



USA GYMNASTICS TRAINING & WELLNESS CENTER

REQUEST FOR EXPRESSION OF INTEREST



OVERVIEW



USA GYMNASTICS

- A non-profit organization and **the national governing body** for gymnastics in the United States
- A member of the U.S. Olympic and Paralympic Committee and International Gymnastics Federation
- **Trains and supports the U.S. Gymnastics Teams** for the Olympics and World Championships
- Serves **~200,000 members** including athletes from beginner to elite levels, parents, coaches and clubs
- Encompasses **six (6) disciplines** with the addition of Parkour in 2020
- Is committed to delivering top-quality education, actively growing the sport and providing **safe, positive and empowering experiences for all participants**

OUR BRAND

WE ARE...

The governing body for the sport of gymnastics in the United States.

OUR MISSION...

To create a community and culture of health, safety and excellence, where athletes can thrive in sport and in life.

WHO WE SERVE...

60M+ fans across the United States and our 200,000+ members including participants, coaches, judges/officials and clubs.

HOW WE DO IT...

With accountability, integrity, respect and transparency.

GYMNASTICS SNAPSHOT



60+
MILLION

Fans across the United States



5+
MILLION

Participants nationally

20.8
THOUSAND

Attendance at 2021 Gymnastics Olympic Trials Women's Day 2; set the record for the largest Olympic single session attendance for any sport in US history

25
THOUSAND

Tickets distributed for 2022 OOFOS US Gymnastics Championships

16+
MILLION

Social followers via USAG channels, Team USA athletes and retired Team Ambassadors



Source: 2019 SFIA Single Sport Report Gymnastics, Scarborough Research - 2019.

MEMBERSHIP

**2022-2023
SEASON:
~200,000
MEMBERS**

160,000+

ATHLETE MEMBERS

Competitive gymnastics participants at all levels and all programs

24,000+

PROFESSIONAL
MEMBERS

Competitive coaches, judges/officials, meet directors

3,500+

MEMBER
CLUBS

Any club, independent org, and/or committee that intends to host USAG sanctioned events or register athletes in a sanctioned competition

8,700+

INSTRUCTOR
MEMBERS

Gymnastics coaches, teachers and instructors who do not participate in sanctioned events

Source: USA Gymnastics Membership

REQUEST FOR EXPRESSION OF INTEREST

USA Gymnastics (USAG) is issuing this Request for Expressions of Interest (RFEI) to obtain responses from real estate developers, local and state jurisdictions, and other potential parties (collectively, the “Respondent”), that are interested in working with USA Gymnastics **to develop a training and wellness center and ancillary facilities that will be the heart and hub of gymnastics in the United States** (the “Project”). Responses will enable USAG to make informed decisions regarding the feasibility of a new campus to meet USAG’s long-term training and development needs.

USA Gymnastics is seeking the Respondent to **design, build, operate, and maintain a training and wellness center and ancillary facilities** (collectively a “Campus”) for the U.S. National Team, developmental pipeline for women’s artistic, men’s artistic, rhythmic, trampoline & tumbling, acrobatic gymnastics, and parkour and overall grassroots growth of the sport. The Campus should have the **holistic wellbeing and development of the athlete** in mind at every level including a secure, eco-friendly, and health-centric building(s), **spaces dedicated to physical and mental well-being, learning, enjoyment, and state-of-the-art training facilities with technology and resources to support technical development, injury prevention and mental health.**

USAG is open to a variety of ideas and transaction structures but at this time does not have the capital to build the Campus nor will enter a transaction structure that will result in “unrelated taxable income” per IRS definitions. USAG is prepared to enter into long-term marketing and value-in-kind agreements in exchange for a long-term lease and/or a license agreement (i.e., longer than 20 years) for the training and wellness center for \$1.00/yr and for USAG to pay its pro-rata share of ongoing operating costs. USAG will also seek favorable lease terms for the ancillary facilities.



NATIONAL TRAINING & WELLNESS CENTER

SPORTS TOURISM

The Campus will not only house world class athletes but will also **draw significant sports tourism** as it will serve as a destination attraction for gymnastics fans, athletes, and professionals from around the world. USAG expects to utilize the facility **250 days of the year** for developmental, national team and international camps and therefore the Respondent and USAG can work collaboratively on a full activation plan with additional local and regional events. With over 60 million fans in the United States alone, visitors will be able to **watch world class athletes train, attend top tier educational events, and view decades of gymnastics memorabilia** in the onsite museum. USAG focused events at the training and wellness center and competition venue will bring economic activity with **over 100 domestic and international camps, clinics and events with at least 55,000 visitors annually** who will support local hotels, retail, restaurants, and other tourism hotspots.

CENTER REQUIREMENTS

The training and wellness center shall include athlete focused programming components such as:

- State-of-the-art gymnastics training areas with observation areas for families, guests, media, and visitors;
- Sufficient space for medical services, including physician, rehab, athlete recovery, and mental health services spaces;
- Strength and conditioning facility;
- Catering functions including a warming kitchen, a grab-n-go area, and cafeteria with seating for 100;
- Lecture halls and meeting spaces for education, coaches, and the media; and
- Indoor and outdoor recreational and wellness areas including a garden.

The ancillary facilities could be collocated or within 0-5 miles of the training and wellness center and shall include programming components such as:

- A competition venue with seating for 1500–3000 (with guaranteed weeks);
- Lodging either all on-site or a combination of on-site rooms and hotel space within walking distance to the center;
- Office space for up to approximately 80 employees to house the USA Gymnastics National Office (if the organization decides to relocate); and
- USA Gymnastics Hall of Fame and museum.

PROJECT TIMELINE

A photograph of a gymnast in a white leotard performing a backflip in a large gymnasium. The gymnast is suspended in mid-air, with her body horizontal and legs tucked. The gymnasium has a high ceiling with a grid of lights and several spotlights illuminating the scene. In the foreground, there are blue mats with the 'AAAI' logo. An American flag is visible on the left side of the frame.

Timeline for Completion of Project:

USA Gymnastics currently does not have a centralized training and wellness center and thus is prepared to move quickly into a new facility.

USA Gymnastics currently has 1.5 years remaining (with option to extend until 2026) on its current office lease of nearly 20,000 SF including onsite storage.

PROJECT OVERVIEW

USA Gymnastics' mission is ***to build a community and culture of health, safety, and excellence, where athletes can thrive in sport and life.***

The Campus should be a full-service, high-performance, multi-use facility that can accommodate the training and wellness needs of all competitive gymnastics disciplines, as well as space for educational events, competitive opportunities, and administrative needs.

The eventual design, layout, and amenities will focus on overall athlete well-being at every level.

Our vision is for the Respondent to build a center where athletes of all levels and disciplines and all members of the community feel welcomed; a place where young gymnasts can come to learn and watch their role models train and compete as they pursue their dreams of becoming the best gymnast they're capable of becoming.

PRELIMINARY PROGRAMMING COMPONENTS

The secure, high-performance training and wellness center must be multi-functional to meet the organization's goals and needs, including **year-round training camps, staging of competitions, educational workshops** (including the ability to host virtual participants along with live participants), and **medical and mental health areas** for all disciplines, as well as visitor areas including the **Hall of Fame, museum, and observation areas**. Location should be convenient to an **international airport**, adjacent to or near a **level one trauma center** and ideally near a **first-rate medical research university**. All designs must focus on the **safety, support, and wellbeing of the athletes**, and, at minimum, address the following areas and points:

- Athlete training/apparatus areas (approx. 130,000 SF). Spaces should be distinct and able to be separated by curtain walls unless otherwise noted.
 - Discipline specific needs:
 - Women's Artistic: 25 ft. ceiling minimum, approx. 25,000 SF
 - Men's Artistic: 25 ft. ceiling minimum, approx. 30,000 SF
 - Rhythmic: 50 ft. ceiling minimum; this area should be completely separate from other training areas with walls to block sound, approx. 18,000 SF
 - Acrobatics: 25 ft. ceiling minimum, approx. 5,000 SF
 - Trampoline & Tumbling: 40 ft. clear ceiling minimum, approx. 25,000 SF
 - Parkour: approx. 10,000 SF indoors with additional space for outdoor parkour

PRELIMINARY PROGRAMMING COMPONENTS (CONT'D)

- Medical, recovery, rehabilitation, and mental health spaces that are immediately adjacent to the training spaces for ease of access and rapid response to injury, approx. 7,000-10,000 SF
- Strength and conditioning area with cardio and strength equipment and open turfed area for drills/sprints/sled pushes, etc. (approx. 10,000-15,000 SF)
- Catering functions area to serve 100 people simultaneously
- 60,000 SF storage area for equipment, apparel, etc. (could be a combination of onsite and offsite storage)
- Lodging
 - 100-200 rooms depending on overall proposition
 - 25-50 suites with living room/kitchenette between two rooms, onsite preferred but would consider offsite
 - Additional hotel rooms nearby during events to accommodate up to 40,000 room nights per year
- Homeschooling/study space for athletes (e.g., desk and cubicle space)

SUBMISSION REQUIREMENTS

Responses shall, at a minimum, include the following:

- I. Vision and Interest
 - a. Vision for the Project: The Respondent shall provide a statement outlining your vision for the campus. The statement should include why you are interested, what synergies will emerge with the local community, and why you are uniquely qualified to serve as a long-term partner to build and operate the Project. The vision statement can be told in narrative form with precedent images, and a map with key components including the ancillary facilities and major transportation hubs. Design concepts including space planning and renderings are not required at this stage, but concept sketches will be considered.
 - b. Approach to the Project: The Respondent shall provide their general approach to the execution of the Project including site control for the training and wellness center, partnerships with other organizations for the ancillary facilities, capital formation, approvals, operating capacity, and joint marketing opportunities.
- II. Team Information
 - a. Team organization chart including partners for ancillary facilities. Service provider teaming agreements or contracts for architects, contractors, and property management are not required at this stage but a list of potential candidates is encouraged. USAG is seeking a Respondent who is committed to a goal of high minority and women-owned business (W/MBE) participation. Respondents are strongly encouraged to share information about W/MBE participation on prior projects, including recruitment strategies and participation rates.
 - b. Point of contact for future engagement
 - c. Disclose any conflicts of interest your organization may have
 - d. References
- III. Qualifications and Capacity
 - a. Provide an overview of the Respondent's key staff, and an overall description of your expertise.
 - b. Provide at least three project examples of the Respondent's experience with a project of similar size, scope, and character. Basic data for each project should include name and location; program information, financing structure, budget (both capital and operating), dates of delivery, and references.
 - c. Provide evidence that the Respondent is capable of building and owning the training and wellness center as well as the ancillary facilities (via partnerships as applicable).
 - d. Demonstrate evidence of the Respondent's financial capacity to take on this Project. Identify any financial partners and evidence of their capacity.

EVALUATION CRITERIA

USAG's Selection Committee will review the qualifications of each Respondent, considering each element of the response. USAG will utilize the following criteria to identify finalist firms who will be invited to respond to a Request for Proposal:

- I. Clear and achievable vision for the project
- II. Delivery process and approach
- III. Collaboration opportunities to leverage the brand of USAG, the project, and the local community
- IV. Team organization and capabilities including key personnel experience
- V. Previously completed project experience
- VI. Financial strength and capacity including identified capital sources

TIMELINE

JUNE 30,
2023

- Issuance of RFEI

JULY 1-21,
2023

- Q&A Period

AUG 11, 2023
BY 5 PM ET

- RFEI Due Date

NOV 2023

- Finalists Notified

JAN 2024

- Issuance of RFP

USA Gymnastics' preference would be to have a facility completed and operational by 2026. A longer timeline may be necessary depending on the scope of the project.





INSTRUCTIONS FOR INFORMATION SUBMISSION

- Due Date: **August 11, 2023, by 5 PM ET**
- Response shall be in electronic format via email to: **kkranz@usagym.org** or in hard copy plus electronic copy sent to: **USA Gymnastics, Attn: Kim Kranz, 1099 N. Meridian St., Suite 800, Indianapolis, IN 46204**
- Follow-up questions may be submitted to: **kkranz@usagym.org**

Note: All costs incurred in the preparation of a response to this RFI are the responsibility of the responder and will not be reimbursed by USA Gymnastics.

Disclaimers:

USAG will not enter into any exchange, sale, lease, or other agreement as a result of this RFEI. USAG reserves the right to waive any conditions or modify any provision of this RFEI, to require supplemental statements and information from any respondents, to establish additional terms and conditions, to conduct interviews, and to reject any or all responses in its sole discretion. USAG will not reimburse respondents for any expenses associated with responding to this RFEI, though USAG sincerely appreciates respondents' efforts and input. USAG may, at some point in the future, issue a Request for Proposals.

