

Consultant Selection
Memorial Stadium Improvements
MU

Consistent with the Board Curator's resolution passed on November 16, 2023, the University of Missouri – Columbia requests approval for an Architect/Engineering (A/E) Consultant Selection for the Memorial Stadium Improvements project.

The approved A/E consultant will conduct a Pre-Design Programming Study. The study is scheduled to begin in earnest to develop an SEC competitive program for Memorial Stadium that will further the brand and reputation of MU and MU Athletics.

These services include leading the owner's committee through space programming exercises to evaluate concept, size, programmatic goals, and budget evaluation. This shall include site and utility planning aspects, along with the complex logistical considerations of minimizing construction impact to football season game-day activities.

The Memorial Stadium Improvements project initiates an effort to create an open-air mixed-use development, in the North Concourse area of Memorial Stadium. Such a project embraces the entrepreneurial spirit that has become common and led to profitable ventures in professional sports. The project design must strive to maintain stadium views and engagement to the primary MU Campus north of Memorial Stadium.

Primary program elements are envisioned to include:

- Premium Seating component
- A Variety of Improved and modernized Food & Beverage Concessions
- New Restroom Facilities
- New Stadium Gateway and Gate System
- Multiple Open-air Observation Decks
- Improved Wayfinding and Graphics
- Retail Outlets
- Team Recruiting Room
- Transparent and Strengthened Engagement between Memorial Stadium and MU Campus
- Integration of New and Enhanced North Endzone Scoreboard
- Preservation and Memorialization of the North End Zone "M" constructed of Rocks

The selection committee appointed by President Mun Choi has reviewed Statements of Qualifications (SOQ's) submitted by three architecture firms with experience relevant to this project. The interviews occurred on December 7, 2023 on the MU Campus.

DLR Group, a Missouri-based firm with its office in Kansas City, is the recommended A/E consultant for this project. The DLR team has completed many large relevant projects, including the Los Angeles Memorial Stadium Renovation, the University of Houston TDECU Football Stadium, and the University of Louisiana Cajun Field Renovation. DLR has also completed multiple football stadium master plan and visioning studies for top University athletics programs. The Committee noted that the TDECU Football Stadium is similar in size and scope to this project and is being delivered successfully in approximately the same amount of time. The Committee was impressed with the creativity demonstrated in DLR's visioning process as well their ability to

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facilitate the design using data analytics and the input of stakeholders. The Committee agreed that this consultant responded most directly to the desire for this project to ensure a fan experience commensurate with the high standards of the SEC, while respecting the tradition and history of Memorial Stadium and the MU campus. In addition, the design team presented a unique and effective project cost tracking system to keep the design within budget. DLR has committed to assigning their firm principals to this project with significant involvement throughout. In addition to sports expertise, the design team includes in-house expertise in experiential graphic design, campus planning, design research, and retail mixed-use design. The design team includes subconsultants Thornton Tomasetti (Structural Engineering), Henderson Engineers (MEP Engineering), SK Design Group (Civil Engineering), the RLB (Cost Estimating).

The selection committee also interviewed Populous, Kansas City, Missouri; and Perkins + Will (KC).

The fee for Pre-design services is established at a not-to-exceed amount of \$400,000.

Future Design Services: The remaining fee for this project will be negotiated based on a construction amount available as determined during the pre-design phase, and the University of Missouri's "Architectural and Engineering Basic Services Fee Estimating Guidelines" for a project Type IV – More than Average Complexity, along with associated pre-approved additional services items defined during the pre-design effort. Fees associated with future design services are anticipated to be submitted to the Board of Curators at the April 2024 Board meeting as part of a request for A/E Hire and Project Approval.

The project will be delivered as a Construction Manager at Risk (CMR) project due to the schedule requirements of this project. A CMR will be selected through a competitive process after the A/E consultant hire is approved to provide preconstruction services for the project. The project is expected to be complete by mid-August 2026.

No. 1

Recommended Action - Consultant Selection, Memorial Stadium Improvements MU

It was recommended by University of Missouri President Mun Y. Choi and MU Athletic Director Desiree Reed-Francios, recommended by the Finance Committee, moved by Curator _____ and seconded by Curator _____, that the following action be approved:

That President Choi or his designee be authorized to hire DLR Group; A/E Consultant to conduct a Pre-Design Programing Study for a fee not to exceed \$400,000.

Roll call vote Finance Committee	YES	NO
Curator Graves		
Curator Fry		
Curator Layman		
Curator Wenneker		

The motion _____.

Roll call vote Full Board:	YES	NO
Curator Blitz		
Curator Brncic		
Curator Fry		
Curator Graves		
Curator Holloway		
Curator Layman		
Curator Sinquefield		
Curator Wenneker		
Curator Williams		

The motion _____.