

Wilmot's Impact on Ripken Baseball through Customized Modular Structures



Case Study

WILMOT'S IMPACT ON RIPKEN BASEBALL THROUGH CUSTOMIZED MODULAR STRUCTURES

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[Ripken Baseball](#), a name that ignites the passion of sports enthusiasts nationwide, is renowned for its unwavering dedication to developing young athletes and spreading the joy of baseball. But as Ripken Baseball aimed to expand its operations, they faced two significant challenges: finding a permanent home for their merchandise and bringing their scattered team together in one central office.

Let's go behind the scenes of how Wilmot Modular delivered custom solutions that hit a home run for Ripken Baseball's needs.

Chapter 1:

The Challenges

Ripken Baseball faced an initial challenge when they recognized the need for a permanent merchandise center. Their growing operations required a dedicated space for merchandise sales, aiming to provide a branded experience that would leave a lasting impression on their valued customers. Initially, the Ripken team had considered using converted storage units for their buildings. However, after engaging in conversations and collaboration with the knowledgeable and creative team at Wilmot, we arrived at the solutions provided that would truly meet their needs.

In addition to the merchandise center, Ripken Baseball was operating out of multiple scattered office spaces. This decentralized arrangement created inefficiencies and hindered effective collaboration among their office staff team members. Recognizing the importance of bringing everyone together in

a centralized location, Ripken Baseball sought a solution that would foster collaboration, improve communication, and enhance overall productivity.

With these challenges in mind, Wilmot Modular stepped in to provide innovative [modular building solutions](#) that would address both the need for a permanent merchandise center and a centralized office space. The goal was not only to meet Ripken Baseball's requirements but also to exceed their expectations, creating spaces that would fuel their growth and support their vision of a cohesive and thriving organization.

Chapter 2:

The Solutions

A Branded Merchandise Center



Working closely with design professionals, engineers, and the marketing team, Wilmot developed a customized merchandise center that supported Ripken Baseball's growth.

Architectural Excellence

The team at Wilmot takes pride in their commitment to [architectural excellence](#). The Merchandise Center consisted of two modules covering a total of 1,440 square feet. The exterior showcased a 29 ga. Hi-Rib design, extending to the roof deck that eliminated a false mansard. To reflect Ripken Baseball's branding, custom vinyl graphics were carefully installed on-



site. The layout of the merchandise center facilitated customer flow from the storefront door through the browsing area to the checkout counter. Adjacent to the private office, the design maximized efficiency and provided additional storage and convenience.

Technical Innovation

Recognizing Ripken Baseball's need for a centralized, climate-controlled space, the building was designed to fit within the available footprint on-site. The foundation system and support columns were designed in conjunction with the parapet roof system to accommodate a future 2-story stair tower and observation deck to be installed at a later date. This forward-thinking approach ensured flexibility for future expansion.



Cost Effectiveness

By designing the building to support the future stair tower and observation deck, the need for additional engineering, site improvements, or building enhancements in the future was eliminated. Site conditions and coordination with the installer allowed us to lower the modules closer to grade without the need

for a crane to set them. The reduction in finished floor height provided the ability to tie in the stairs and ADA Ramp systems to the adjacent existing asphalt walk paths. This resulted in substantial cost savings for additional site improvements that would have been needed.

A Collaborative 7-Plex Office Building

To meet the Ripken team's need for unified office space, Wilmot also customized a 7-Plex office building. With seven modules covering 5,040 square feet, the office building provided a centralized location for Ripken Baseball's administrative operations.

The office building's design incorporated a 29 ga. Hi-Rib exterior, extending to the roof deck like the merchandise center to maintain a consistent visual theme. Vinyl graphics were installed to align with the adjacent merchandise building's theme, continuing Ripken Baseball's brand identity across the site. The layout of the office building promoted seamless personnel flow, with perimeter offices, conference room spaces, and bullpen workstations conveniently located. Choosing carpet tiles in offices and common areas, along with commercial roll vinyl in restrooms and the kitchenette areas, added a touch of sophistication.

The Ripken Baseball Administration office has seven modules covering 5,040 square feet

Wilmot Modular's collaboration with the installer and Deck/ADA ramp manufacturer provided an opportunity for value engineering a solution to connect the ADA Ramp system to an existing asphalt walk path. A careful balance between site elevations, finished floor height, and code requirements for accessibility were maintained. This reduced costly site work and removed the need for a crane to set the modules, saving the customer money.



Chapter 3:

The Results

The newly constructed merchandise center beautifully embodied the essence of Ripken Baseball's brand, providing a dedicated space that truly captured its spirit. With meticulous attention to detail, strategic structural elements were seamlessly integrated, allowing for future expansion and showcasing remarkable foresight and adaptability.

The introduction of the 7-Plex office building brought together Ripken Baseball's entire team in a centralized location, fostering enhanced collaboration and communication. The thoughtfully designed layout promoted a seamless workflow, enabling team members to work together effortlessly and improving overall efficiency. The incorporation of modern amenities and high-quality finishes further elevated the work environment, creating a space that nurtured employee satisfaction and bolstered productivity.

"It was a fun project to watch our bold design concepts turn into an eye-popping experience on-site. Thanks for all your hard work!"

- Jon Rowland,
Senior Manager, Marketing & Analytics at Ripken Baseball





Chapter 4:

Q&A with Ripken Baseball's CFO Scott Cotter

How was your overall experience working with Wilmot?

"It was great. Wilmot took the time to understand what we needed at Ripken Baseball with our two projects -- one being a new merchandise building and the other being our new company headquarters. They knew exactly what we were trying to accomplish and how to fit the project within our budget. Interestingly, some of the vision of the project's look and feel was inspired by Cal Ripken, Jr. himself. Cal told the Wilmot team stories about hitting baseballs off of warehouses and railcars when he

was playing in AAA. Situated in the hometown of the Ripkens, The Ripken Experience® Aberdeen strives to be authentic to the vision of Cal and his brother Bill. Wilmot helped us execute that.”

How well did the Wilmot team understand and meet the specific requirements and challenges of your project?

“For us, we had never done anything like this before since the complex opened over 20 years ago. We probably required a little more handholding than most of their clients, and I think they recognized that once we were underway. The end result is exactly what we were looking for.”



Did our team demonstrate flexibility and adaptability during the course of the project?

“Absolutely. We had a situation where Wilmot’s first graphic designer on the project wasn’t a fit. It happens. If it were a baseball analogy, they went to their bullpen of designers, reassigned the perfect person for the moment, and they began throwing strikes. The new designers got us back on track and executed the vision to perfection.”

Were there any unexpected obstacles or issues that arose during the project, and how effectively did our team handle them?

“Small things - but they jumped on it. Whether it was an electrical outlet that should have been in the center of the offices or an adjustment to the HVAC unit, they were quick to resolve any unexpected issues.”

Chapter 5:

A Powerful Partnership

This partnership is a shining example of how tailored solutions can truly transform businesses. By understanding Ripken Baseball’s unique needs and aspirations, Wilmot Modular delivered spaces that not only met those requirements but also reflected the heart and soul of the organization. It’s a testament to the power of collaboration and the incredible things that can be achieved when people work together towards a common goal.

**Contact us for more information or if you'd like to
request a quote**

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