

17th December, 2010

Women's FIFA World Cup Soccer 2015

Stadium Concept

In mid November, 2010, WHW Architects was invited to assist Trade Centre Ltd with a conceptual stadium design, to FIFA standards, including approximately 10,000 permanent seats, with the capacity to add 10,000 temporary seats for the FIFA and future major events. The stated budget of approximately \$30,000,000 would be exclusive of site purchase and development costs. No specific site was identified.

The stadium design was prepared with permanent seating on 3 sides of the playing surface to create a superior spectator experience characterized by clear sight lines and an intimate spectator arrangement in an outdoor stadium environment. The concept was developed by creating a slightly depressed bowl shape that allowed for top down seat loading from a concourse extending around the full perimeter of the bowl. The seating bowl includes seating for 7500 including VIPs and media according to FIFA requirements. A limited number of "skybox" suites were also provided as well as an upper tier of 1800 seats. Upper tier seats are partially weather protected by a distinctive roof. Overall, approximately 9500 permanent seats are accommodated in this layout with spaces for 10,500 temporary seats filling in the open corner spaces and enclosing the playing surface on the 4th side.

The building plans describe the organization of spaces at each level. Access to the playing field from the lower floor is direct and without significant grade change. Players, officials, building operators and service personnel can access this secure, non-public level from a vehicle drop off area immediately outside the entry point and at the same level.

Spectators enter the building by ascending a gentle ramp structure on the built up berm surrounding the building and arriving on the perimeter concourse after passing through one of two ticketing pavilions at one end of the stadium. Once on the concourse, spectators can descend to their seat or visit concessions or public washrooms at that level. Secure access is provided to the skybox seating, concessions and washrooms via stairs and elevator. Separate stairs provide spectator access to the upper tier of stadium seating under the roof structure.

The concept design is very schematic in nature and provides little architectural or structural detail from which to calculate an accurate budget for construction. Certain fundamental building environmental systems including lighting and ventilation, plumbing and fire protection have been assumed. The lack of a specific site and the limited time allowed for preparation of an overall concept that was in general compliance with the FIFA guidelines and sufficiently detailed illustrations to assist in visualizing what could be a very exciting project for HRM. Stadiums costs are often described on a dollar per seat basis and they can vary widely depending on the specific design and location. Very basic structures begin at about \$2500/seat and go up, sometimes exceeding \$10,000/seat. Using anecdotal and historical industry numbers of similar structures in other North American cities we suggest \$3500/permanent seat as a reasonable working target. For 9500 seats this results in a budget of just over \$33,000,000 not including site costs. Site development may add an additional \$5-6,000,000 in expense bringing the

overall development costs close to \$40M. The overall site development area, including parking, transit nodes and service areas will be in the range of 40 acres. An adjacent track will require an additional site area of approximately 10 acres. Once a site has been selected we estimate the design and construction of the stadium will take approximately 36 months to complete.

community use (legacy)



community use (legacy)



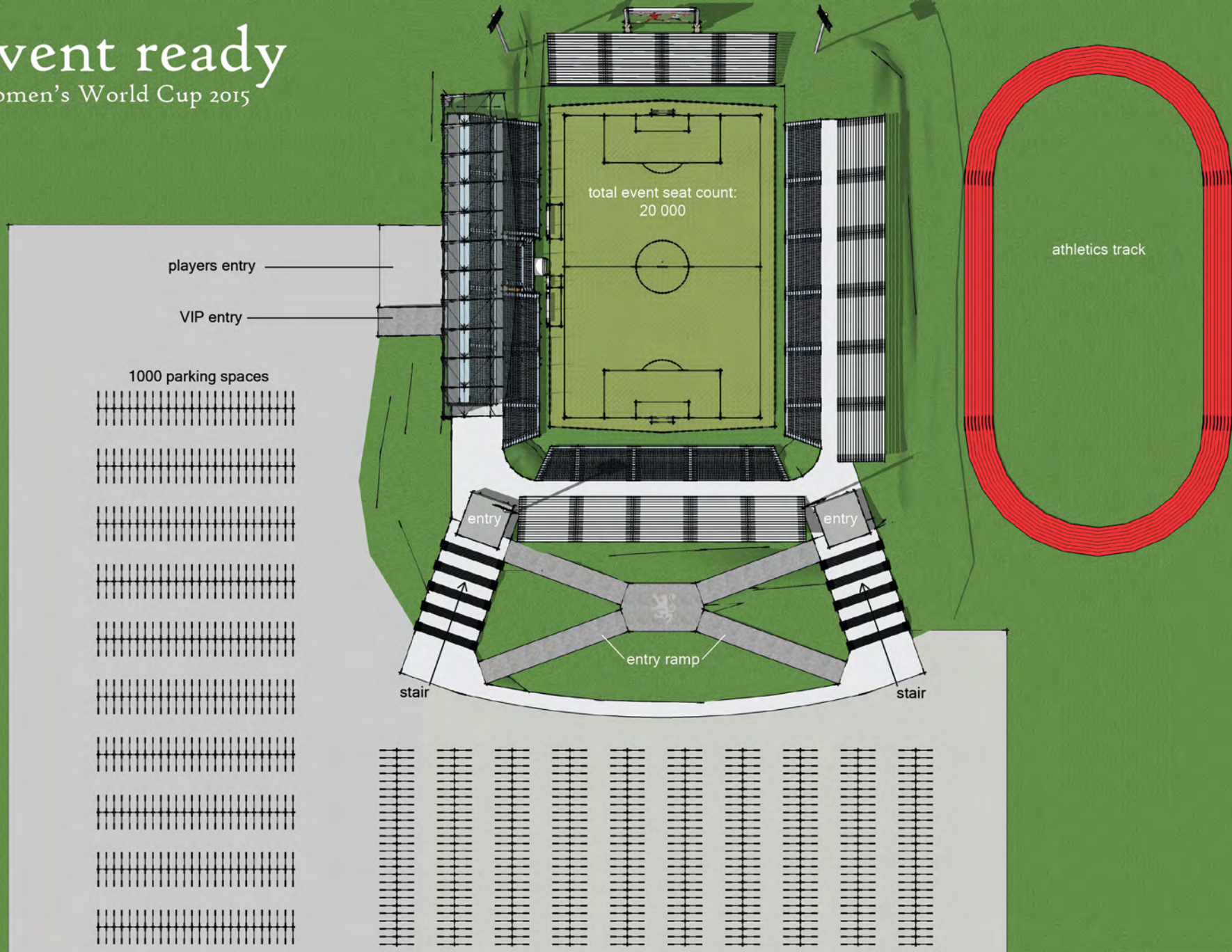
event ready

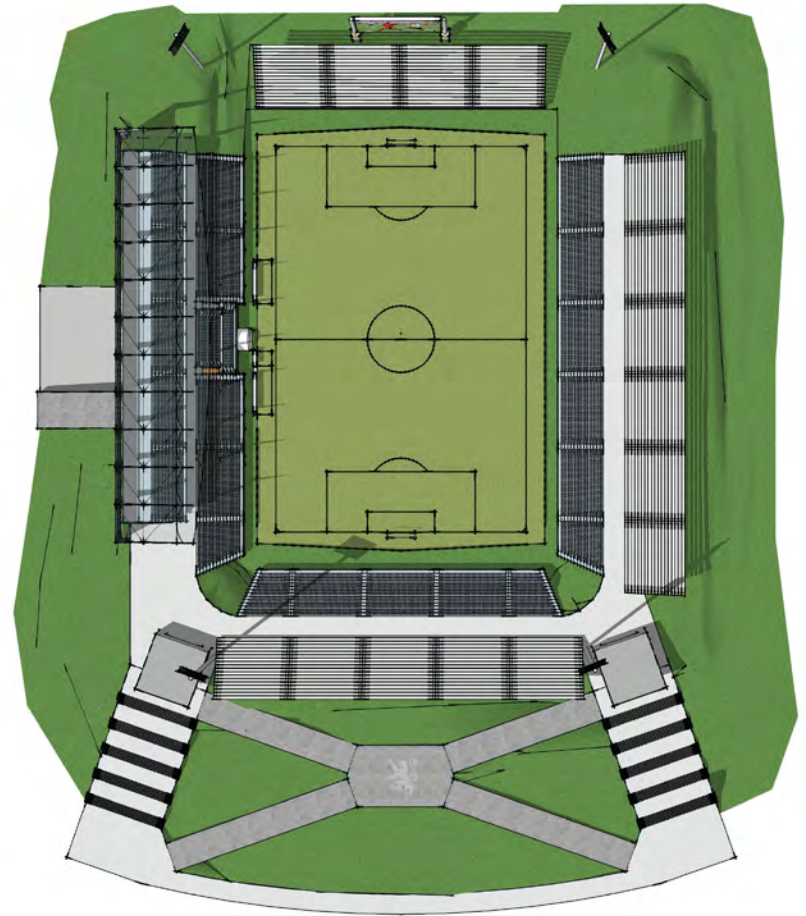
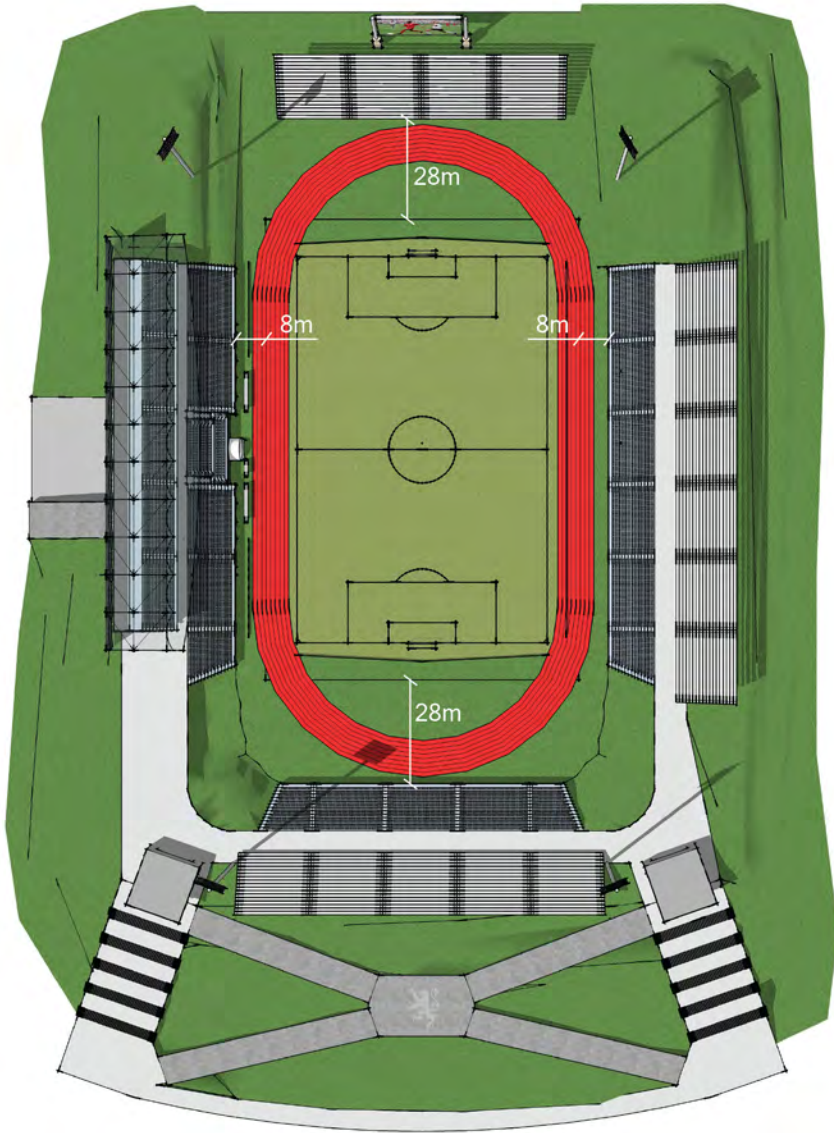
Women's World Cup 2015



event ready

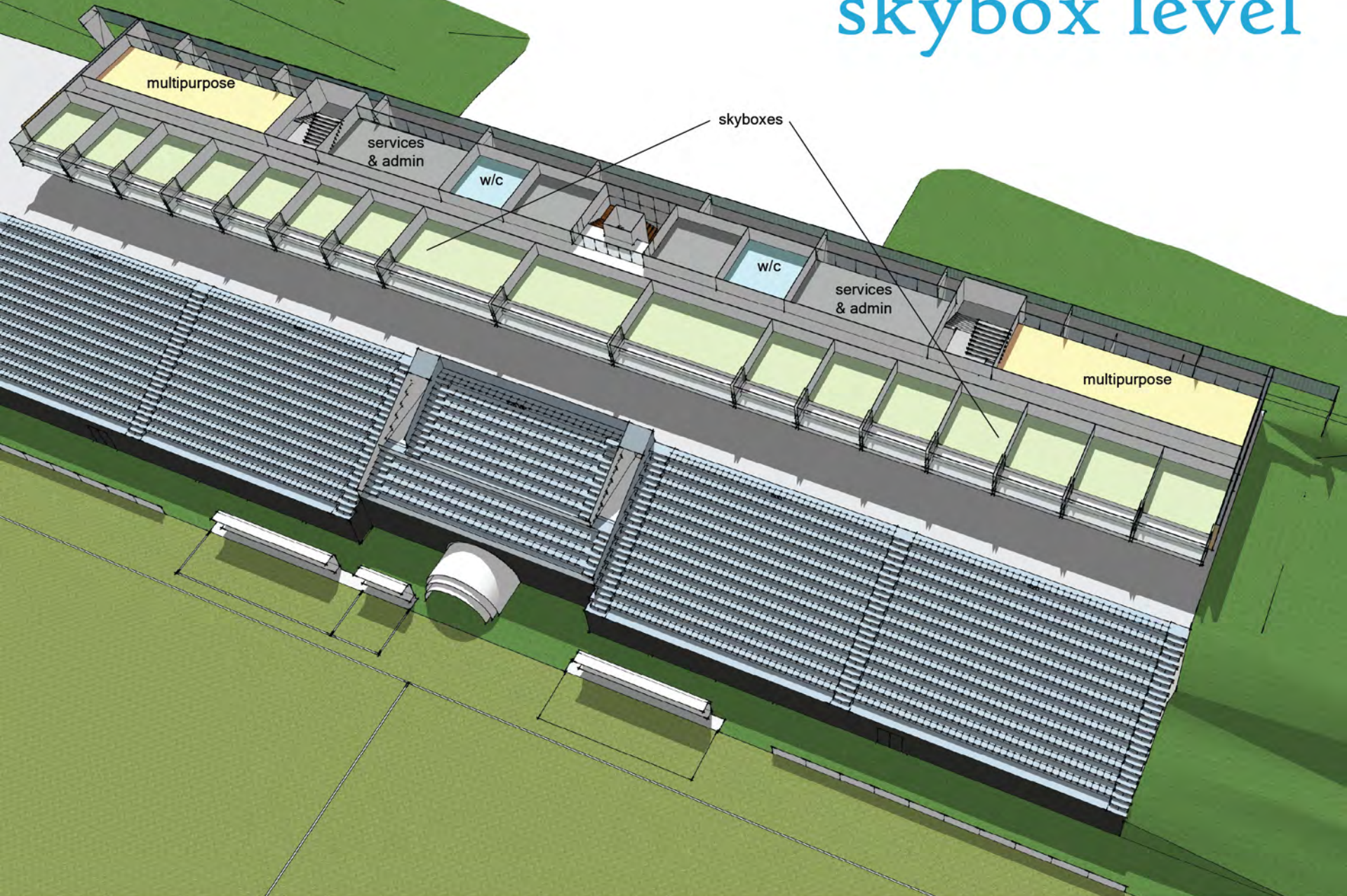
Women's World Cup 2015



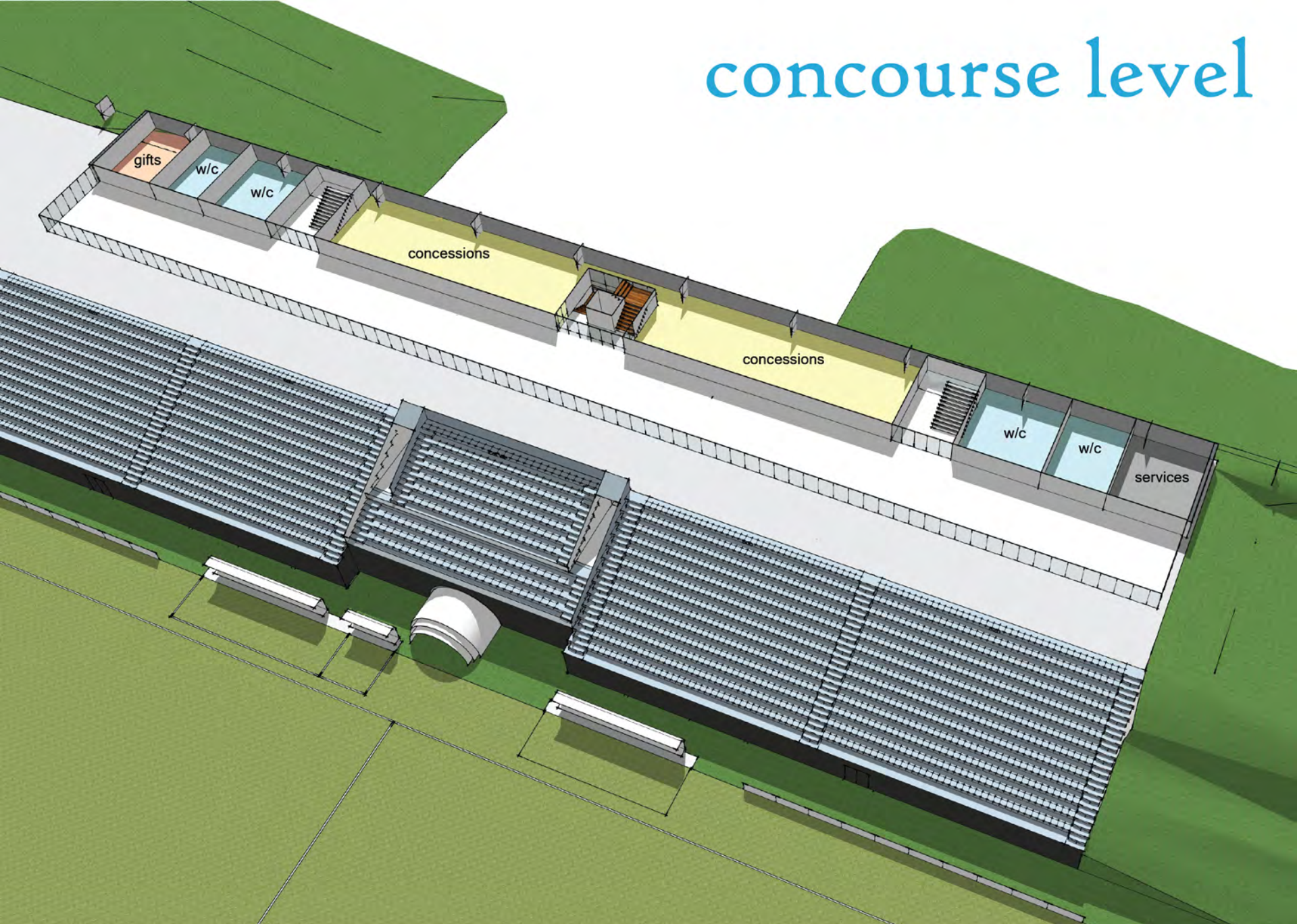




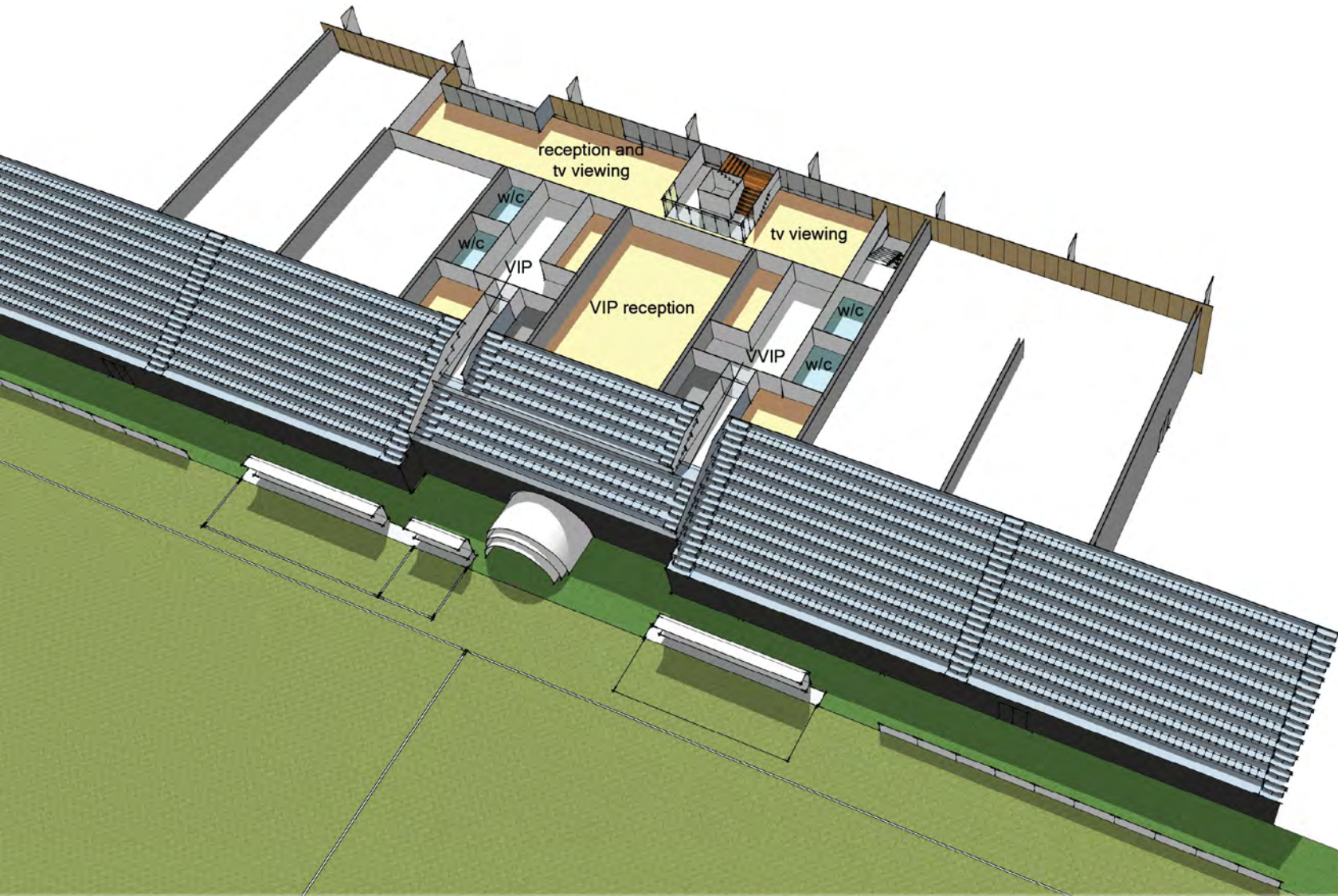
skybox level



concourse level



VIP level



players level

