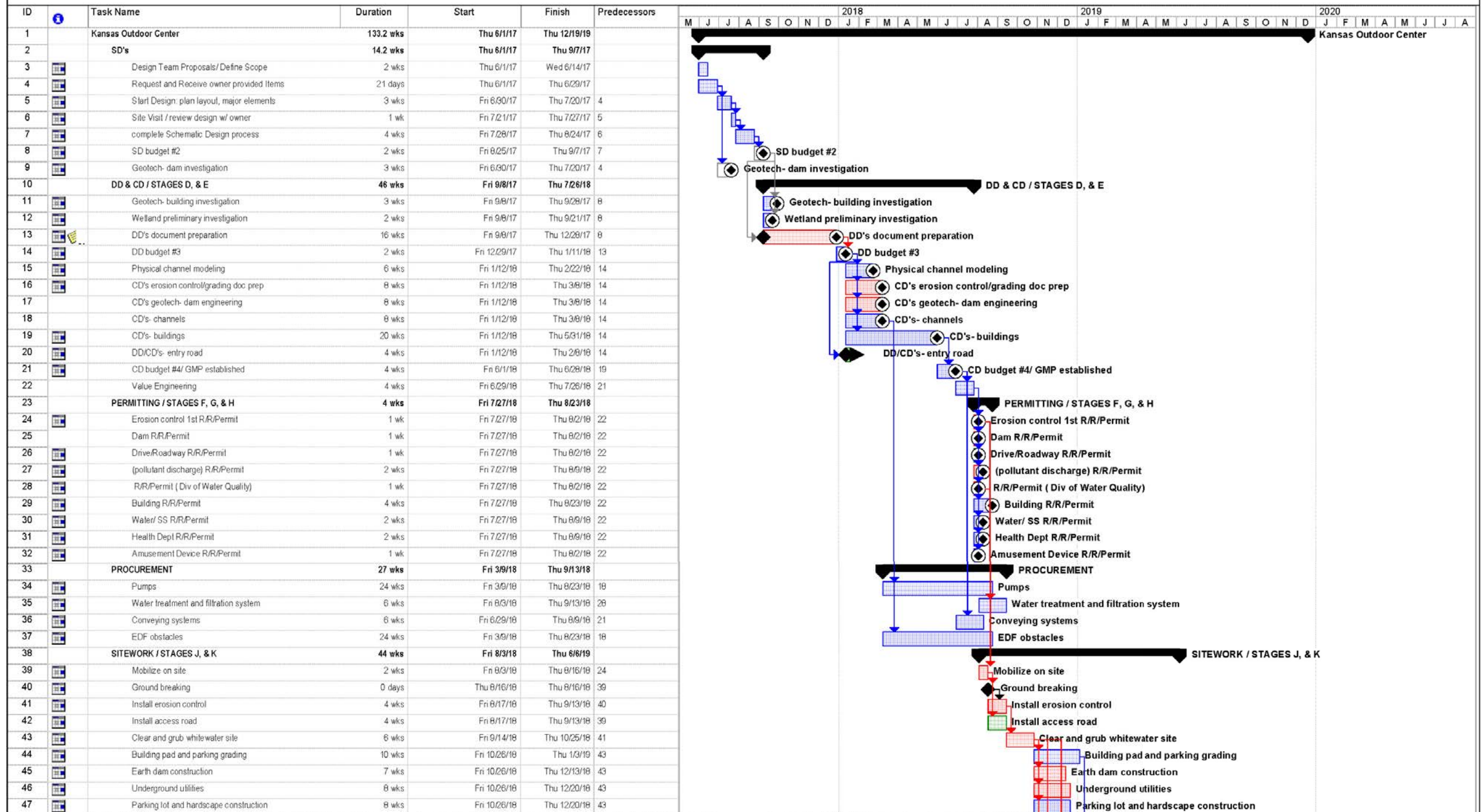
PROJECT CONTINGENCY

Contingency (5%)	\$	2,842,500
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Total Project Cost \$ 69,942,500



Kansas Outdoor Center schedule



Date: Thu 9/29/16

Task

Split

Progress

Milestone

Summary

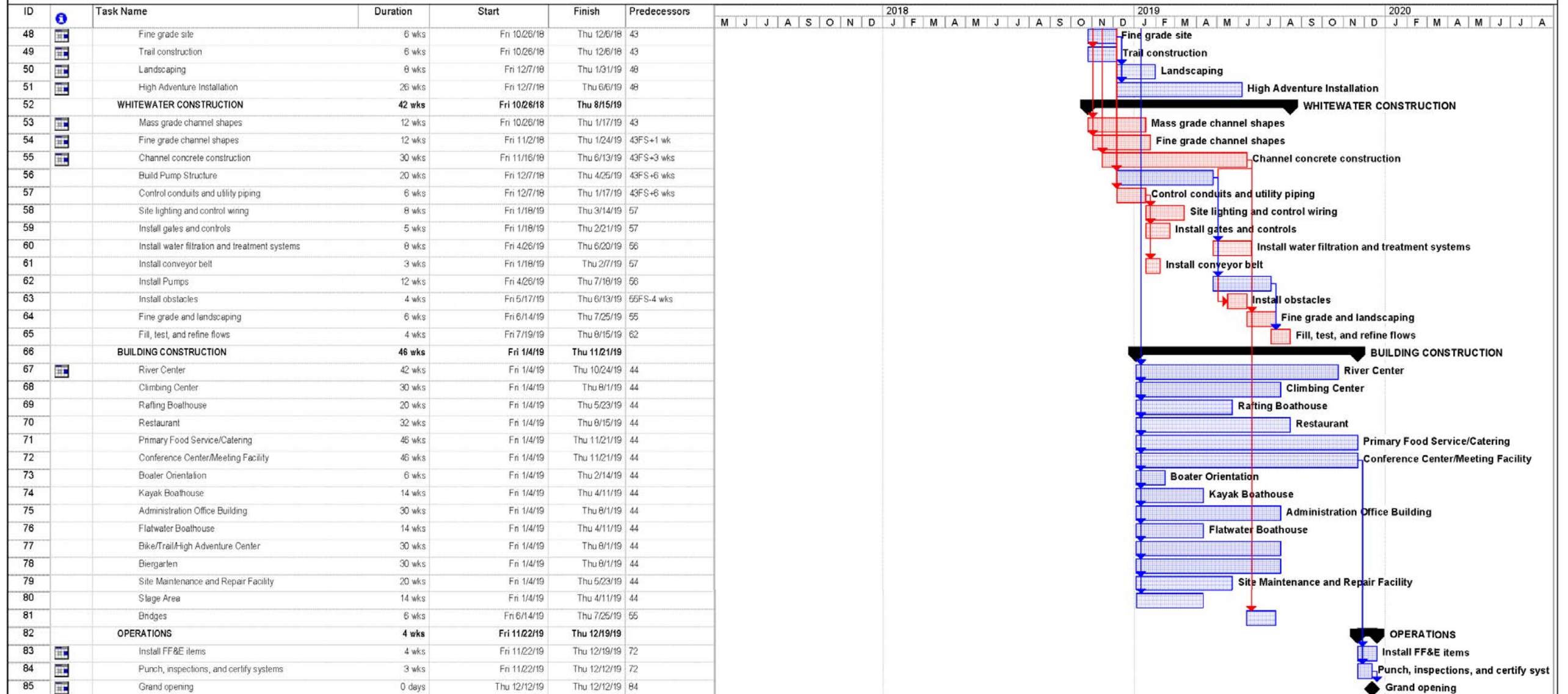
Project Summary

External Tasks

External Milestone

Deadline

Kansas Outdoor Center schedule



Date: Thu 9/29/16

Task



Progress



Summary



External Tasks



Deadline



Split



Milestone



Project Summary



External Milestone



Outdoor Lifestyle Facility

Design Team Organizational Flow Chart

