



Dear Community Leaders,

**Special Olympics Missouri (SOMO) is going to have a place to call home for the over 17,000 athletes we serve!** The dream of Special Olympics athletes, coaches, parents, caregivers, and supporters is becoming a reality. The new home for SOMO will indeed be a special place. **And the host city will be a special city!**

This Request For Proposals is designed to communicate as clearly as possible the objectives, plans, concepts and desired outcomes of the Board of Directors of Special Olympics Missouri. It is our hope that this document will serve as a guide for the preparation of community proposals for the site selection process for the Training For Life Campus and state headquarters for SOMO. While this is our concept for a specific site we welcome your creative ideals that may work with your plans while maintaining SOMO's vision for the Training for Life Campus.

The Training For Life Campus is much more than an athletic complex. It will be the gathering place for athletes from across Missouri. It will also provide important medical screenings that are vital not only for athletic competition, but also daily well being.

The SOMO Board envisions that this new complex may be made available for other community activities and trainings. Not only will the host city realize the tourism benefits provided by any statewide center or event, but also the cultural, educational and other civic benefits such a facility can provide.

Concept drawings, anticipated usage schedules, space requirements and long-term facilities needs are outlined in this document. Please feel free to contact us for further information and/or guidance as you formulate your proposal.

We are convinced that any city that serves as a host of the SOMO headquarters and Training for Life Campus will realize tremendous benefits. And in addition to any tangible economic or tourism benefits a community may see, there is no question the cultural and civic benefits will be immeasurable.

Sincerely,



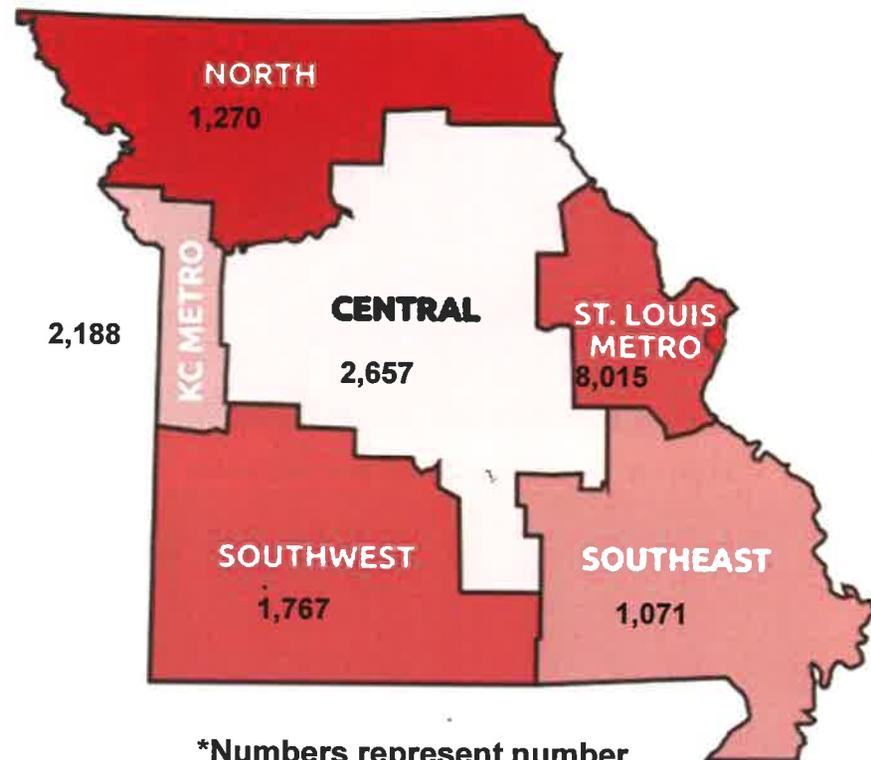
Randy Reddick  
Chairman of The Board  
SOMO



## SOMO/Special Olympics Facts

Incorporated in 1971, SOMO is a statewide organization that is affiliated with a global movement that unleashes the human spirit through the transformative power and joy of sport every day around the state and world. Through programming in sports, health, education and community building Special Olympics changes the lives of people with intellectual disabilities (ID) and raises awareness about their abilities, as well as the injustice, isolation and inactivity they face.

- Special Olympics serves over 17,000 athletes a year
- Over 20,000 people volunteer at the 250 yearly community-based trainings and competitions Special Olympics puts on.
- 90% of every dollar raised by Special Olympics is returned to program services.
- There are an estimated 121,025 individuals with intellectual disabilities in Missouri. One-Third of SOMO athletes have autism spectrum disorder and another third have Down Syndrome.
- Athletes who participate in Special Olympics can double the likelihood to find and keep employment, making it far more than a sports organization.
- The motor skills of young children participating in the Young Athletes Program improved at twice the rate of children who were not involved.
- Special Olympics is the largest public health platform for people with intellectual disabilities in the world, partnering with healthcare professionals in Missouri to offer free screenings.



**\*Numbers represent number of athletes in each region.**



# Project Overview

SOMO is seeking partners to develop and build a first-of-its-kind in Missouri, Training for Life Campus. We envision the proposed project will include five key elements:

- **Sports Skill Development Center**
  - A 16,500 square foot space with high-grade flooring and practice courts for sports like basketball, volleyball, individual skills and SOMO's Young Athlete Program.
- **Health and Fitness Center**
  - 2,000 square fee of specialized space with 20 training stations for cardiovascular, leverage and platform training, an area for free weights, and stretching, warm-up and cool-down stations
- **Sports Leadership Training Center**
  - 1,200 square feet of facility space that will house the "Hall of Heroes" and 3,600 square fee features meeting space, media interview areas, gathering areas, a resource library, screening room and computer lounge.
- **Outdoor Multi-Purpose Courts and Playing Fields**
  - Professionally-styled fields and outdoor courts for soccer, softball, bocce, flag football, track and field, and golf, as well as a specially designed course for participants with limited athletic abilities.
- **SOMO Headquarters and Inventory Depot:**
  - An efficiently designed 7,100-square-foot space that will house all headquarters and SOMO Central Area staff, and provide meeting space for the statewide governing board and volunteer committees. In additions, 6,000-square-fee will be dedicated to storage and logistics with truck loading capabilities.



## Objectives of the Project

- Offer visibility to a premier sports program which offers an all-inclusive opportunity for families to connect with a transformative program.
- Offer a training facility where volunteers can receive both classroom training as well as sport-specific training to equip them to train their athletes at the highest levels.
- Offer a facility capable of offering year-round Athlete Sports Camps in one location. Efficiency of using our own space instead of renting others. Sports venues all in one location.
- Ability to train individuals to go into their communities and begin Young Athlete Programs and Athlete Leadership Programs.
- Build Community by focusing efforts toward community activation through the athlete's immediate supporters.
- Sustain Athlete Health by offering screenings to more athletes than just those who attend state competitions. An estimated 1,000 athletes would be screened annually for each of the seven health screenings.

**(NOTE: Concept drawings are attached for review (Exhibit A). These preliminary designs were developed for a specific site and these buildings and facilities may be adapted to meet alternative site requirement objectives.)**



## Relocation and Consolidation of Jobs

The Training for Life Campus will house the 25 current SOMO jobs that are part of Headquarters and Central Area Staff members. In addition, an estimated nine new positions - five full-time, three part-time and one temporary – will be created when the facility is operational.

## Tourism

A significant economic impact will result from tourism. Since a facility like the Training for Life Campus does not currently exist, it will become a new tourist destination for athletes and families from Missouri and throughout the United States.

A majority of the 1,200 Special Olympics athletes who will visit the campus each year will travel from across the state of Missouri. These individuals will stay in hotels, eat in restaurants, and shop during their visit to the Training for Life Campus. A report by Michael Kaylen, Ph.D., found that from July 2010 through June 2011, tourists in Missouri spent an average of \$63.09 per person, per day. The estimated economic impact from tourism by athletes alone is expected to be between \$227,124 and \$378,540\* in the first year of operation. In addition, one coach or chaperone usually accompanies every four athletes, increasing the impact of tourism by approximately 400 people annually. This could be expected to have an economic impact of at least \$75,700.

\*Most individuals visiting the Training for Life Campus will stay for three to five days. Estimated impact is calculated as follows: 1,200 people x 3 days x \$63.09 per day = \$227,124; 1,200 people x 5 days x \$63.09 per day = \$378,540. In room nights a projected 1,710 – 1,950 hotel rooms per year would be utilized. This number will be even higher in the year of National Games (every four years).



# Long-Term Economic Impact

As noted previously, SOMO's services enable the individuals served to shift their focus to higher order social and emotional needs. Individuals with disabilities want many of the same things that those without disabilities want. They want to live meaningful and productive lives, develop a variety of personal relationships, express their personal identity and have control over their lives.

The Changing Lives through Sport study found, individuals involved in Special Olympics are more self-confident, have higher levels of self-esteem, and increased levels of social skills than non-athletes. This leads to opportunities and involvement beyond Special Olympics events. Involvement in Special Olympics prepares these individuals to serve on boards and committees in a variety of organizations, and undertake other leadership roles in the community. In addition, SOMO's services prepare these individuals for employment. More than 50% of SOMO athletes are employed, compared to just 10% of the population not involved with Special Olympics.

A majority of employed Special Olympics athletes are in competitive employment, earning at least minimum wage and a rate comparable to non-disabled workers in a similar position.

This means that fewer of these individuals are dependent on state aid, and the economic benefits go beyond the employed individual. According to *The Time Is Now: Embracing Employment First* from the National Association of Councils on Developmental Disabilities, employment for individuals with developmental disabilities, which includes individuals with intellectual disabilities, leads to an expanded tax base and less reliance on government funded programs. In addition, employed individuals will have discretionary income to spend, returning resources to the economy as consumers.

Finally, when these individuals are employed, it often provides flexibility for their family members and caregivers. They are able to seek employment outside of the home. This results in a positive impact on Missouri's economy through additional income that is returned to the state through taxes and the purchase of goods and services. Of course, these economic impacts, while significant, pale by comparison to the cultural and societal impact from changing the lives of thousands of Missourians each year!



# Host Site Desired Criteria for Submission

## Space

- Facility usage plan (If facilities are to be shared with other entities or municipalities, please indicate assignment of usage and sharing plans.)
- Accessibility for all ability levels
- Flexible space for short and long-term growth
- Building with an estimated 44,000 SF to accommodate Multi-purpose Arena, Sports Leadership Training Center, SOMO Headquarters and Inventory Depot, Health and Fitness Center and Healthy Athlete and Young Athlete Program space.
- Donor plaza
- Outside Multi-sport training fields for Soccer, Flag Football, Softball throw and general conditioning; (Three practice soccer fields (99' x 132' each))
- Track & field event facilities; (A four lane, 300 meter track, Long jump, Standing long jump, and Shot put)
- Pavilion structure with seating and restroom facilities;
- Maintenance equipment storage;
- Four bocce ball courts;
- One tennis court;
- Golf skills area; and
- Practice softball field

## Land Available

- Acceptable location to provide access to athletes throughout the whole state of Missouri.
- A minimum of 9 - 15 acres of useable land, slopes not greater than 30 degrees, without environmental concerns (subject to design and layout of property)
- Future expansion opportunities



# Host Site Desired Criteria for Submission (continued)

## Parking

- Two entrances with at least one entrance off highway
- Van drop off point for five vans
- Turn capacity to accommodate a bus or semi
- 160 oversized parking spaces
- Vehicular/pedestrian circulation roads and walkways; 25' wide entries/ curbside drop off areas

## Signage

- Signage visible from highway to give prominence and awareness to SOMO

## Exposure/Promotion

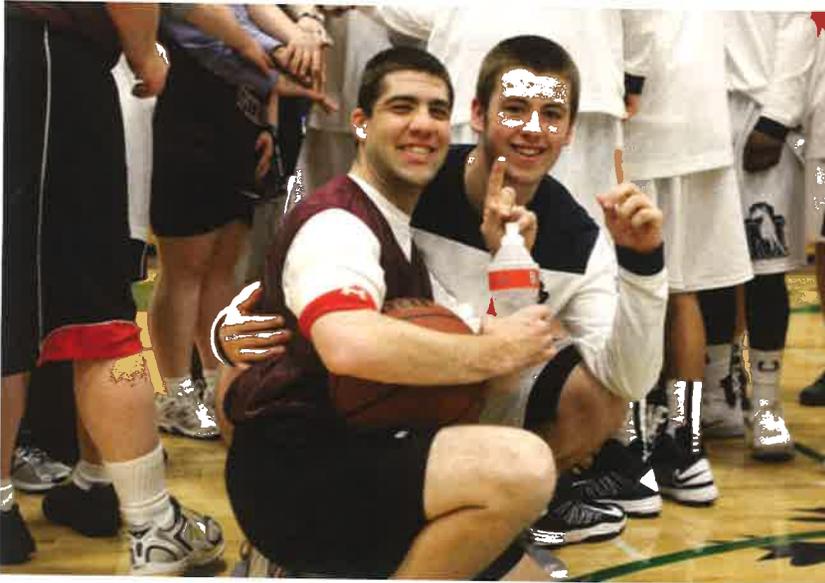
- Proximity to Healthy Athlete Partners and a myriad of health services volunteers
- Ability to provide program excellence
- Support by local and statewide media
- Support of local and statewide government officials
- Minimize travel cost for athletes and coaches



# Host Site Desired Criteria for Submission (continued)

## Access

- Easy access into Campus
- Access to facilities to conduct SOMO programming as needed
- Enhanced roadways leading to and servicing the SOMO property
- Highway access



# Criteria for Evaluation

1. Proposal should include contractual guarantees that ensure Special Olympics Athletes will receive first priority usage through out the length of the contract
2. Proposal should meet all facilities requirements as outlined in the RFP, including but not limited Land requirements, parking, multipurpose facility, outdoor sports facilities, Operational agreement, SOMO building, signage, egress ,etc
3. Proposal should meet or exceed all financial cost as outlined in the RFP
4. Proposal should meet or exceed all timelines as outlined in the RFP
5. Location should provide local services that will be sufficient to handle and support events outlined in RFP. This should include but not limited to hotel rooms, restaurants, medical facilities, etc.
6. Preference will be given to Cities and locations that have surrounding business that can support SOMO, including but not limited to Hotel accommodations, Local media, Catering companies, Sporting good stores, Grocery stores , etc

Preference will be given to a community that establishes a civic group that will actively solicit funds for the construction or operations of SOMO's Training for Life Campus from local public and private entities.



# Submission Elements

- **Response to Desired Host Criteria Request**
- **Financial Considerations and Plans**
- **Contractual Considerations and Plans**
- **Operational Considerations and Plans**
- **Timeline Issues/Concerns**
- **Other Benefits Offered to SOMO**

## SOMO Timeline

- **Fundraising efforts continue through March 31, 2016**
- **Construction begins April 1, 2016**
- **Ribbon Cutting of Training for Life Campus August 2017**

(Timeline may vary depending upon outcome from RFP process.)



## Submission Timeline

- September 19, 2014    Issue of RFP Document
- September 29, 2014    Initial Q/A Sessions with SOMO
- October 20, 2014        Initial Written Proposal to SOMO
- November 4, 2014       Presentations to SOMO Executive Board and Capital Campaign Committee

Signed negotiation and award will be presented after submissions have been analyzed.

## Questions/Contact

Submit Questions to:

Mark Musso, President and CEO  
Special Olympics Missouri  
1001 Diamond Ridge, Ste 800  
Jefferson City, MO 65109  
573-635-1660

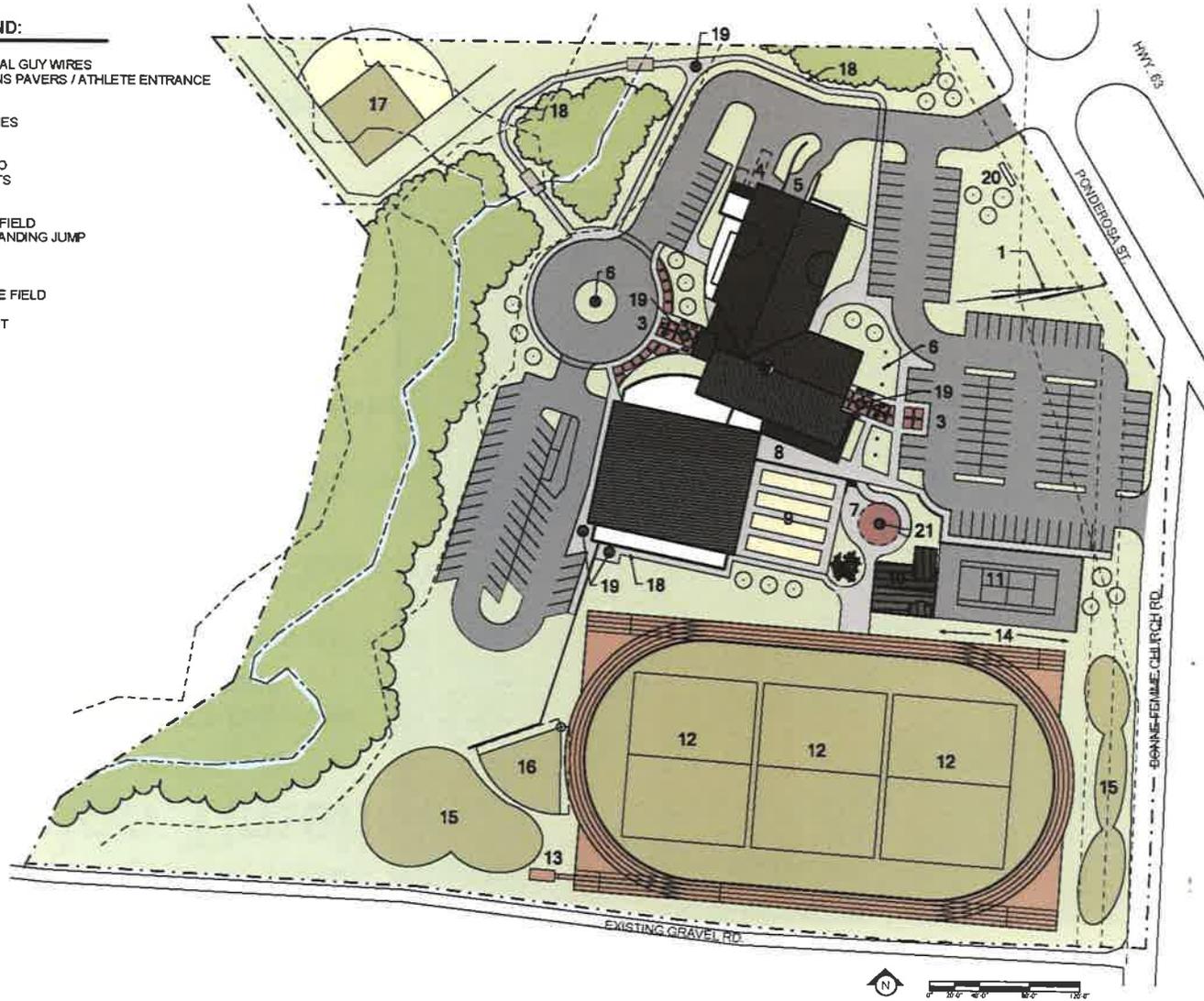


# Exhibits

**NOTE: Concept drawings are attached for review (Exhibit A). These preliminary designs were developed for a specific site and these buildings and facilities may be adapted to meet alternative site requirements.**

**SITE PLAN LEGEND:**

- 1. EXISTING ELECTRICAL GUY WIRES
- 2. WALK OF CHAMPIONS PAVERS / ATHLETE ENTRANCE
- 3. DROP OFF
- 4. LOADING DOCK
- 5. CATERING DELIVERIES
- 6. FLAGPOLES
- 7. DONOR PLAZA
- 8. OBSERVATION PATIO
- 9. BOCCIE BALL COURTS
- 10. PAVILION
- 11. TENNIS COURT
- 12. PRACTICE SOCCER FIELD
- 13. LONG JUMP AND STANDING JUMP
- 14. VEHICLE ACCESS
- 15. GOLF SKILLS
- 16. SHOTPUT
- 17. SOFTBALL PRACTICE FIELD
- 18. WELLNESS TRAIL
- 19. POINTS OF INTEREST
- 20. MONUMENT SIGN
- 21. SCULPTURE
- 22. ENTRY PLAZA





View from Main Drive Approach



Athlete Entry



Main Entry

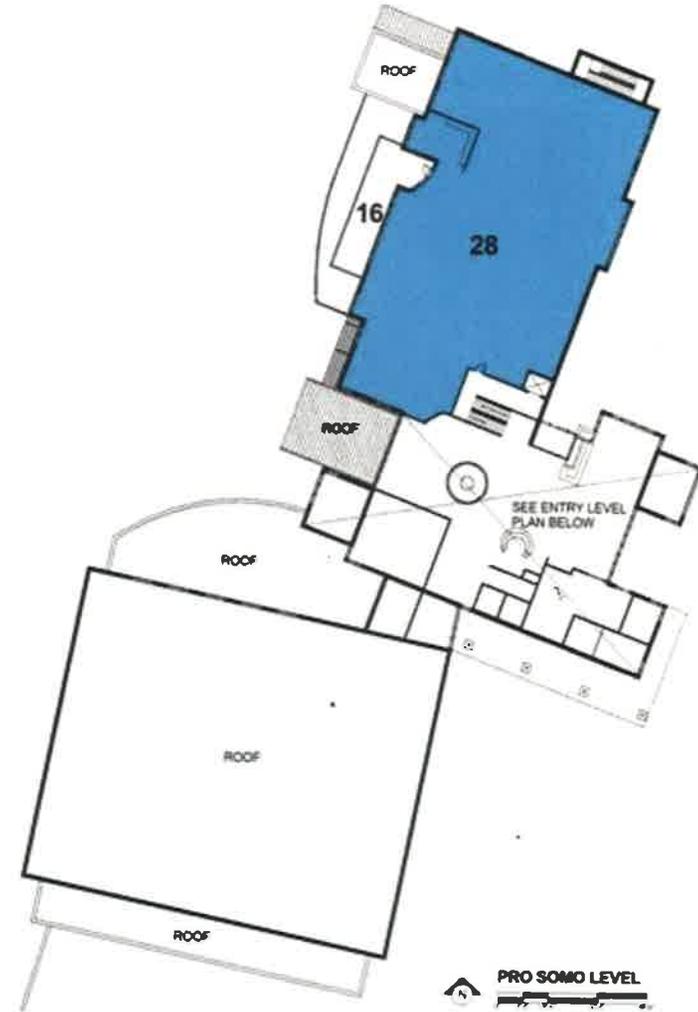
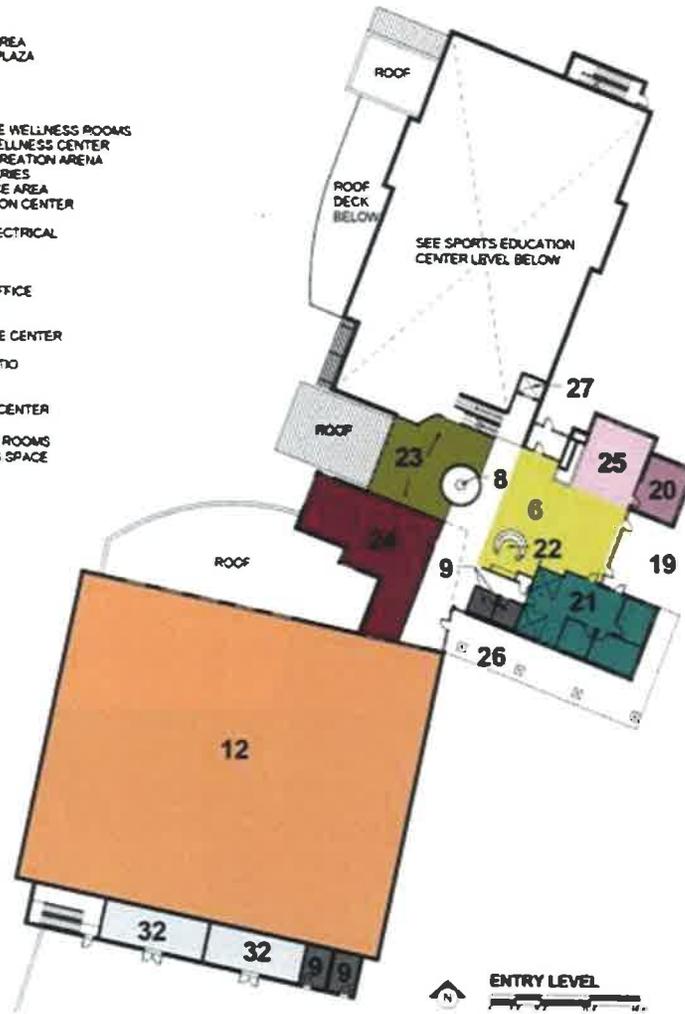


Interior View



**PLAN LEGEND:**

- 1 CLUB SOMO
- 2 RECEIVING
- 3 LOADING DOCK
- 4 POWER LIFTING AREA
- 5 ATHLETE ENTRY PLAZA
- 6 LOBBY
- 7 HALL OF HEROES
- 8 TORCH
- 9 TOILETS
- 10 HEALTHY ATHLETE WELLNESS ROOMS
- 11 EXERCISE AND WELLNESS CENTER
- 12 SPORTS AND RECREATION ARENA
- 13 CATERING DELIVERIES
- 14 CATERING SERVICE AREA
- 15 SPORTS EDUCATION CENTER
- 16 ROOF DECK
- 17 MECHANICAL / ELECTRICAL
- 18 VENDING
- 19 ENTRY PLAZA
- 20 BOARD ROOM
- 21 CENTRAL AREA OFFICE
- 22 RECEPTION DESK
- 23 HALL OF FAME
- 24 FAMILY RESOURCE CENTER
- 25 WAITING AREA
- 26 OBSERVATION PATIO
- 27 ELEVATOR
- 28 PRO SOMO
- 29 YOUNG ATHLETE CENTER
- 30 A / V STORAGE
- 31 ATHLETE LOCKER ROOMS
- 32 STORAGE / SWING SPACE



**SOMO Training for Life Campus**

Floor Plans scale 1:16

April 3, 2009

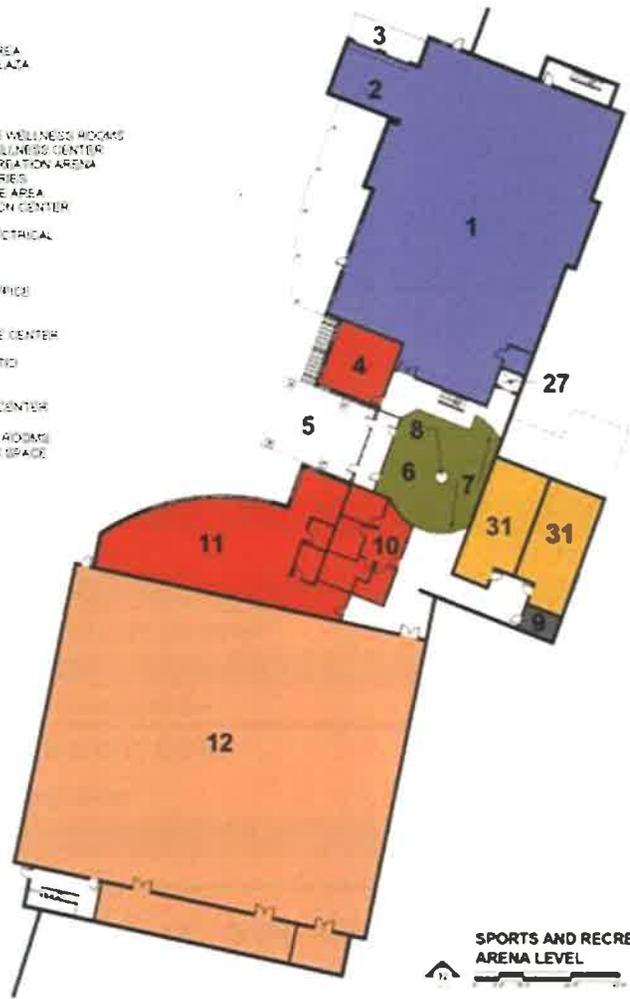
**Conceptual Design and Feasibility Study**



Special Olympics Missouri  
100 County Center  
Columbia, MO 65202  
314.388.1800

**PLAN LEGEND:**

- 1 OLR BOARD
- 2 RECEIVING
- 3 LOADING DOCK
- 4 POWER LIFTING AREA
- 5 ATHLETE ENTRY PLAZA
- 6 LOBBY
- 7 HALL OF HEROES
- 8 TORCH
- 9 TOILETS
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**SPORTS AND RECREATION  
ARENA LEVEL**



**SPORTS EDUCATION  
CENTER LEVEL**



**SOMO Training for Life Campus**  
Floor Plans scale 1:16  
April 3, 2009

**Conceptual Design and Feasibility Study**



## Getting There

**\$12.5** MILLION

Contract Services	\$564,780*
Equipment	\$919,250*
<b>CONSTRUCTION</b>	
Site Development	\$1,543,895*
Building Construction	\$6,050,400*
Exterior Site Facilities	\$113,342*
Document Reproduction	\$18,150
Contingency	\$1,075,008
General Contractor Fee	\$247,420*
<b>TOTAL CONSTRUCTION</b>	<b>\$9,048,215</b>
Land acquisition and moving expenses	\$705,000
Other Costs **	\$1,262,755*
<b>TOTAL</b>	<b>\$12,500,000</b>

- \* Contributed or in-kind services are expected to be received in building the Training for Life Campus. This expense items is reduced by the anticipated in-kind service.
- \*\* Capital Campaign expenses



Training  
for  
**Life**  
Campus

