



**CITY OF MEMPHIS**

**REQUEST FOR INFORMATION**

**SIMMONS BANK LIBERTY STADIUM RENOVATION**

**RFI 2022-02**

**Addendum #1**

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This Addendum will become part of the Contract Documents. In case of difference with previous Addenda or communications, this Addendum takes precedence. Receipt will be acknowledged by inserting the Addendum number and its date in the RFI Response.

This Addendum consists of (77) pages.

**I. MODIFICATIONS/CLARIFICATIONS TO THE A/E RFI**

1. Pre-Submission Meeting Sign-In Sheet
2. Revised Schedule
3. Pre-Submission Meeting Presentation

**ATTACHMENTS**

1. Pre-Submission Meeting Sign-In Sheet
2. Revised Schedule
3. Pre-Submission Meeting Presentation









## **Architectural RFI – Revised Schedule:**

- **Publish RFI – December 13<sup>th</sup>, 2022**
- **Pre-Submission Meeting – December 20<sup>th</sup>, 2022**
  - o **10AM in Isaac Bruce Recruitment Lounge**
- **Questions Deadline – January 3<sup>rd</sup>, 2023**
- **Response to Questions – January 10<sup>th</sup>, 2023**
- **Submission Deadline – January 18<sup>th</sup>, 2023**
- **Presentations – January 25<sup>th</sup>, 2023**
- **Selection of Architect – February 1<sup>st</sup>, 2023**
- **Execute Pre-Construction Services Agreement – February 7<sup>th</sup>**



# **SIMMONS BANK LIBERTY STADIUM** **RENOVATION**

**Request for Information  
Architectural / Engineering Services**

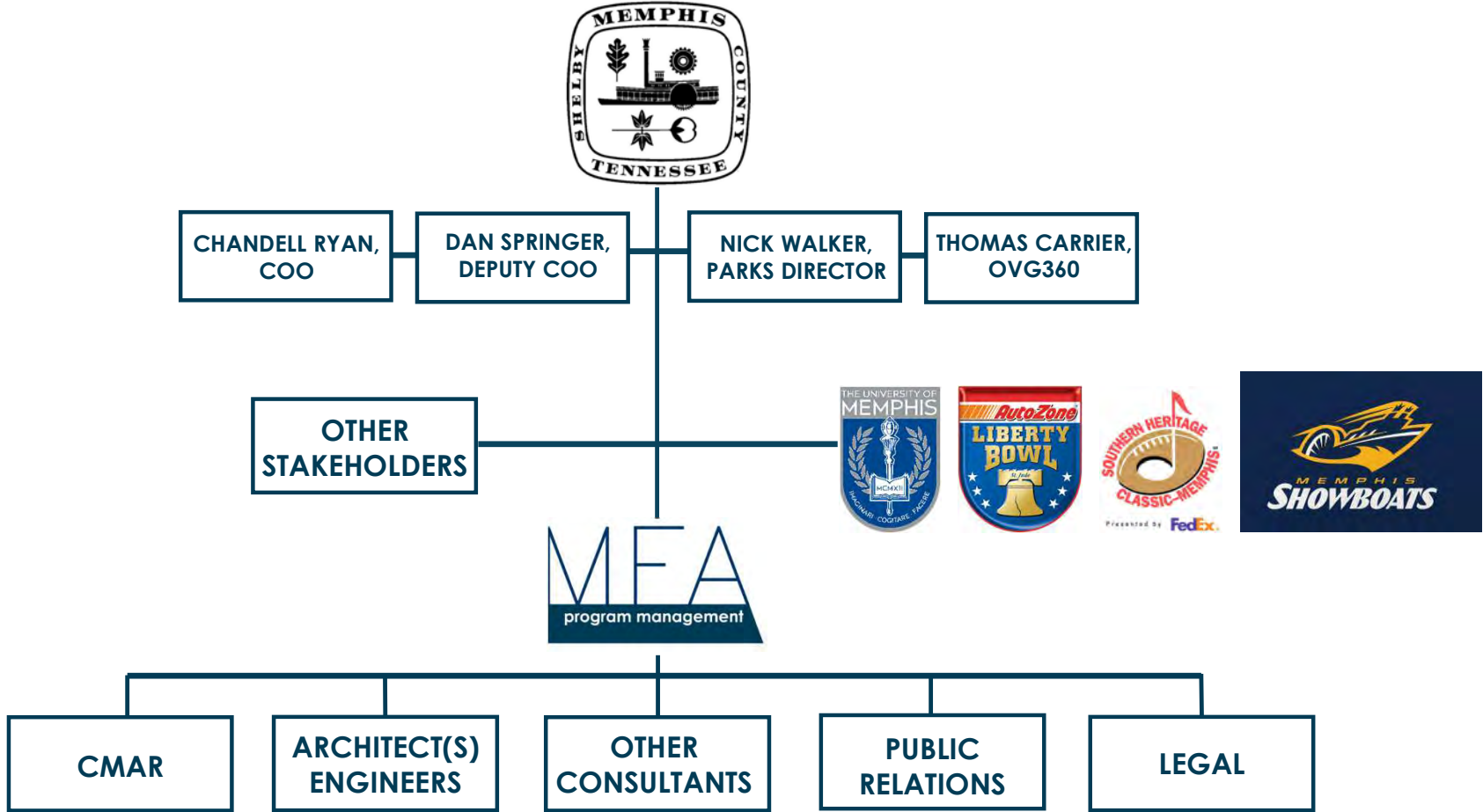
December 20<sup>th</sup>, 2022

# Simmons Bank Liberty Stadium Renovation

## A. Introductions

# Simmons Bank Liberty Stadium

## A-1. Organizational Chart







Memphis Bio-Works



FedEx House



Legends



Playhouse on The Square



Greenway and Greenline



Uptown Development



Shelby Farms Park



Bass Pro Pyramid



Highland Row



Beale Street Landing



Fairgrounds



Civil Rights Museum



Stax



Graceland



Aerotropolis



University Place

# Simmons Bank Liberty Stadium Renovation





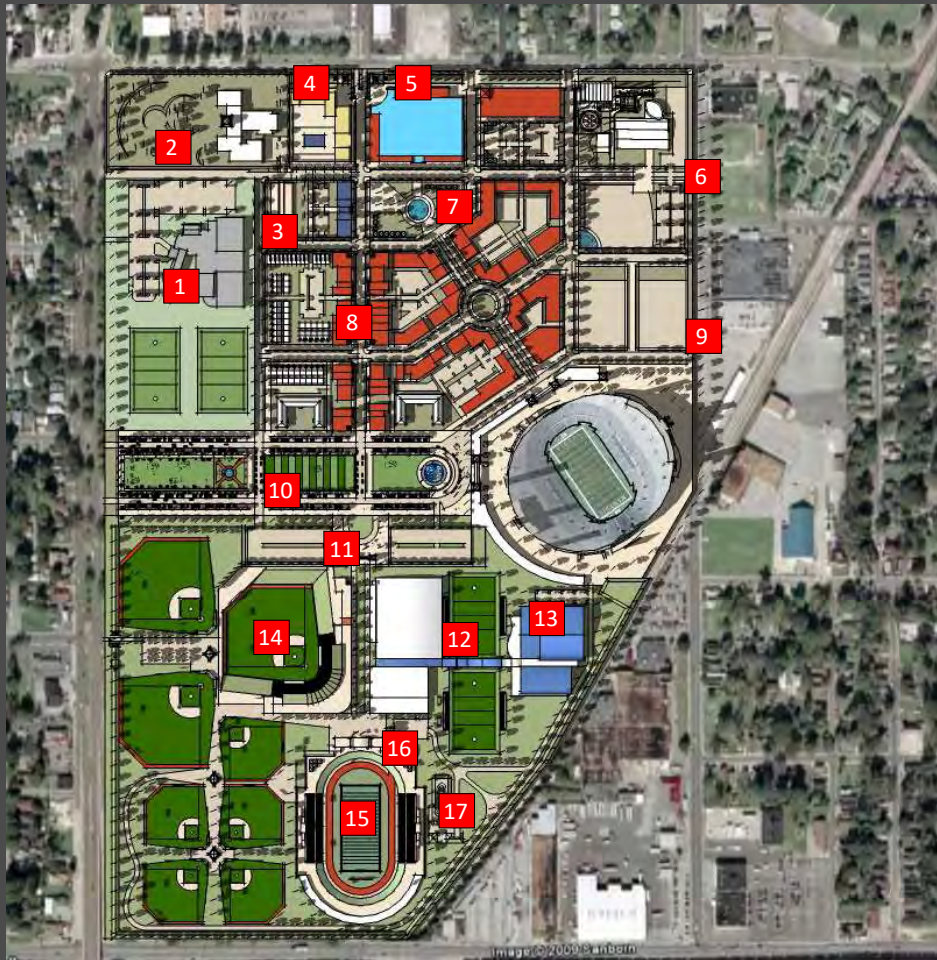
# Simmons Bank Liberty Stadium Renovation





# Simmons Bank Liberty Stadium Renovation





- 1 Kroc Center
- 2 Fairview School
- 3 New Gym for Fairview
- 4 Hotel
- 5 Major Retailer
- 6 CMOM with Expansion Space
- 7 Town Square
- 8 Main Street
- 9 Surface Parking
- 10 Grand Promenade
- 11 Sports Park Entry
- 12 Multi-Purpose Building
- 13 Natatorium
- 14 Championship Baseball Park
- 15 Championship Multi-Purpose Stadium
- 16 Picnic Area
- 17 Skate Park



# Simmons Bank Liberty Stadium Renovation





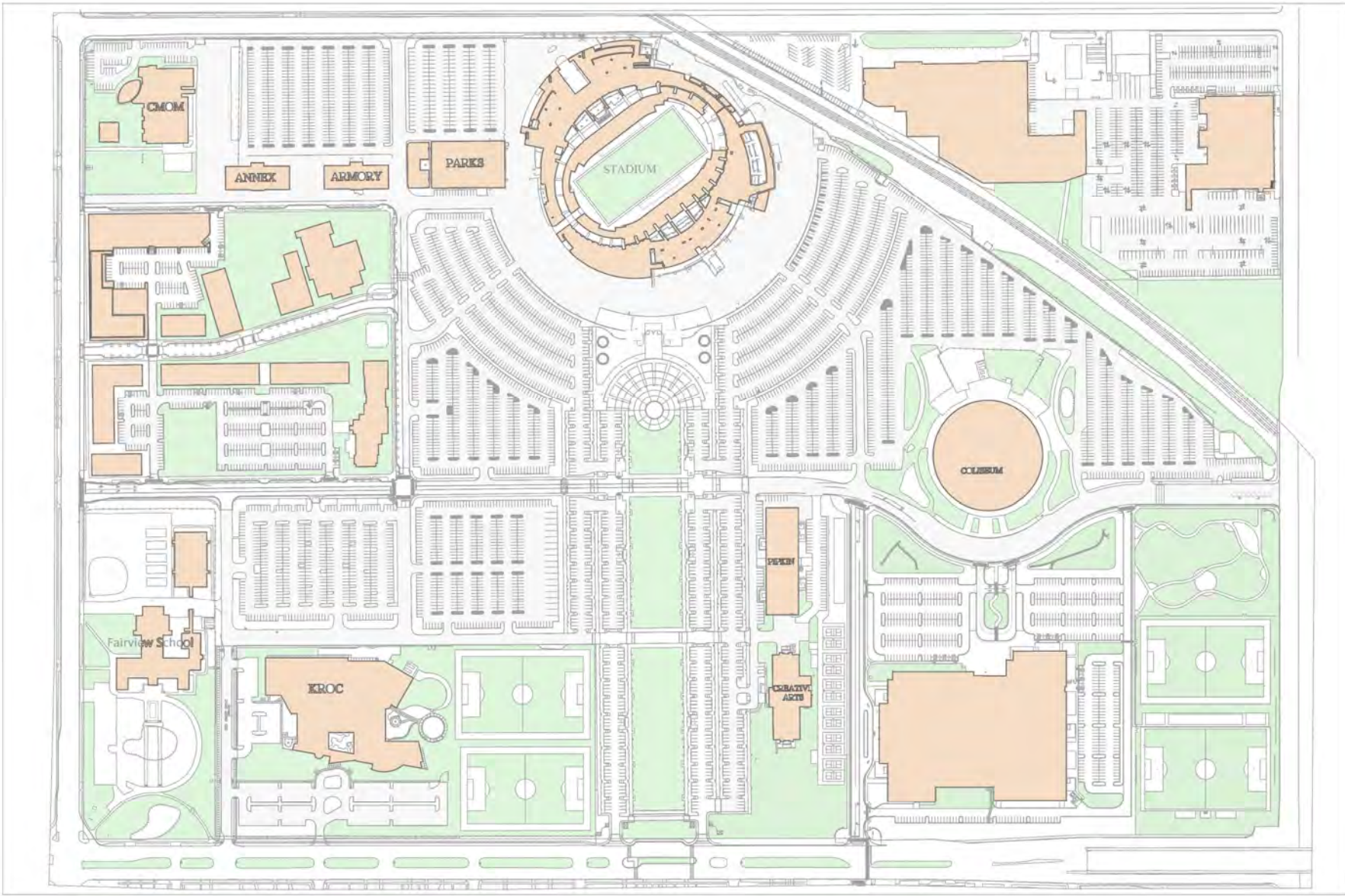
# Simmons Bank Liberty Stadium Renovation



# Simmons Bank Liberty Stadium Renovation







# Simmons Bank Liberty Stadium Renovation

## B. Delivery Method

### 1. Construction Manager at Risk

# Simmons Bank Liberty Stadium Renovation

## Previous Improvements

**1965 – Original Construction – Yeates & Gaskill**

**1987 – East Suites Addition – H.O.K.**

**2010 – Fairgrounds Master Plan, Tiger Lane, Halo – O.T. Marshall Architects**

**2012 – Field Turf Replacement – O.T. Marshall Architects**

**2013 – Exterior Lighting, Paint – O.T. Marshall Architects**

**2016 – ADA Lawsuit Settlement – O.T. Marshall Architects**

**5,050 Seatbacks – Row 25 & Below**

**East Skybox Improvements**

**Concourse Concessions & Amenities Improvements**

**2018 – Locker Room Addition & Improvements – O.T. Marshall Architects / APA**

**2021 – Field Turf Replacement**



# Simmons Bank Liberty Stadium Renovation

## C. Project Description & Scope of Work



# Simmons Bank Liberty Stadium **Master Plan Study**

March 15, 2022

POPULOUS

# 02/ Collegiate Precedents



Collegiate Precedents

**Baylor University - McLane Stadium**

**CAPACITY**

45,000

**PREMIUM SEATING**

- + Founder's Suites
- + Suites
- + Loge Boxes
- + Outdoor Club Seats

**STADIUM FEATURES**

- + On-field recruiting room
- + Student Tailgating
- + Hosted more than 600 events in opening year





Collegiate Precedents

**Colorado State University - Canvas Stadium**

**CAPACITY**

40,000

**PREMIUM SEATING**

- + Suites
- + Club Seats
- + Loge Boxes

**STADIUM FEATURES**

- + Sideline Field Club
- + New Belgium North Endzone Bar
- + Coaches Terrace
- + Football Training Facility
- + Football Recruiting Room
- + East Side Academic Spaces
- + Alumni Center





Collegiate Precedents

## University of Minnesota - Huntington Bank Stadium

### CAPACITY

50,000

### PREMIUM SEATING

- + Suites
- + Outdoor Club Seats
- + Indoor Club Seats
- + Loge Boxes

### STADIUM FEATURES

- + 25,000 SF club available for year-round use





## Collegiate Precedents

### University of Missouri - Faurot Field at Memorial Stadium

#### CAPACITY

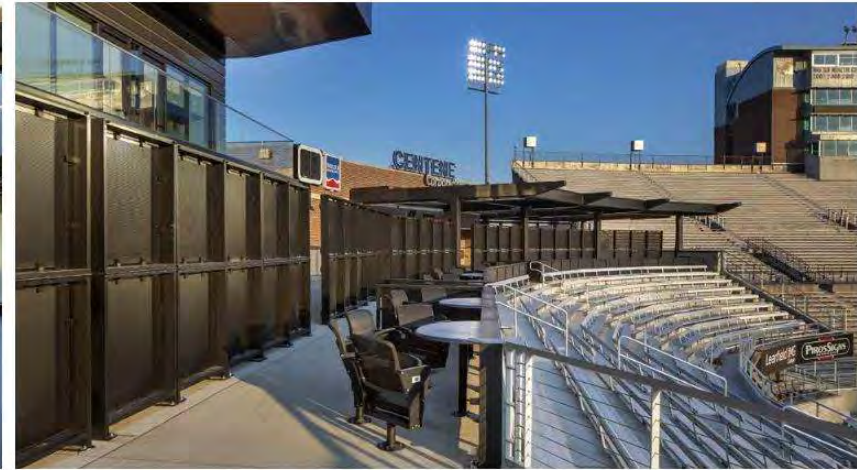
62,000

#### PREMIUM SEATING

- + Field Level Club - South Endzone
- + Exterior Club Seats - East Side Club access
- + Loge Boxes - East Side Club access
- + Lower Bowl Club Seats - Show Me Club access
- + Suites
- + Lobes Boxes - Mid Level Bowl

#### STADIUM FEATURES

- + SRO & Drinkrail - South Endzone
- + Football Training Facility
- + Positional Meeting Rooms
- + Interview Rooms
- + Coaches Offices
- + Recurring Room





Collegiate Precedents

**University of Arkansas - Donald W. Reynolds Razorback Stadium**

**CAPACITY**

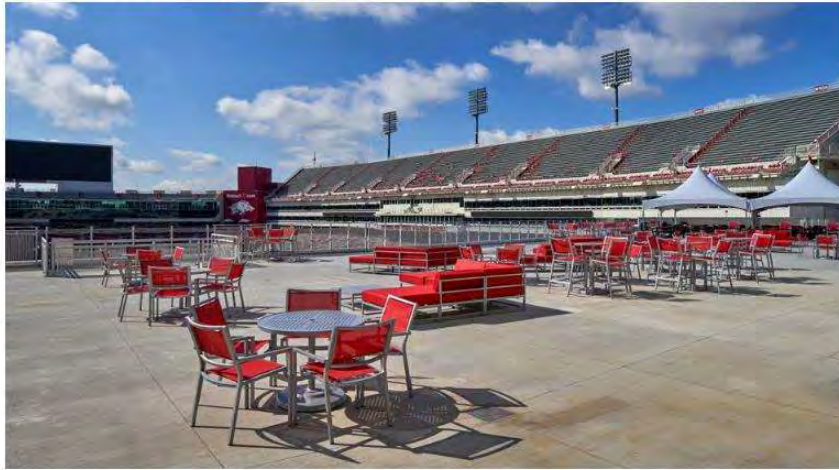
76,000

**PREMIUM SEATING**

- + Suites
- + Club Seats
- + Loge Boxes

**STADIUM FEATURES**

- + Rooftop Deck
- + Hog Walk - pregame area
- + Field Level Club
- + Northwest Plaza
- + Hall of Fame
- + 356 day use





Collegiate Precedents

## Kansas State University - Bill Snyder Family Stadium

### CAPACITY

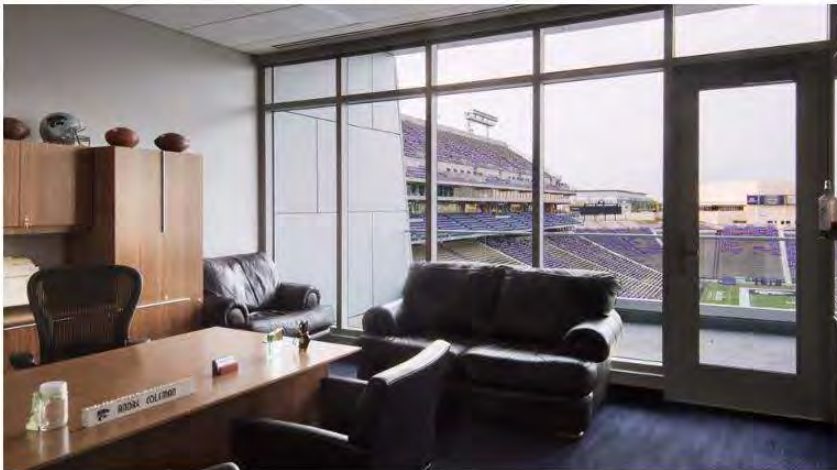
50,000

### PREMIUM SEATING

- + West Side Suites
- + East Side Suites
- + South Endzone Suites
- + West Club
- + East Club
- + South Club
- + West Side Loge Boxes
- + South Side Loge Boxes

### STADIUM FEATURES

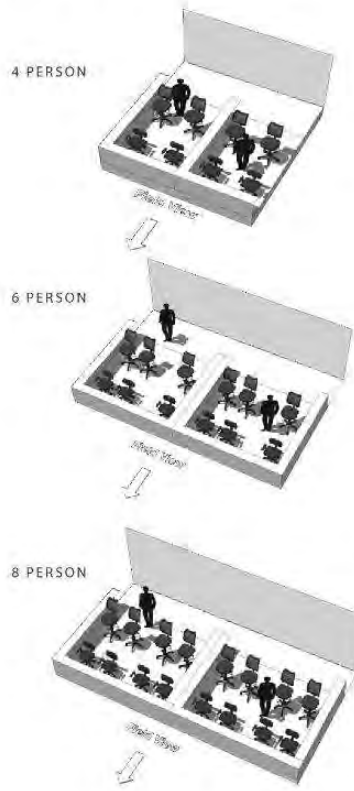
- + Wabash Landing - North Endzone Terraces
- + Touchdown Terrace - South Endzone
- + Coaches Suites - North Endzone



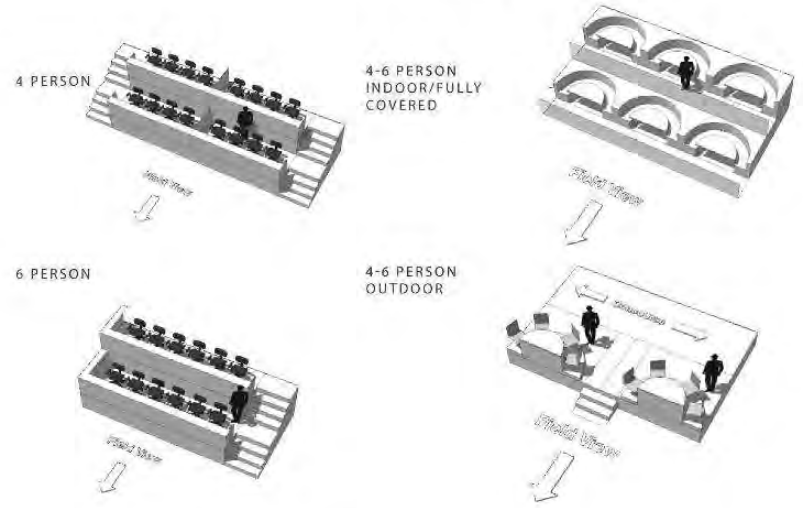
Collegiate Precedents **Premium Seating Types**

**FLEXIBLE SEATING**

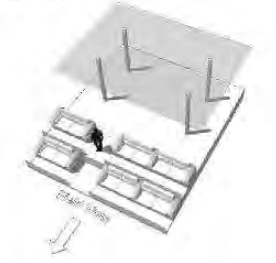
**LOGE BOX**



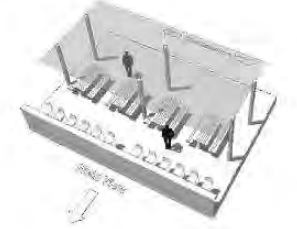
**'VEGAS' STYLE**



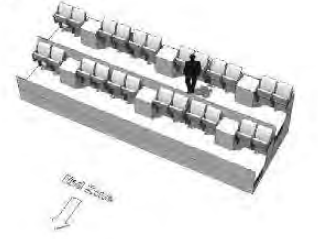
**PATIO CLUB**



**BEERGARDEN**



**FAMILY BOX**



**CLUB LAYOUT OPTIONS**

42	74	120	592	120	74	42
[Detailed grid of seating units]						
63	74	72	490	72	74	63
[Detailed grid of seating units]						
63	74	68	514	92	74	63
[Detailed grid of seating units]						



**STADIUM  
TRENDS**



**Multi-Event Capable Qualities**



**Family Designed**



**Enhanced Revenue Propensities**



**Socially Connected Spaces**



**Value-added Corporate Sponsorship/Brand Activation**



**Designed with Sustainable Initiatives in Mind**



**Diversified Seating Product**



**Adapted Seating Capable of Evolving with Market**



**STADIUM  
TRENDS**



**Refined to be Smaller & Smarter**



**Improved Premium Amenities**



**Increased General Fan Amenities**



**Widened Seats with Deeper Treads**



**Maximized Flexibility & Efficiency**



**Bolstered Community Integration**



**Increased Connection to the Outdoors**



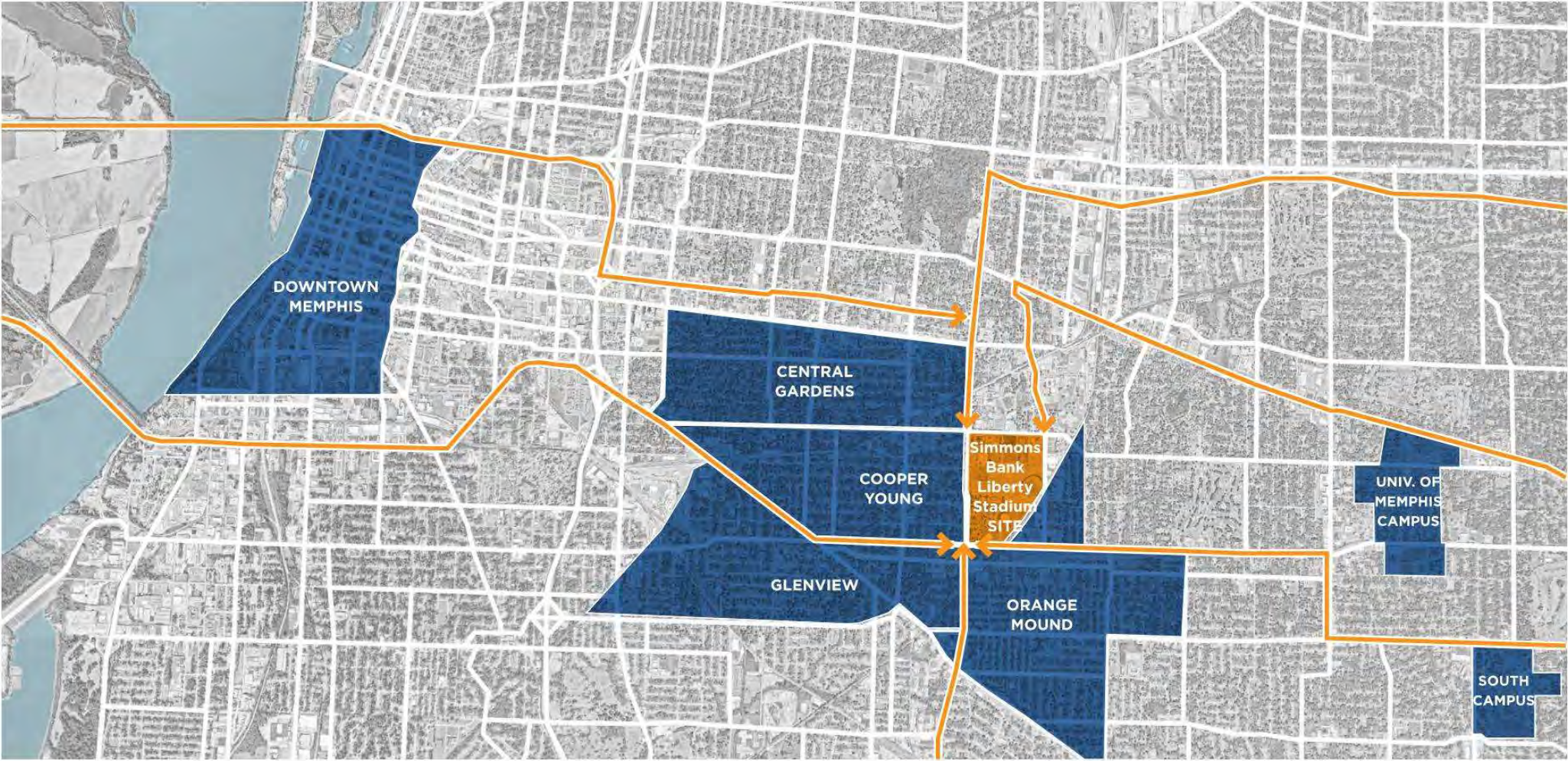
**Enhanced Sports Performance**



03/  
Master Plan

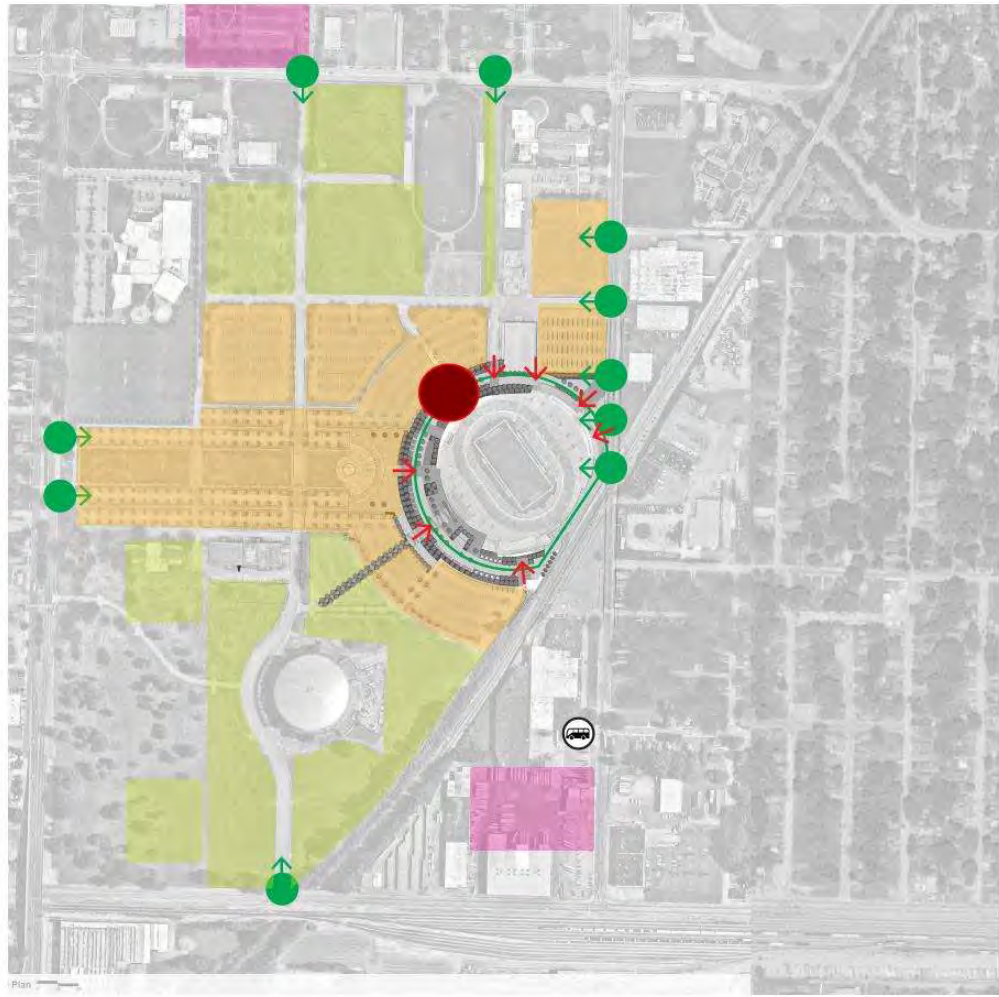


Master Plan **Site - Road Networks**





Master Plan **Site - Access Points**



Site Access

-  Site Access Points
-  Pedestrian Circulation
-  General Parking
-  Premium Parking
-  Off-Campus Parking
-  Off-Site Parking Shuttle

Building Access

-  General Entry

Master Plan **Site - Existing Conditions**



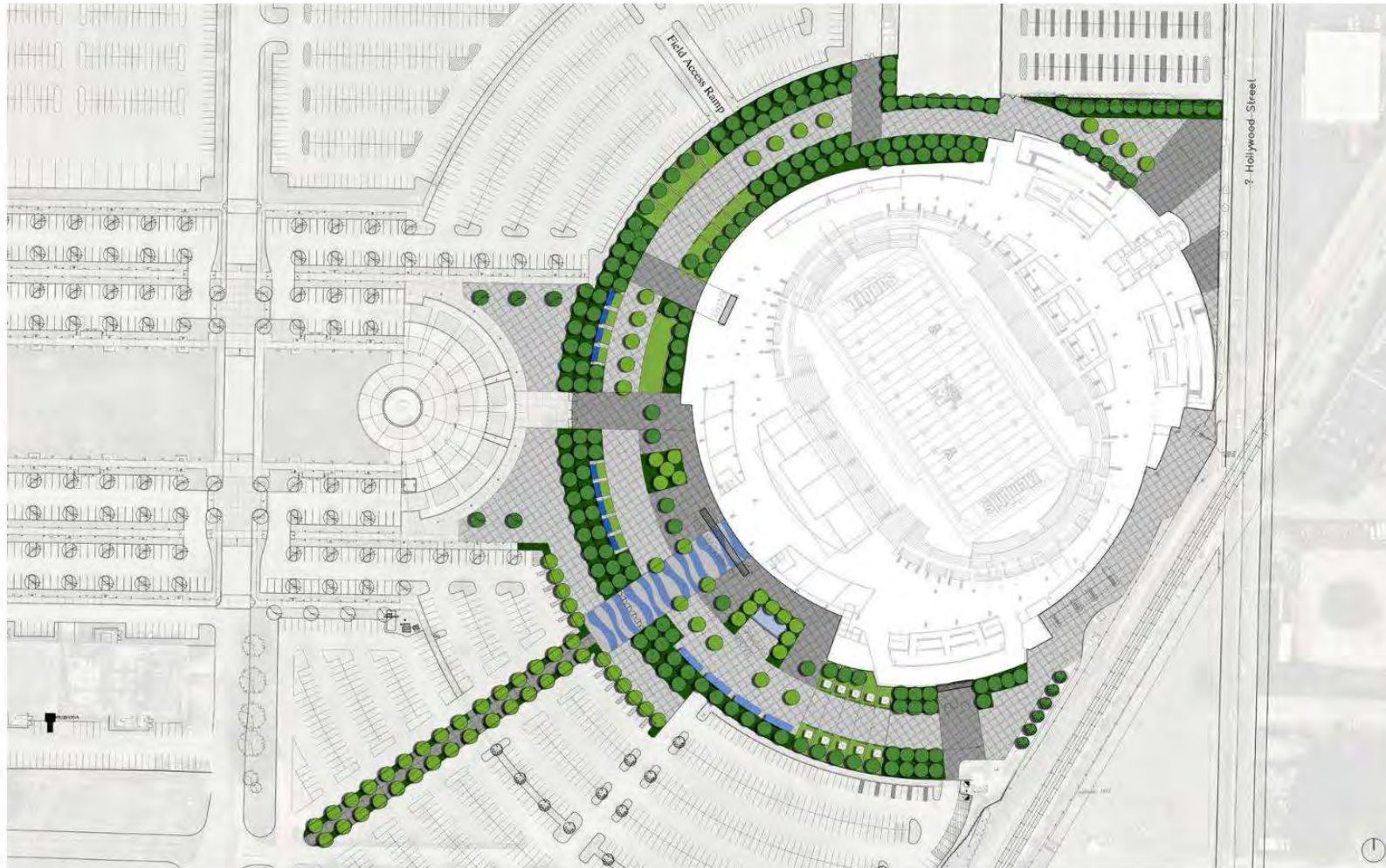


Renderings **View 4 - Activated Halo**





## Master Plan **Site - Improvements & Halo Activation**



### **Proposed Site Improvements**

- + 89,370 sf of greenspace within Halo
- + 32% reduction in paved surfaces from Halo current conditions
- + 265 New Trees
  - 193 trees in the Halo
  - 72 outside of the Halo

Master Plan **Program Summary**

**Existing Stadium Program**

**Field Level**

Home Locker Room	7,500
Visting Locker Room	2,600
Officials Lockers	2,200

---

**Total** **12,300**

**Main Concourse East**

Administration Space	4,500
Concessions	5,550
Restrooms	5,850

---

**Total** **15,900**

**West Tower**

Level 1 - Club	3,900
Level 2 - Writing Press	3,600
Level 3 - Suites	3,800
Level 4 - Press Box	3,400

---

**Total** **14,700**

**Upper Bowl**

Concessions	700
Restrooms	1,600

---

**Total** **2,300**

**Main Concourse West**

Concessions	4,700
Restrooms	12,200
Vertical Circulation	1,200

---

**Total** **18,100**

**East Tower**

Level 1 - Suites	10,900
Level 2 - Suites	10,900

---

**Total** **21,800**

**TOTAL STADIUM SF - 85,100**



Master Plan **Program Summary**

**New Stadium Program**

**Field Level**

(Existing Lockers)	12,300
Storage/Mechanical	8,400
Talent Dressing Rooms	6,200
Kitchen/Commissary	5,750
Field Clubs	35,800
Recruiting Lounge	5,600
Vertical Circulation	2,150

---

**Total** **76,200**

**Upper Bowl Club**

Club	9,600
Restrooms	1,450
Concessions	2,450
Team Store	850
MEP	1,750

---

**Total** **16,100**

**Main Concourse East**

Hall of Fame	6,600
(Existing Concessions)	5,550
(Existing Restrooms)	5,850
Admin Space - Level 2	6,600

---

**Total** **24,600**

**Main Concourse West**

Concessions	3,650
(Existing Concessions)	1,000
Restrooms	4,900
(Existing Restrooms)	5,000
Vertical Circulation	1,200
Founder's Suites	7,900
Premium Circulation	5,050

---

**Total** **28,700**

**West Tower**

Level 1 - Loge Boxes	13,100
Level 2 - Suites	19,000
Level 3 - Press OR Suites	26,000

---

**Total** **58,100**

**East Platforms**

Level 1 - Platform	10,900
Level 2 - Platform	10,900
Horizon Level	1,050

---

**Total** **22,850**

**TOTAL STADIUM SF - 226,550**

Master Plan **Plans**

**Existing - Field Level**



**Home Locker Room**  
- 7,500 SF

**Visiting Locker Room**  
- 2,600 SF

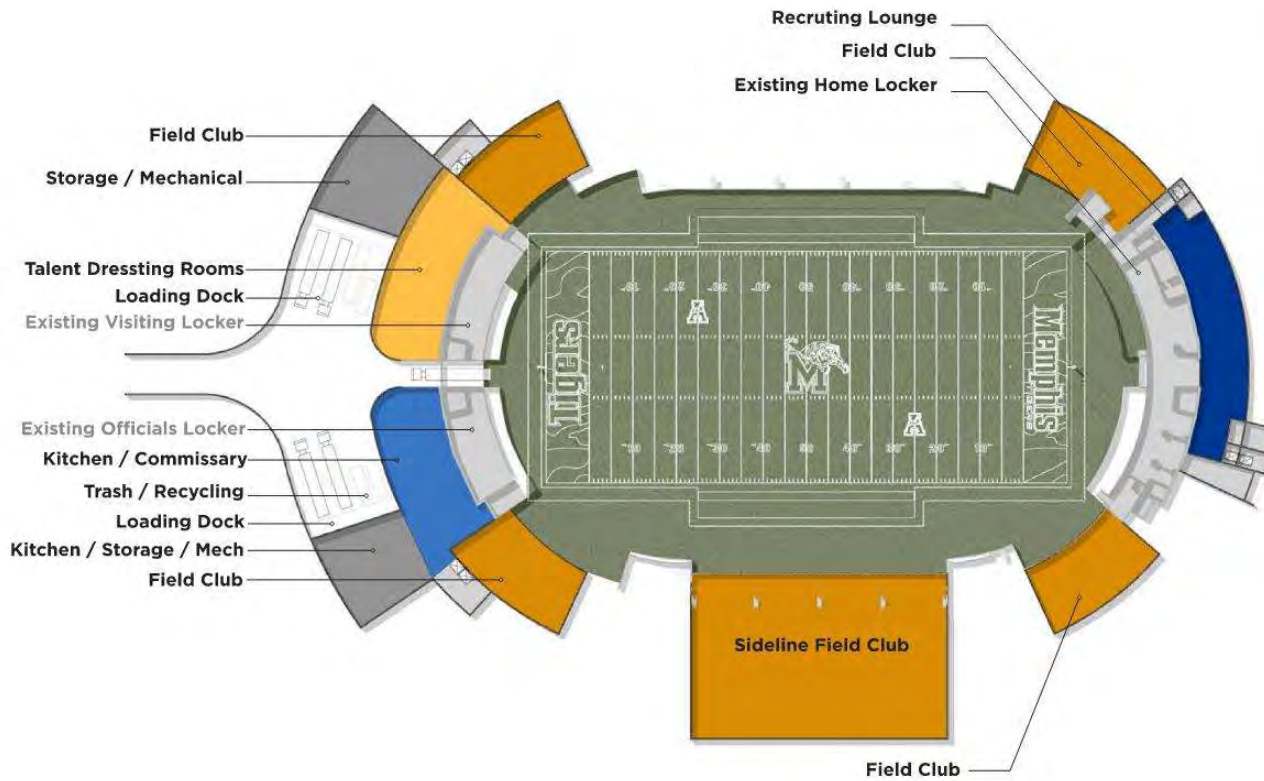
**Officials Lockers**  
- 2,200 SF

---

**Total SF**  
- 12,300 SF



**New - Field Level**



**Storage / Mechanical**  
- 8,400 SF

**Talent Dressing Rooms**  
- 6,200 SF

**Kitchen / Commissary**  
- 5,750 SF

**Field Clubs**  
- 35,800 SF

**Recruiting Lounge**  
- 5,600 SF

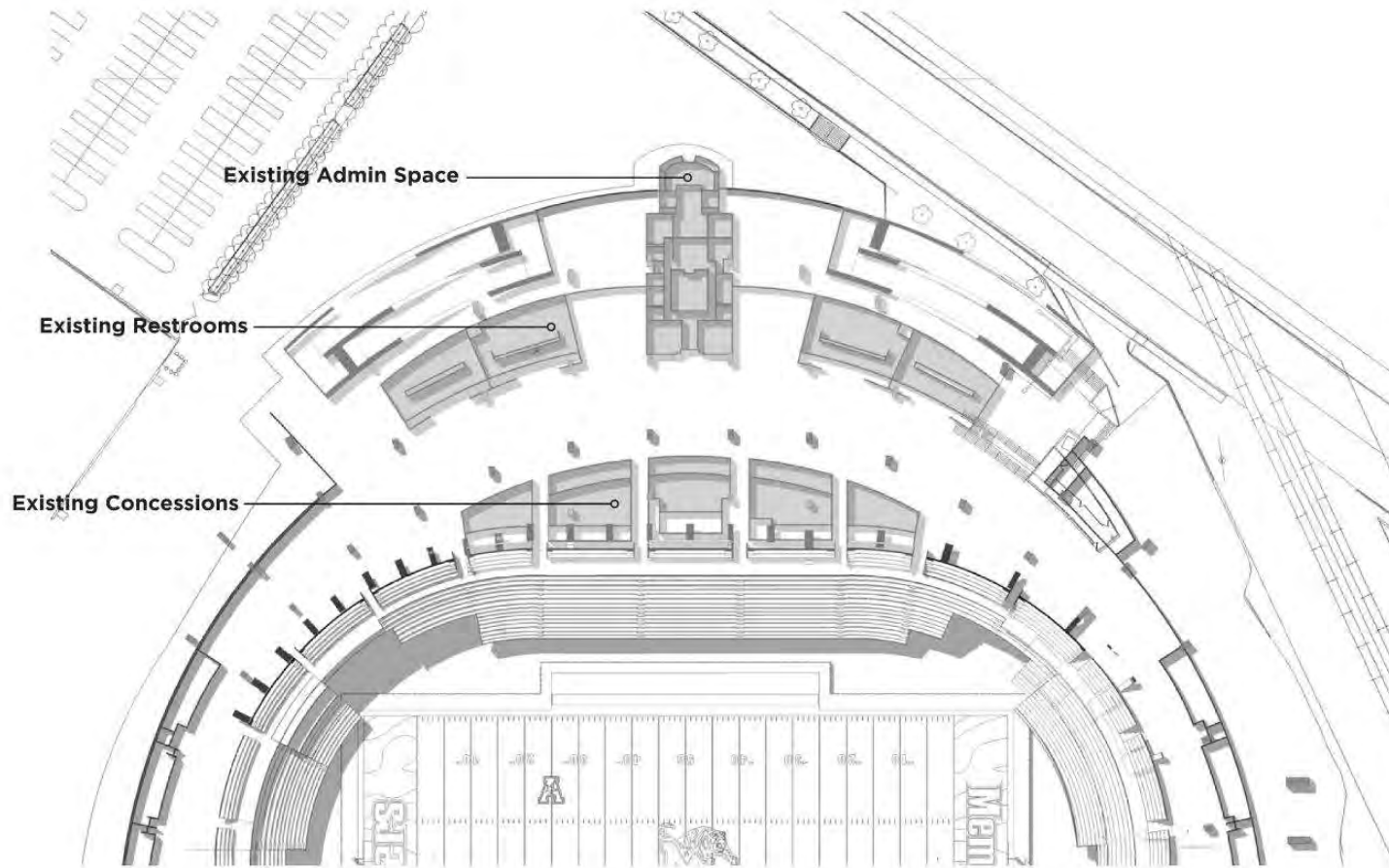
**Vertical Circulation**  
- 2,150 SF

**Existing Program**  
- 12,300 SF

---

**Total SF**  
- 76,200 SF

**Existing - East Main Concourse**



**Administraion Space**  
- 4,500 SF

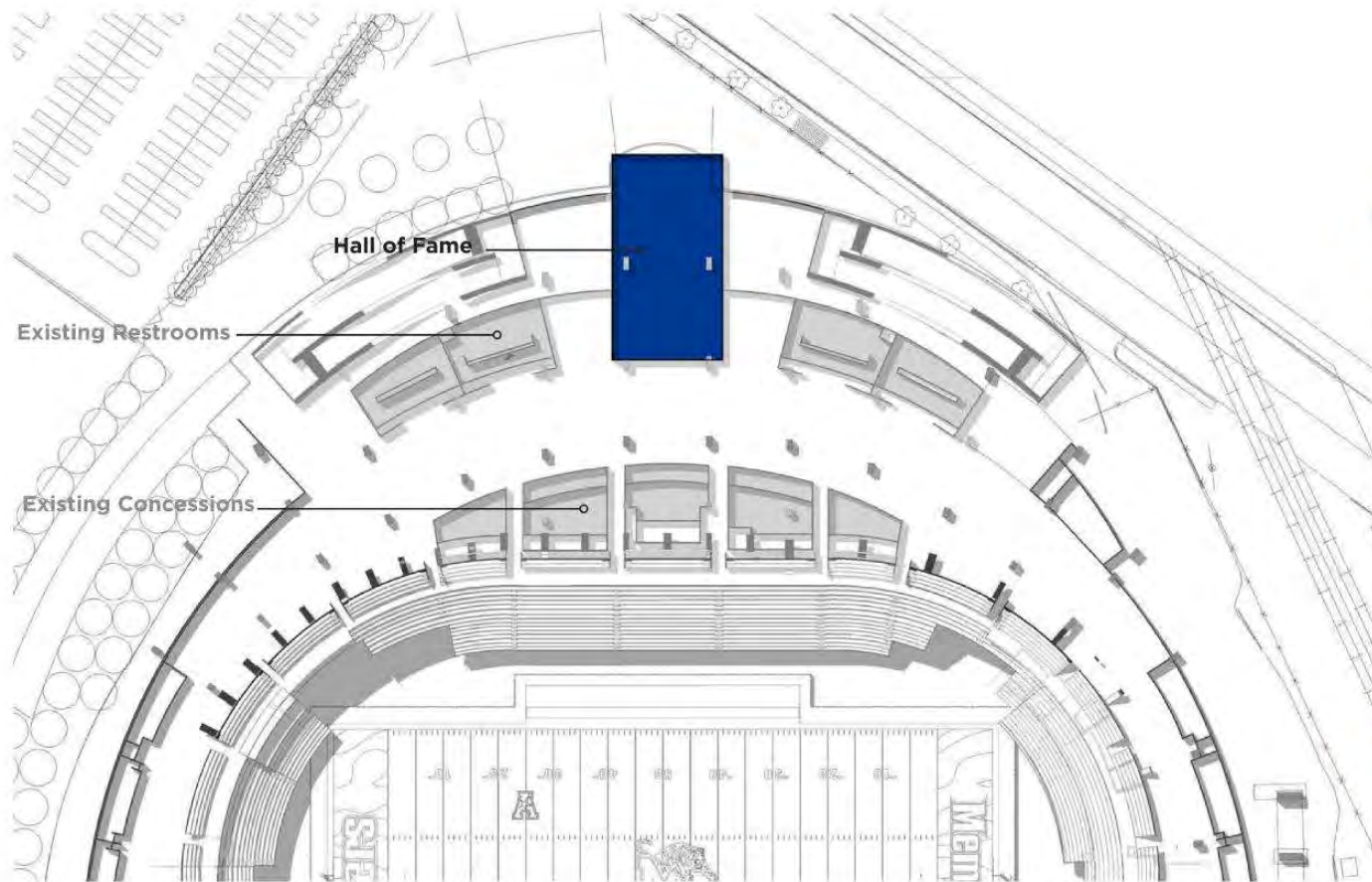
**Concessions**  
- 5,550 SF

**Restrooms**  
- 5,850 SF

---

**Total SF**  
- 15,900 SF

**New - East Main Concourse**



**Hall of Fame**  
- 6,600 SF

**Concessions**  
- 5,550 SF

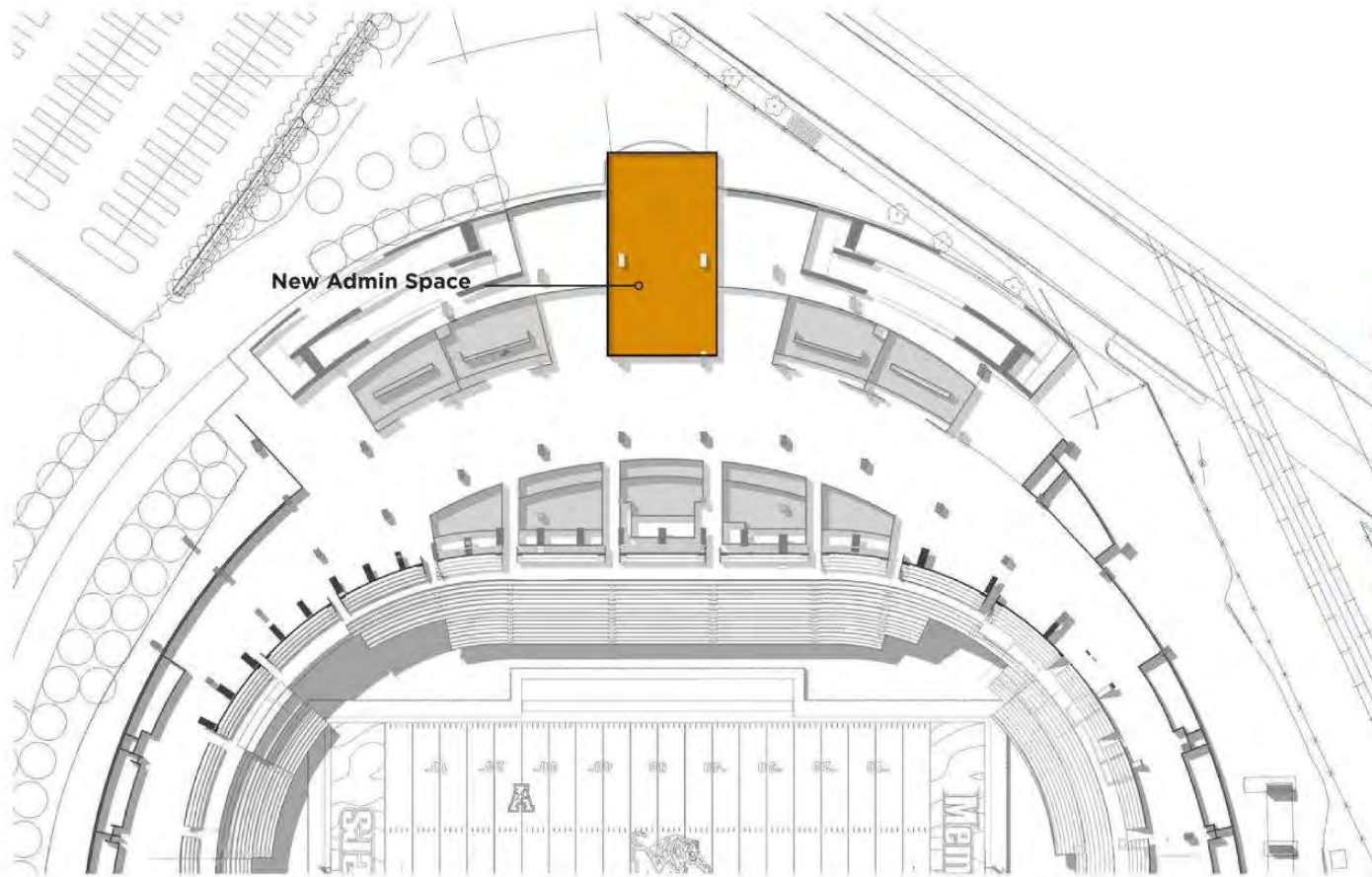
**Restrooms**  
- 5,850 SF

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**Total SF**  
- 18,000 SF



**New - East Level 2**



New Admin Space

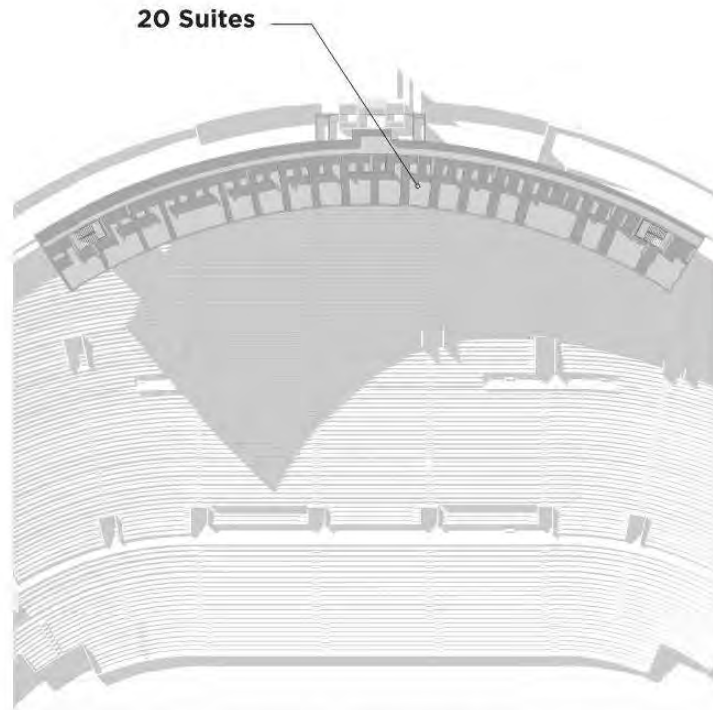
Administration Space  
- 6,600 SF

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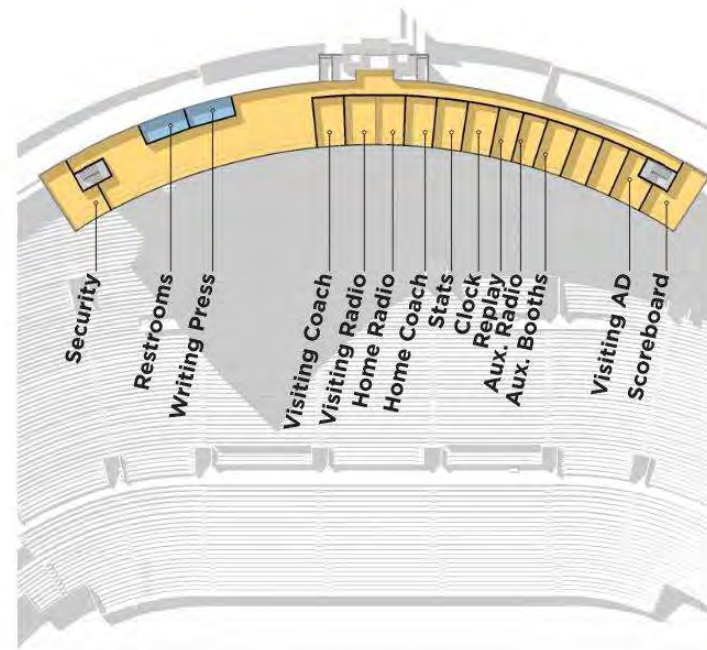
Total SF  
- 6,600 SF



**New - East Tower Press - Layout 2**



Level 1 - Suites



Level 2 - Press

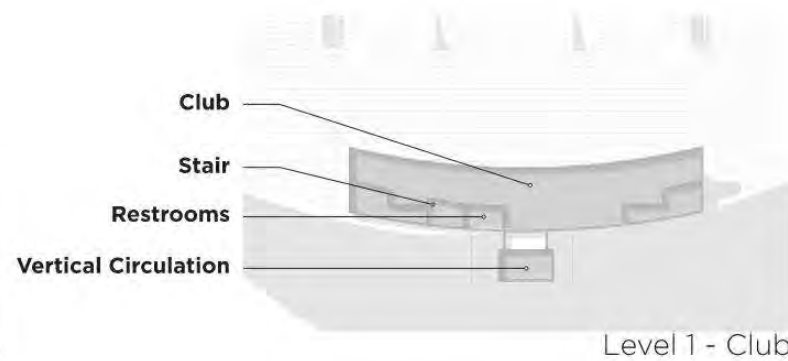
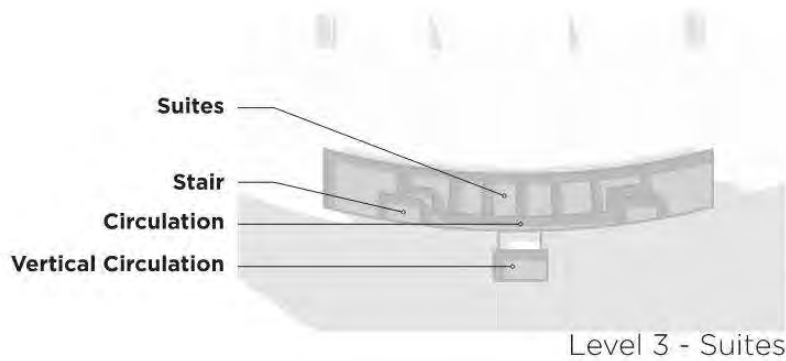
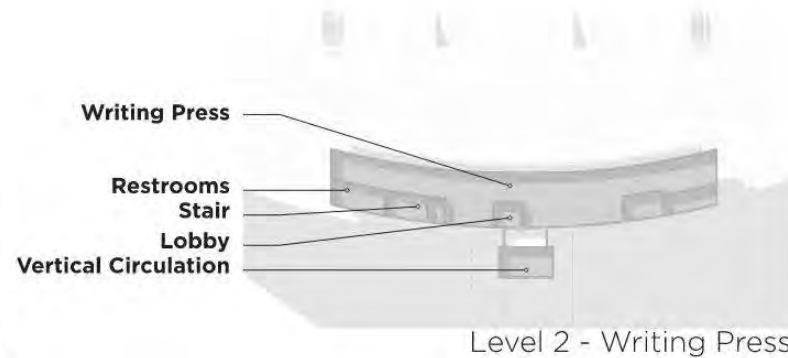
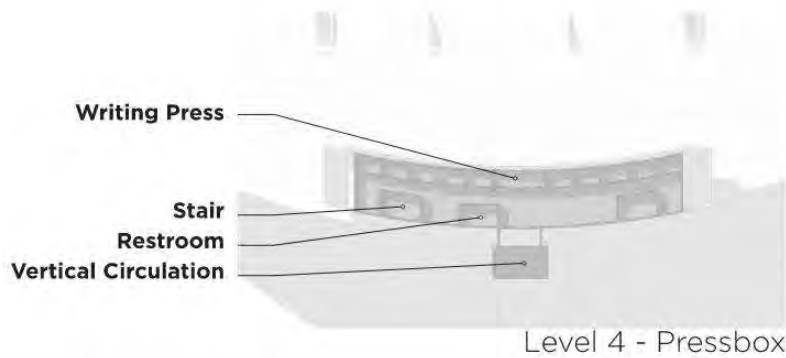
- Level 1 - Suites**
- 20 Total Suites
  - 248 Seats
  - 112 Barstools
  - 10,900 SF

- Level 2 - Press**
- 3 Aux. Suite/Booths
  - 11 8-Person Booths
  - 10,900 SF

---

**Total SF**  
- 21,800 SF

**Existing - West Tower**



**Level 1 - Club**  
- 136 Seats  
- 39 Barstools  
  
- 3,900 SF

**Level 2 - Writing Press**  
- 73 Seats  
  
- 3,600 SF

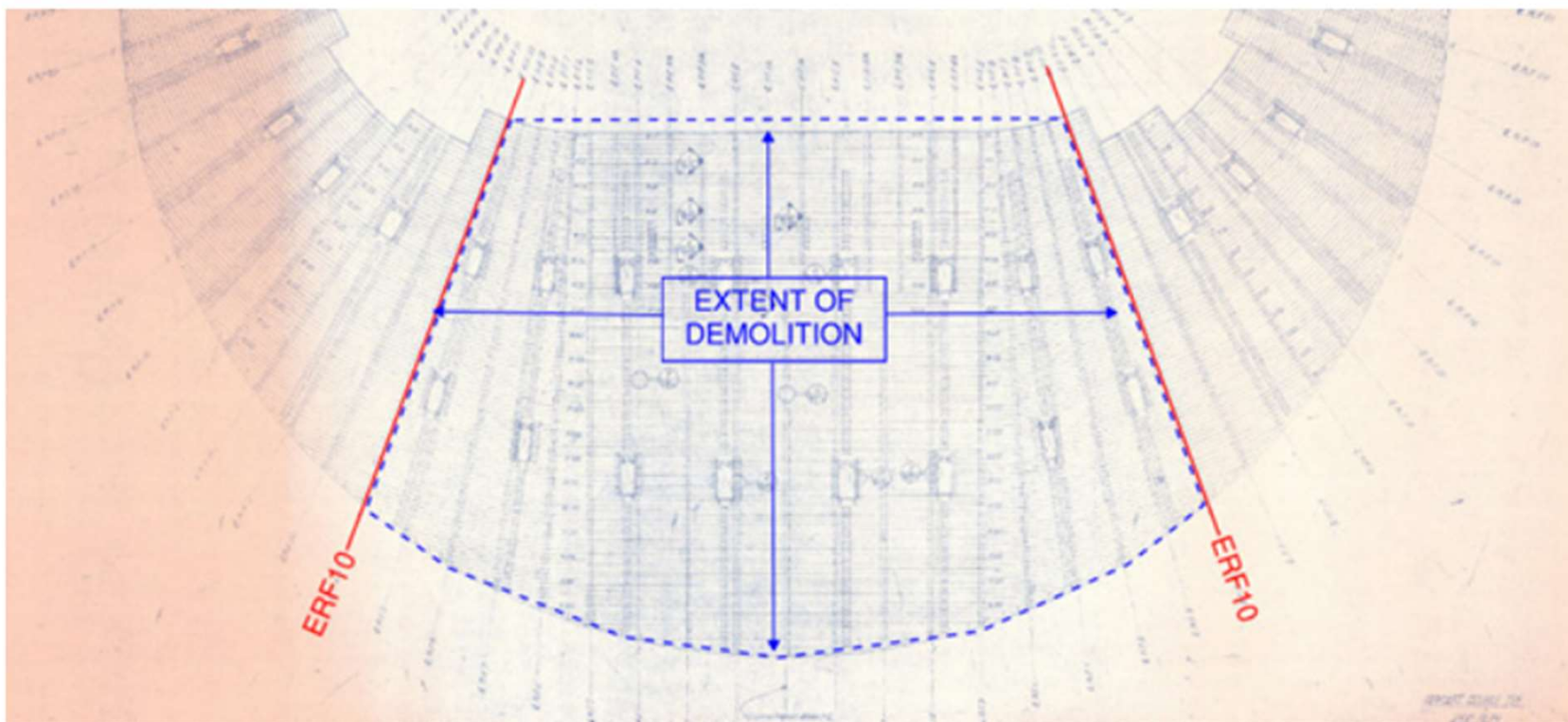
**Level 3 - Suites**  
- 8 Total Suites  
- 66 Seats  
- 39 Barstools  
  
- 3,800 SF

**Level 4 - Press Box**  
- 37 Seats  
  
- 3,400 SF

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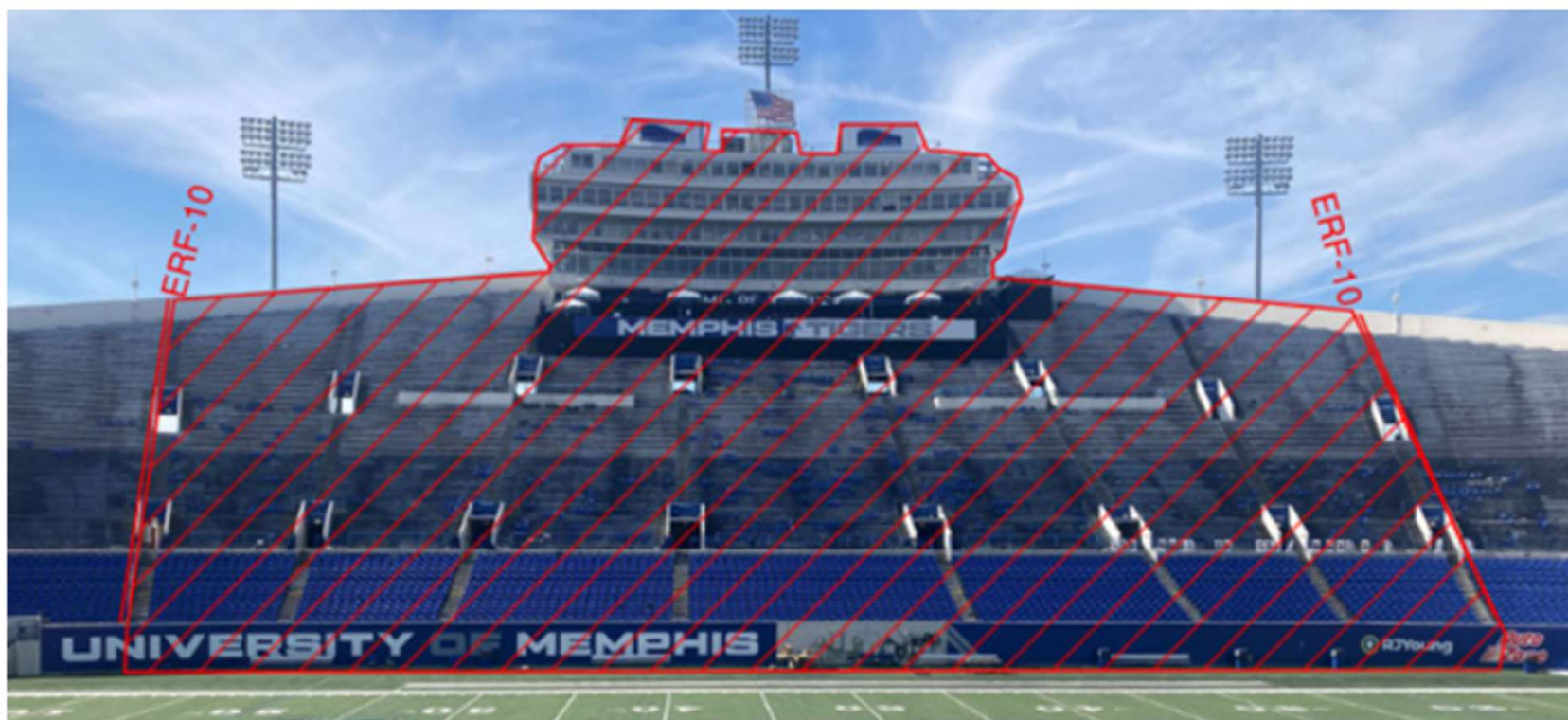
**Total SF**  
- 14,700 SF

# Simmons Bank Liberty Stadium Renovation Structural / Seismic

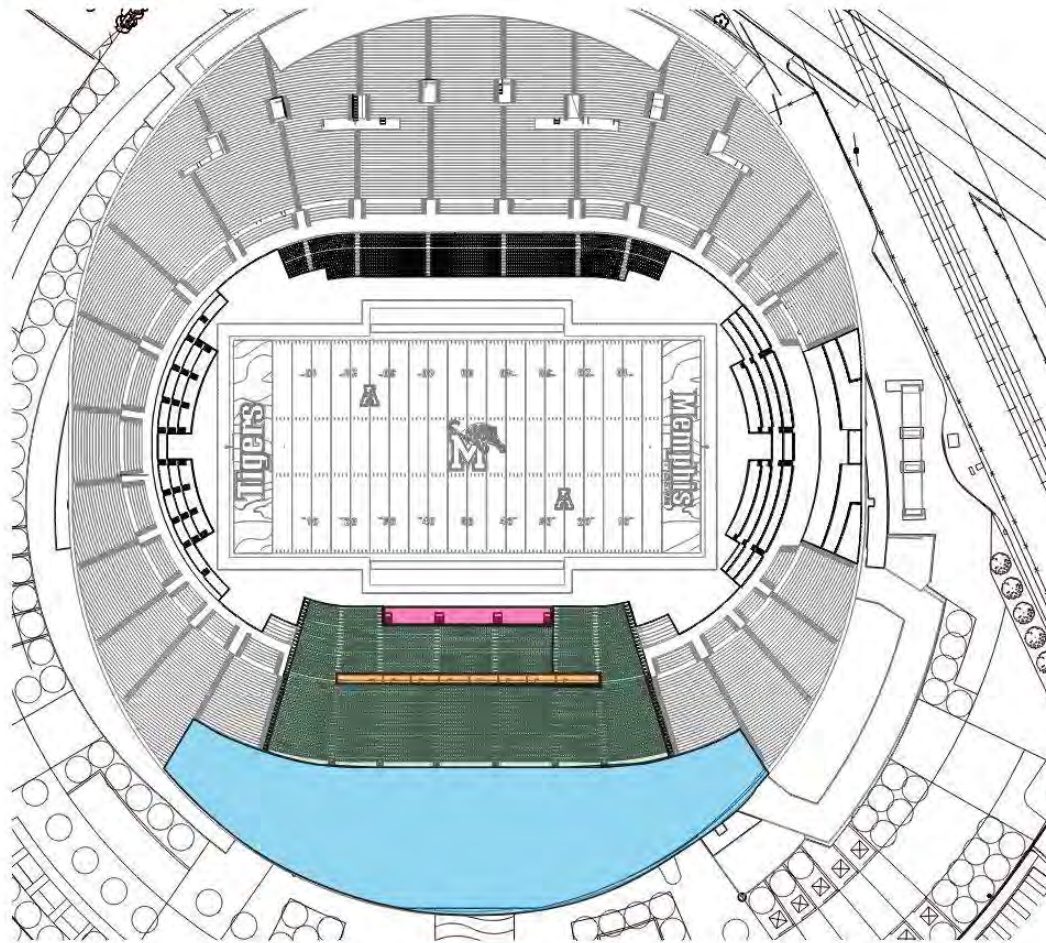




# Simmons Bank Liberty Stadium Renovation Structural / Seismic



**New - Seating**

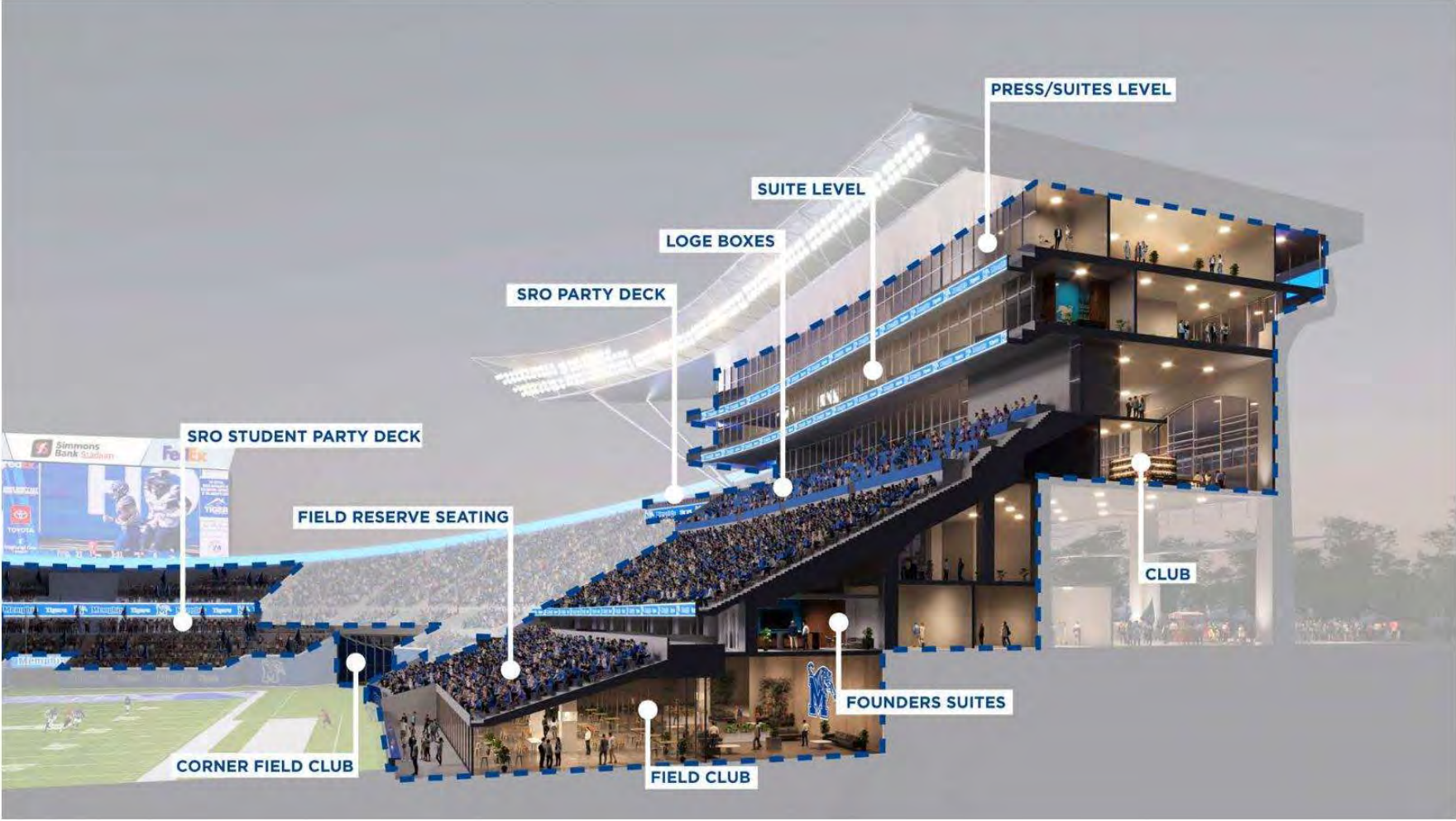


**Seat Count** after demolition 50,937 seats

<span style="color: #e91e63;">■</span> <b>Field Club</b>	+804 seats
<span style="color: #ff9800;">■</span> <b>Founder Suite</b>	+128 seats
<span style="color: #8bc34a;">■</span> <b>Field Reserve</b>	+3,180 seats +62 WC / 62 Comp.
<span style="color: #add8e6;">■</span> <b>Loges</b>	+304 seats
<span style="color: #4682b4;">■</span> <b>Suite Level</b>	+548 seats
<span style="color: #1e90ff;">■</span> <b>Media / Suite Level</b>	+168 seats
<b>New Total</b>	<b>56,576 seats</b>

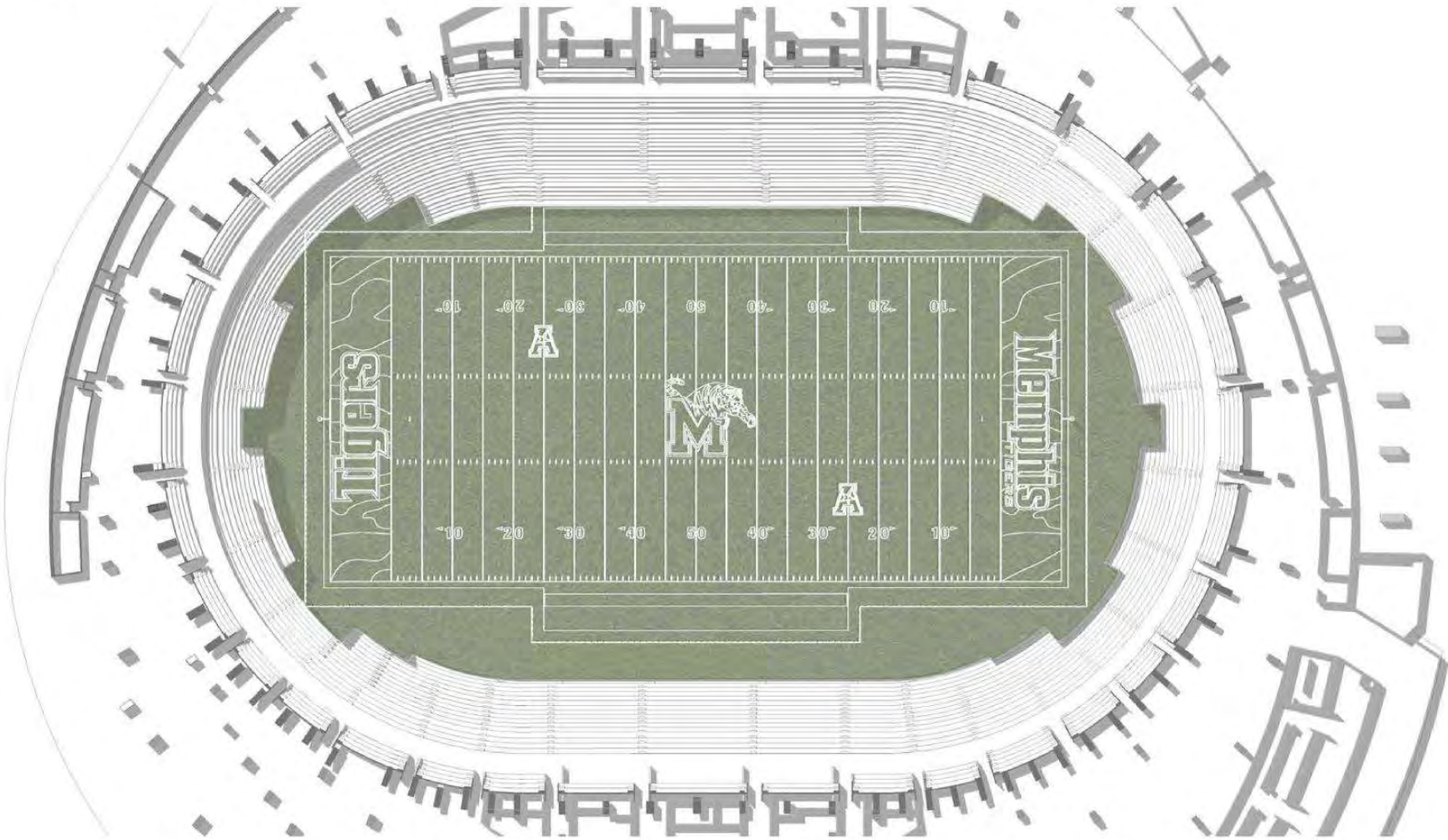


Renderings **View 3 - Premium Seating**





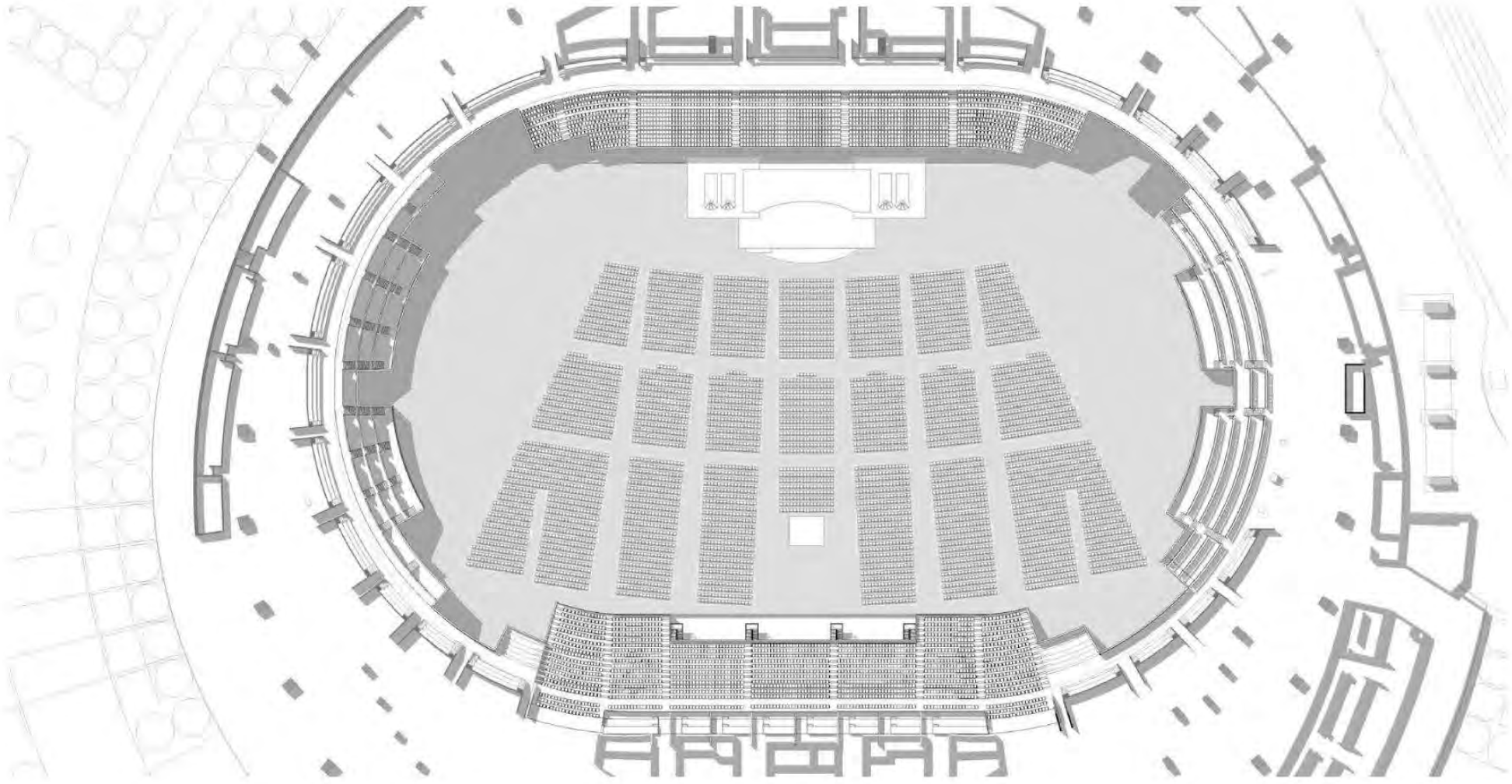
Master Plan **Existing - Lower Bowl**



Master Plan **New - Lower Bowl with Soccer Pitch**

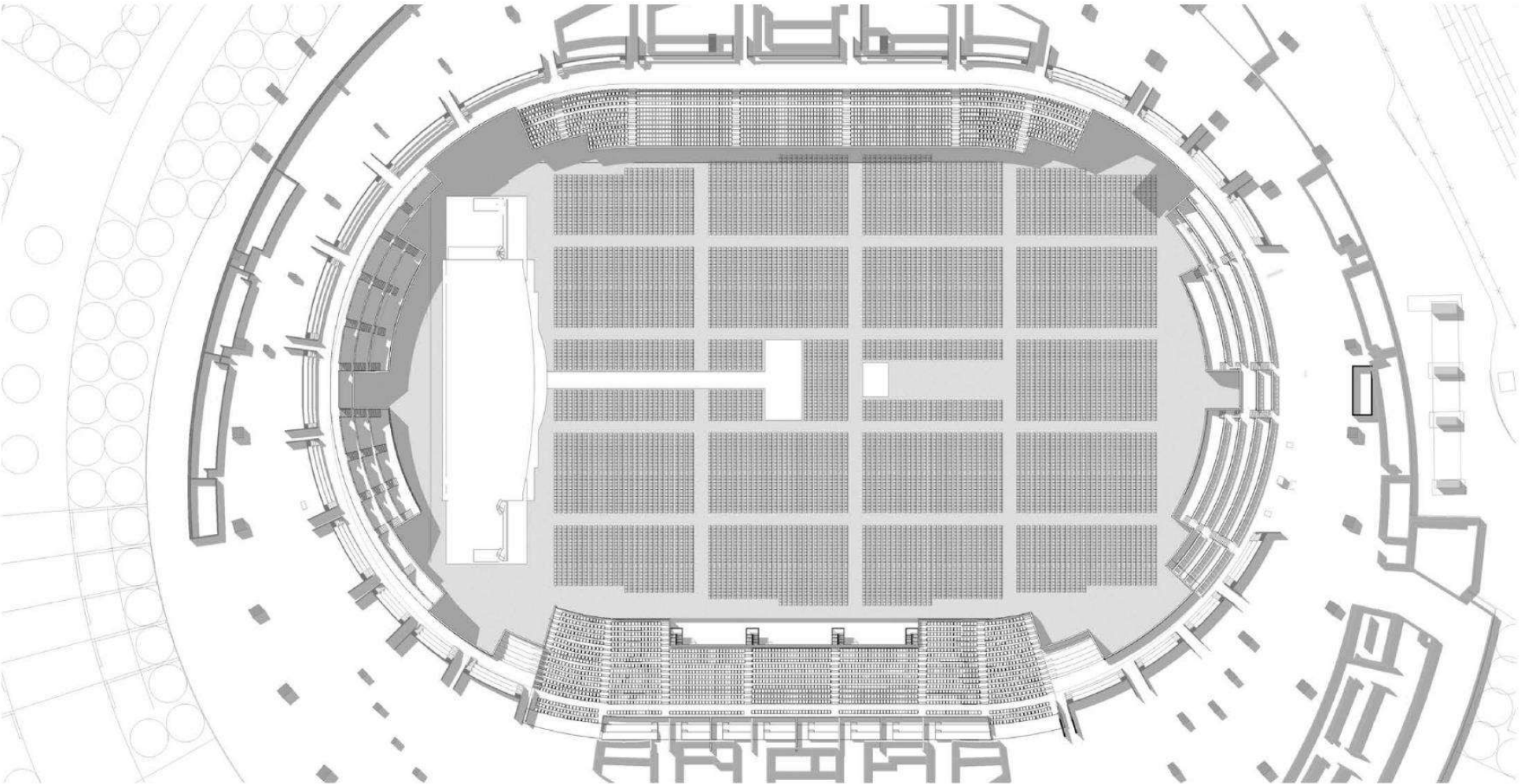


Master Plan **New - Center Stage Layout**



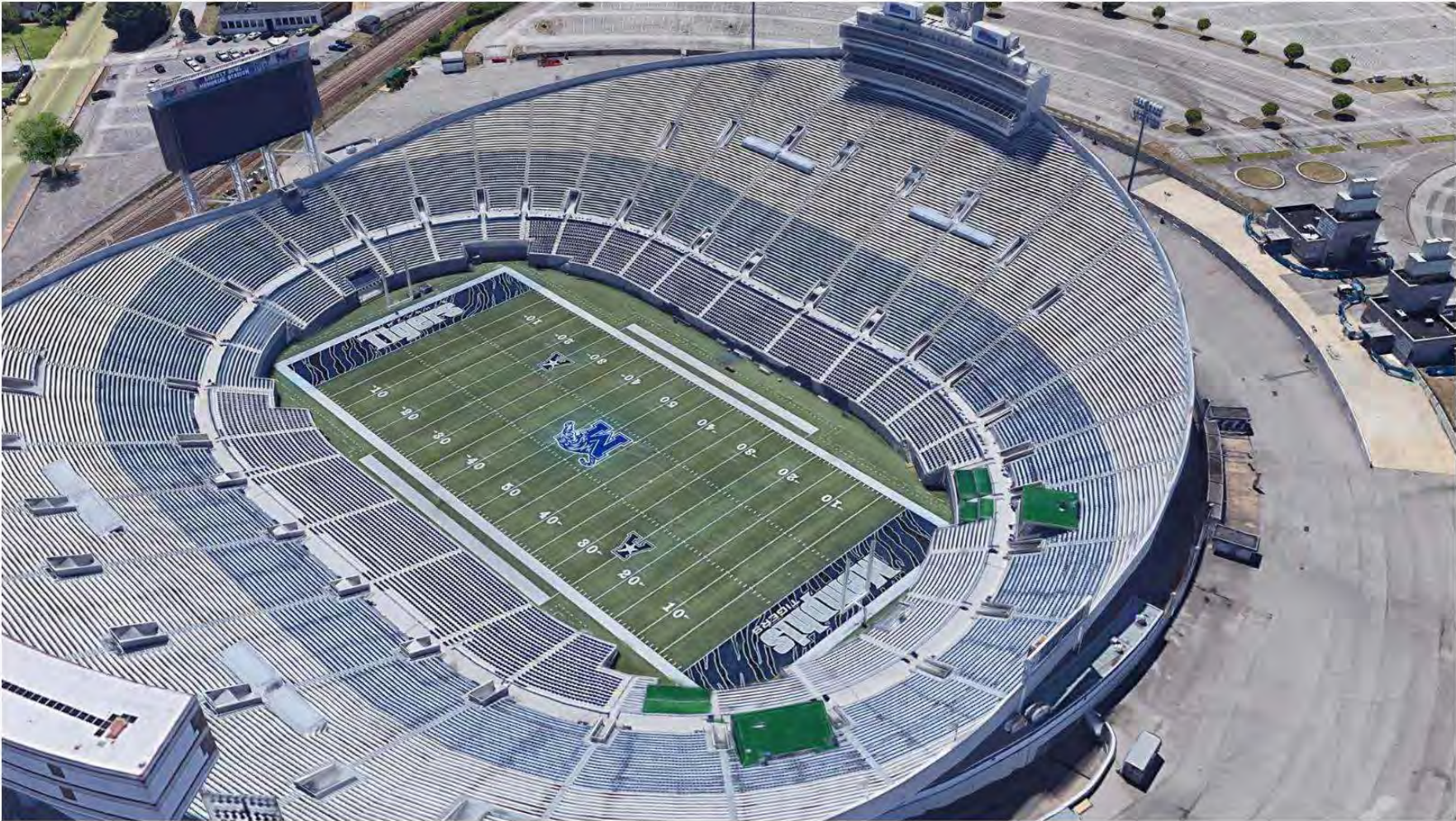


Master Plan **New - End Stage Layout**





Renderings **View 1 - Existing**





Renderings **View 1 - Game Day**





Renderings **View 1 - Premium Seating**





Renderings **View 2 - Existing**





Renderings **View 2 - Tiger Tail Entry**





Renderings **View 4 - Aerial**

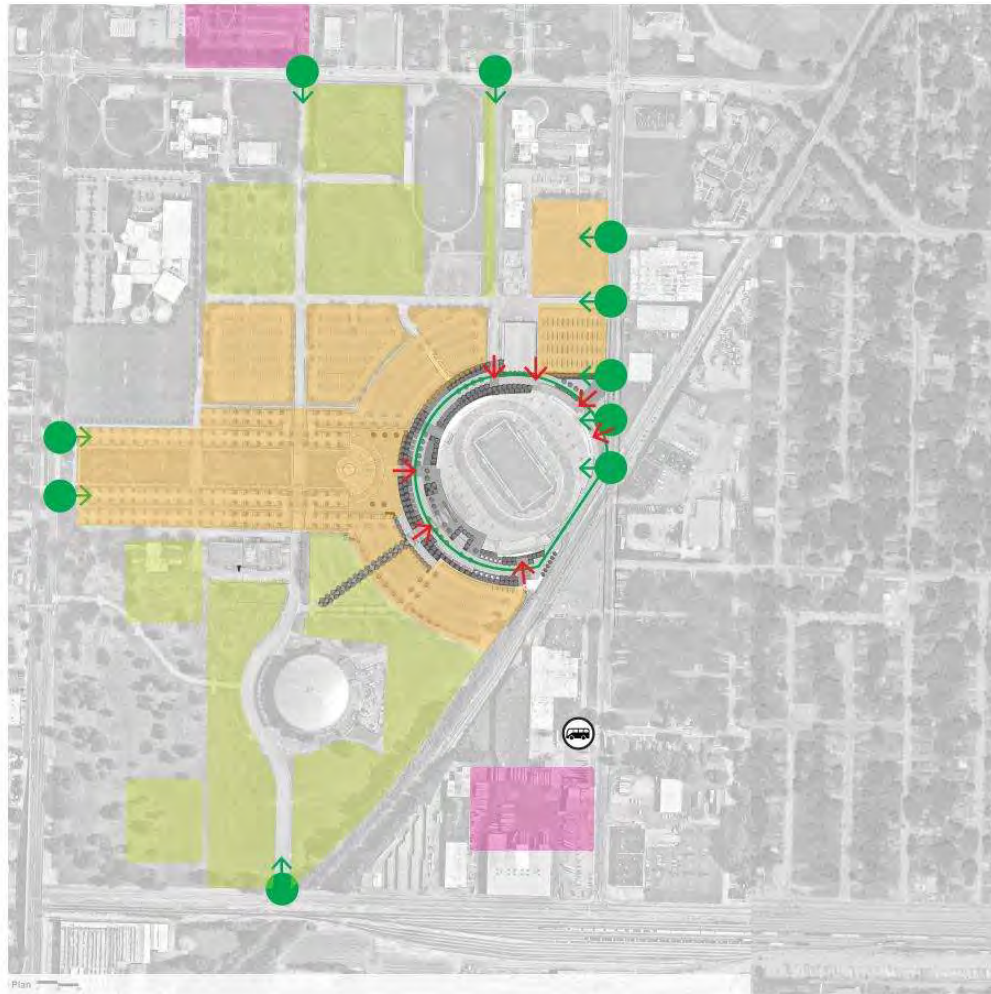




04/

# Wayfinding & Graphics

# Wayfinding & Graphics **Access Points**



## Site Access

 Site Access Points

 Pedestrian Circulation

 General Parking

 Premium Parking

 Off-Campus Parking

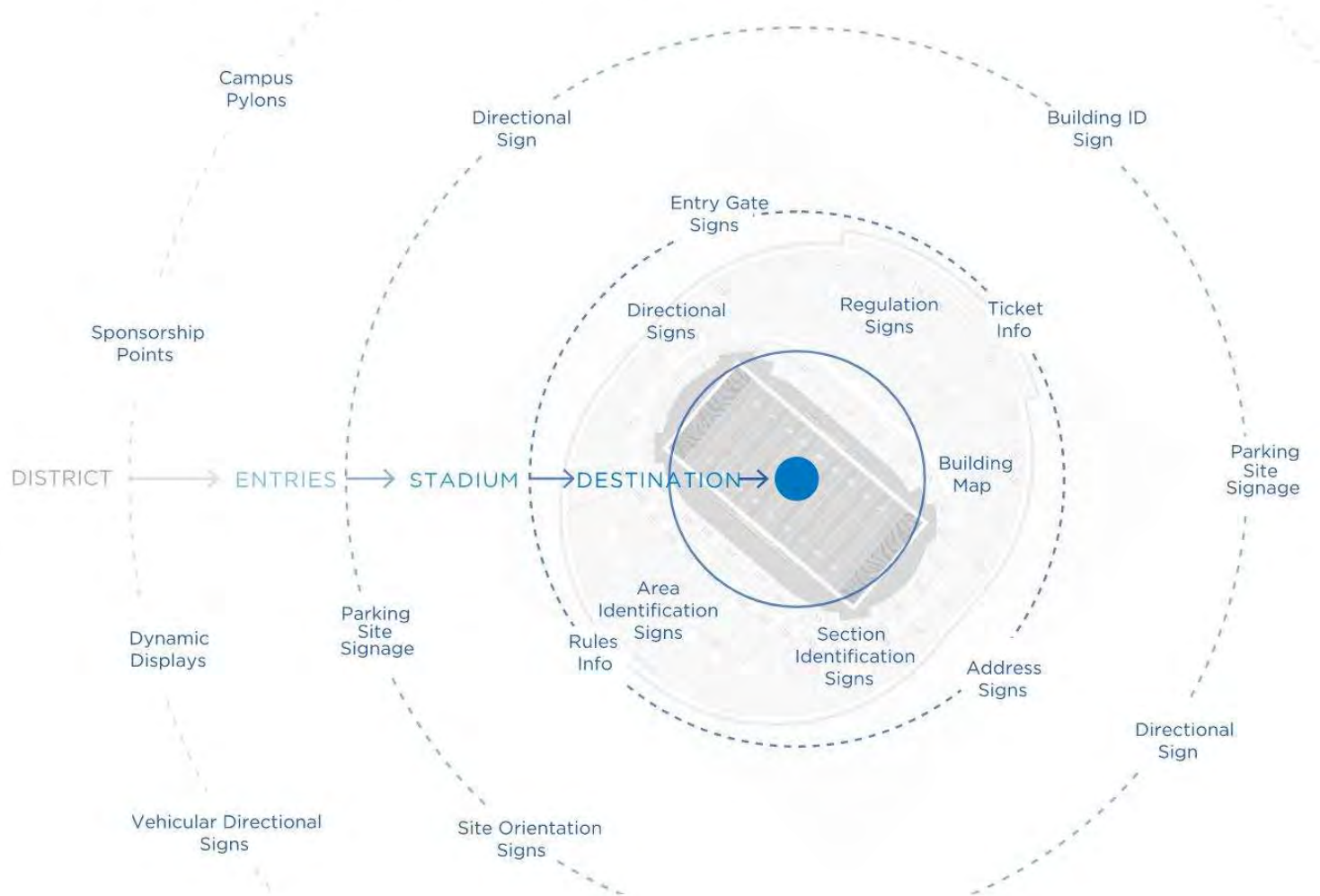
 Off-Site Parking Shuttle

## Building Access

 General Entry



# Wayfinding & Graphics Progressive Disclosure Diagram



Wayfinding & Graphics **Inspiration**





# Simmons Bank Liberty Stadium Renovation

## Cost Estimate

Simmons Bank Liberty Stadium  
**Conceptual Estimate**  
 February 11, 2022

**Barton  
 Malow**

	GSF	Direct Construction Costs	Indirect Costs	Owner Costs	Total Cost
<b>Phase 1</b>					
<b>Halo Activation</b>	<b>184,897</b>	\$ 10,988,528	\$ 2,758,120	\$ 3,952,161	\$ <b>17,698,810</b>
<b>West Grandstand</b>	<b>182,253</b>	\$ 85,685,400	\$ 21,507,035	\$ 30,817,825	\$ <b>138,010,261</b>
<b>North End Zone Access Ramp</b>	<b>6,680</b>	\$ 2,234,731	\$ 560,917	\$ 803,749	\$ <b>3,599,397</b>
<b>Wayfinding + Graphics</b>		\$ 1,500,000	\$ 376,500	\$ 539,494	\$ <b>2,415,994</b>
<b>Total Project Cost (Phase 1 - Halo + West Grandstand)</b>					<b>\$ 161,724,461</b>



# Simmons Bank Liberty Stadium Renovation

Simmons Bank Liberty Stadium  
Conceptual Estimate  
February 11, 2022



	GSF	Direct Construction Costs	Indirect Costs	Owner Costs	Total Cost
<b>Phase 1 Alternates</b>					
<b>West Grandstand</b>	<b>28,034</b>	\$ 3,504,250	\$ 879,567	\$ 1,260,347	\$ 5,644,164
Add Alt for Suites (ILO Press)	28,034	\$ 3,504,250			





# Simmons Bank Liberty Stadium Renovation



## Phase 2

<b>North End Zone Service Level</b>	<b>22,074</b>		\$ 10,495,675	\$ 2,634,414	\$ 3,774,901	<b>\$ 16,904,990</b>
Storage	8,436	\$ 3,374,400				
Kitchen + Commissary	5,870	\$ 3,932,900				
Concert Talent Amenities	6,261	\$ 2,660,925				
Vertical Circulation	1,507	\$ 527,450				
 <b>North End Zone</b>	 <b>47,572</b>		 \$ 9,803,700	 \$ 2,460,729	 \$ 3,526,023	 <b>\$ 15,790,452</b>
North Main Concourse	25,000	\$ 2,875,000				
Family Boxes	9,081	\$ 2,270,250				
Corner Field Club	7,841	\$ 3,528,450				
Visting Team + Official Locker Room	5,650	\$ 1,130,000				



**Phase 3**

<b>East Grandstand</b>	<b>61,258</b>			\$ 15,681,100	\$ 3,935,956	\$ 5,639,904	\$ <b>25,256,960</b>
Horizon Level	1,050	\$	1,050,000				
Platform 1 Renovation	10,900	\$	1,635,000				
Platform 2 Renovation	10,900	\$	1,635,000				
East Main Concourse Improvements	25,000	\$	2,875,000				
Hall of Fame/Administration	13,408	\$	6,033,600				
Add Alt for Press (ILO Existing Suites to Remain)	10,900	\$	2,452,500				

**Phase 4**

<b>South End Zone</b>	<b>35,446</b>			\$ 11,043,300	\$ 2,771,868	\$ 3,971,861	\$ <b>17,787,029</b>
SRO Party Decks	10,892	\$	2,723,000				
Recruiting Lounge	5,564	\$	2,503,800				
Home Team Locker Room Upgrade	10,916	\$	2,183,200				
Corner Field Club	8,074	\$	3,633,300				

**Optional Amenities**

				\$ 3,055,025	\$ 766,811	\$ 1,098,778	\$ <b>4,920,614</b>
Soccer Field - Expansion	-	\$	500,000				
East Lower Bowl Seating	9,291	\$	2,555,025				
Video Board	-		Not Included				



# Simmons Bank Liberty Stadium Renovation

## D. Obtaining RFP

1. City's Website – <https://www.memphistn.gov/business/rfps-rfqs/>

# Simmons Bank Liberty Stadium Renovation

## E. Questions During Bid

1. Email all questions to [brynn.wiswall@memphistn.gov](mailto:brynn.wiswall@memphistn.gov) and [frances.brooks@mempistn.gov](mailto:frances.brooks@mempistn.gov)
2. All site/building tours must be scheduled with Austin White
  - a. Email: [austin@otma.com](mailto:austin@otma.com)

# Simmons Bank Liberty Stadium Renovation

## F. Bid Addendum Instructions to Bidders

### 1. Acknowledge Receipt



## **Activity**

Publish RFP

Pre-Submission Meeting

Proposer Questions Deadline

City Response to Questions

Proposal Submission Deadline

Presentation – Optional (City’s Discretion)

Selection of Architect

Negotiations

Architect Begins Work

## **Date**

December 13, 2022

December 20, 2022

January 3, 2023

January 10, 2023

January 18, 2023

TBD

February 15, 2023

Feb 22 – March 8, 2023

March 9, 2023

## **G. RFI Schedule**



### **Current SBLs Project Schedule**

Architectural Team Notice to Proceed	March 9, 2023
Scope & Budget Verification	April 6, 2023
100% Schematic Design Deliverable	June 8, 2023
100% Schematic Design Estimate	July 6, 2023
50% Design Development Deliverable	July 20, 2023
50% Design Development Estimate	August 24, 2023
100% Design Development Deliverable	September 19, 2023
Partial Permit Set Deliverable	October 2, 2023
GMP Delivery	November 1, 2023
Cost/Scope Reconciliation	November 28, 2023
Limited Notice to Proceed	December 14, 2023
90% Construction Document / Balance Permit Set	January 2, 2024
GMP Confirmation	February 1, 2024
Issue for Construction Documents Deliverable	February 15, 2024
Substantial Completion	July 1, 2025
Final Completion	September 1, 2025
Post-Occupancy Review	November 14, 2025

\*\*Schedule is subject to change by COM.

## **H. Project Schedule**

# Simmons Bank Liberty Stadium Renovation

## I. MWBE Participation

1. The EBO participation goal has not yet been set for the total A/E fee, however, respondents are encouraged to utilize EBO vendors, listed in [memphistn.gov](http://memphistn.gov), to the maximum extent possible in their submission. Upon completion of the definitive scope and budget verification, EBO vendor participation stipulations will be assigned to this project, and respondents will be requested to comply accordingly, to the maximum extent possible.



# Simmons Bank Liberty Stadium Renovation

**J. Questions**

# Simmons Bank Liberty Stadium Renovation

## K. Site Tour