

Architectural Program (REVISED)

11th and Mississippi Project

**KU Project No. 050-11338
SR R1721295**

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Introduction

The corner of 11th and Mississippi is becoming the north gateway to the University of Kansas (KU) with direct access to the new Jayhawk Welcome Center, the Kansas Memorial Union, Dyche Hall, Spencer Museum of Art, and David Booth Kansas Memorial Stadium. Prospective students, alumni, patrons of the arts and museums, and fans alike will all use this gateway to enjoy much of what KU has to offer. The Kansas Memorial Union is a hub of campus life and offers something for everyone. Patrons of the arts will enjoy the holdings and traveling displays that are presented in Spencer Museum. Young and old alike can enjoy the natural history exhibits at Dyche Hall. At the corner of 11th and Mississippi Streets stands David Booth Kansas Memorial Stadium, which is recognized as the first such structure built on a college campus west of the Mississippi River and is the eighth oldest collegiate stadium in the nation. Memorial Stadium was dedicated to KU students who fought in World War I and is one of several memorials in the area that represent the sacrifices of KU Students.

As the north gateway to campus, the University wants to develop a multi-purpose venue with year-round use, which may incorporate conference or entertainment capabilities, retail, dining, hospitality, health care services, or other facilities that support economic development and the University's academic mission. Each May the venue will be host one of the most important moments in a jayhawk's journey, walking down Campanile hill for graduation and on seven Saturdays during the Fall be the home of Kansas Football. For KU fans who have experienced a football game at Memorial Stadium and walked around Campanile Hill, this campus setting is memorable and nostalgic. The new venue will be designed to drive economic development, provide services that help to recruit and retain students and make KU, and the KU experience even greater.

With the opening of the Jayhawk Welcome Center, the intersection of 11th and Mississippi becomes the new north gateway to campus as all prospective students and their families will be routed through this intersection to park in the 11th and Mississippi parking garage. The KU Office of Admissions estimates that more than 500,000 people visit Lawrence and the University of Kansas each year for an on-campus visit. We know that the campus visit is a crucial component and in most cases the deciding factor for students when selecting a college. The intersection of 11th and Mississippi will be a student's first impression of the University of Kansas. As such, the development of this location becomes critical to recruiting students and sustaining enrollment at KU.

REVENUE-GENERATING POTENTIAL AND ECONOMIC DEVELOPMENT

This project will enable the University of Kansas to address university facility needs, generate revenue for academic programming, support student recruitment, and position KU for the new world of college athletics.

In an effort to generate new revenue and spur regional economic growth, we have launched Jayhawk Hospitality to begin to build a framework to better host conferences and events on campus. Development of the 11th and Mississippi project better positions us to pursue these goals in a way that benefits the university, the City of Lawrence and the broader region.

In addition, Hunden has been hired to conducting an economic impact study to determine the best uses for this project. Many leaders in key industry sectors have expressed interest being a part of this location for a multitude of uses to include healthcare, sports performance, convention centers and more.

While this project is multi-use and not solely based on the upgrades to David Booth Kansas Memorial Stadium, the importance of such stadium upgrades must not be overlooked. The transformation of the football facilities comes at an important moment as universities across the nation continue to navigate changes in the landscape of collegiate athletics and evolving expectations of fans who attend sporting events.

This project will ensure that that our football program has the facilities it needs to compete at the highest level and provide the best possible game day experience for student-athletes and fans. Because the key factors in conference realignment is a football program's strength and revenue generation potential, the timing of this project is critical.

Membership in a Power Five conference means significant direct economic benefits for member institutions and the states in which they are located. First, major conference members and their states enjoy a share of the conference's football TV contract, which for KU currently amounts to \$37 million per year.

Additionally, KU's status in the Big 12 results in millions of dollars expended in Kansas for ticket sales, advertising revenue, concessions and apparel sales across all sports.

Related to this, for the surrounding region and state, KU's conference membership results in travel and tourism-related spending on hotels, restaurants and retail, as well as job creation and an overall increase in taxable activity that benefits state coffers.

The reality is, all of the abovementioned revenues would decline precipitously if KU were ever to end up in a non-Power Five conference. A survey by The Perryman Group conservatively estimates that if KU were to move to a non-Power Five conference, it would mean a \$192 million annual reduction to the state economy and the loss of 2,600 jobs.

In addition to the abovementioned direct revenues tied to Power Five conference membership, KU's status in the Big 12 also is directly tied to KU's national profile and, thus, its ability to recruit students.

There is significant research suggesting that college athletics is the "front porch" to the university among prospective students who are deciding where to pursue their academic careers. To illustrate this point, this year's freshman class was the largest in 14 years, an achievement attributed partially to the National Championship we won in basketball. In recent years, universities like Alabama and UCONN also experienced enrollment increases in the years immediately following a football or basketball national championship game or Final Four appearance. Additionally, it has been widely demonstrated that, for many students, the "big-time college athletics experience" is a non-negotiable must-have in their decision about where to attend college.

All of this is to say, KU maintaining a membership in a Power Five conference is crucial to the university's ability to recruit students – both from Kansas and nationally. If KU were to fall out of the Power Five, the university would unquestionably lose prospective in-state students to regional competitors such as Nebraska, Missouri and Arkansas, and would lose out-of-state students to universities across the county.

An enrollment decline is not just a one-time revenue hit for Kansas in the form of lost tuition. Rather, by not enrolling these students and losing them to other universities, Kansas loses the opportunity for these students to stay in Kansas and take their first job in Kansas after graduation. To put it plainly, the University of Kansas is the state's major talent magnet – and that magnet would be significantly weakened should KU not be in a Power Five conference.

Design Criteria & Goals

The design for this project will address the following needs, goals and objectives:

- Create a gateway to campus at the corner of 11th and Mississippi Street through site and stadium improvements that
- Create a multi-purpose, year-round venue which incorporates conference, entertainment, dining, retail, medical, or other facilities that support economic development.
- Provide an upgraded home for Kansas Football through renovations and/or replacement of portions of the David Booth Kansas Memorial Stadium.
- Increase the intimacy of the stadium and improve sightlines to the playing field.
- Provide enhanced concessions, restrooms, social interaction zones, plazas, ticketing areas, concourses, and vertical circulation.
- Provide enhanced premium amenities such as Founder Suites, Club Seats, Loge Box Seats, Ledge seats, and tabletop seats to provide diversity of experiences for fans.
- Improve the overall exterior and interior aesthetic of the stadium.
- Renovate and expand the Anderson Family Football Complex to meet current demands, exploring how to better integrate it into renovations at the stadium.

Multi-Purpose Venue

- Conference center with a single space that seats 600 which also utilizes both meeting and back of house spaces throughout the venue.
- Facility capable of hosting a wide variety of entertainment options.
- A facility that will support dining and retail establishments.

- A facility that will allow for the development of healthcare initiatives.
- As stated earlier, an economic development study is currently being done. From that study, the University plans to have a clearer picture on the possible facility uses.

West Sideline Improvements

- Replace the seating bowl to improve sightlines, and to provide tread depths and seating configurations meeting today's industry standards.
- Provide new concessions/restrooms and fan amenities at the main, and upper concourses.
- Provide new outdoor club chair-back seating with a dedicated club lounge space.
- Provide new founder suites and loge seating with a dedicated club space.
- Provide new upgraded premium amenities such as suites, loge seating, living room box seating, and ledge seating opportunities at various levels.
- Provide a new VIP entry and elevator access to improve circulation to all levels of the new sideline.
- Explore cost-effective design options to renovate portions of the existing pressbox/suite tower and/or replace with new, comparable facilities.

North Endzone Improvements

- Integrate a new, multipurpose conference center at the endzone that can support City of Lawrence and University of Kansas events. Conference center will be designed to support gameday and non-gameday events, supporting conferencing needs for the University and City. While the primary convention space will be approximately 30,000 SF, the facility will be equivalent to an approximately 80,000 SF facility with the inclusion of other available meeting and back of house spaces.

- Provide new entry gates and plaza to enhance the game day experience and create a new gateway to the campus at the corner of 11th Street and Mississippi Street.
- Provide new endzone seating that brings fans much closer to the field and provide a more enclosed feel to the stadium.
- Provide dedicated concessions, restrooms and fan amenities for new north endzone seating.
- Portions of the conference center will be designed to support gameday needs, such as a new field level multipurpose club lounge that can also support dinners, award banquets, conferences, University events, City events, meetings, etc.
- Provide new concourse circulation with new concessions/restrooms and fan amenities at the main, and upper concourses.
- Provide new outdoor club chair-back seating at the lower bowl and bench seating and the upper bowl.
- Once economic development options have been further explored, there is significant infill space available on this sideline.

South Endzone Improvements

- Provide grass berm seating and multi-purpose open plaza that better integrates the stadium with the Hill. Plaza will have an ability to host food trucks, concerts, farmers market, art festivals, food festivals, outdoor theater, fitness classes, University events, cultural events, etc. Will fit into the context of the campus, Hill and will be a complementary open space supporting the creation of a gateway at this site.
- Seating at the south endzone will be limited to avoid visual obstructions of the Hill from inside the stadium.
- Replacement of the existing videoboard and sound system.
- Integration of the site with the Anderson Family Football Complex and the Hill.

East Sideline Improvements

- Replace the lower and upper seating bowl to improve sightlines, and to provide tread depths and seating configurations meeting today's industry standards.

Space & Program Needs

General

- New Founder's Club to support up to six (6) new Founder's Suites.
- New Entry Lobby and Vertical Circulation Core for All Premium Levels
- New west sideline lower and upper Seating Bowl with improved sightlines and tread depth
- Update building systems on Concourse Levels
- Interiors shall be open and inviting, with good lighting and finishes. Maintenance, replacement, and a long-life cycle should be considerations in all finish selections.
- ADA: Improved accessibility will be provided at all new seating bowl areas and/or renovated seating bowl areas.
- Replace existing videoboard and sound system
- Renovated and expanded Anderson Family Football Complex

West Stadium

Field Level:

- Service yard, loading dock, full-service kitchen and commissary, food service offices, multi-use storage areas to support both the stadium and conference center.
- Additional stadium support spaces such as storage areas, security, staff lockers, maintenance shop, auxiliary lockers, cheer squad lockers,
- Rock Chalk Video production and media area (relocated from current location)
- These back of house spaces would serve both the convention center and the multi use stadium facility.

Main Concourse / Multi-Purpose Club Level:

- Entry Lobby / Elevators for Premium Areas
- Limestone Club lounge that will support conference needs (meetings, awards, dinners, luncheons, etc.) as well as new club and loge seats. Club will also serve as training table/dining area for KU football on non-gamedays.
- Public Restrooms
- Concessions / Food Markets
- General Fan Concourse

Lower Seating Bowl:

- New West Seating Lower Bowl with chairback seating
- Accessible seating will be provided at several locations

Premium Suite / Loge / Press Level

- New Founder Suites, new executive suites (8-12 seats each), new loge box/club seating on a dedicated, premium level.
- New press area and gameday operation booths at NW corner. Existing press functions will be relocated to this level.
- Dedicated restrooms and food & beverage will support this level.

Upper Concourse Level

- General fan concourse
- Public Restrooms
- Concessions / Food Markets
- General Fan Concourse

Upper Seating Bowl:

- New west upper bowl bench seating
- Accessible seating will be provided at several locations

North Stadium

Field Level:

- New conference center, entrance lobby, exhibit hall, meeting rooms, pre-function area, and multi-purpose room/ballroom.
- New conference facilities will be designed to be multi-purpose room and support non-gameday events such as conferences, meetings, lunches/dinners, award banquets, community events, etc.
- Multi-purpose room will be designed to also serve as a premium field level club that can host up to 600 fans during gamedays.
- Dedicated restrooms, concessions, and access from outside the stadium will be provided.

North Seating Bowl

- New Lower Bowl chairback seating
- Accessible seating will be provided at several locations

North Concourse

- General fan concourse
- Public Restrooms
- Concessions / Food Markets
- General Fan Concourse

Anderson Family Football Complex

Level One (at grade):

- Create a new and impressive “Front Door and lobby experience” for the Anderson Family Football Complex that conveys this facility is the “Home of KU Football”
- Strategically integrate an expanded AFFC into the stadium footprint in order to maximize value for both every day and gameday use.
- New Entry Lobby, expanded auditorium, expanded coaches’ offices, and expanded team meeting rooms.
- Modernize and reconfigure existing position meeting rooms to accommodate today’s modern football position groups, incorporate the latest technology and provide student-athletes and coaches with the best environment to learn and prepare in.
- Provide an enhanced tunnel entry from the locker room to the field in order to create a more dynamic stadium entry sequence on gameday that provides the ultimate “hype” effect on both the team and fans.
- Refresh and improve environmental graphics/branding.

Ground Level (Lower):

- Light to moderate renovation to several areas, including the sports medicine/training room, weight room, nutrition area, team locker room, team lounge, equipment room.
- Provide a state-of-the-art sports medicine, sports science and recovery area in order to enable KU student-athletes to prepare & recover as effectively as possible.
- Refresh and improve environmental graphics/branding

Mechanical / Electrical

- Mechanical/Electrical Rooms:
 - HVAC systems shall be sized to meet code and provide suitable comfort conditions, with appropriate control over varying occupancies within the space.
 - Consultants shall evaluate energy-efficient options for heating and cooling spaces. A written comparison with appropriate calculations will be required prior to making final decisions on systems.
 - The building and its mechanical systems energy efficiency shall exceed the ASHRE 90.1 (2019 standard) by a minimum of 15%.
- Extra attention shall be paid to providing good ventilation in all spaces, particularly those subject to above-average amounts of humidity or solar exposure.
- Existing lighting and HVAC shall be replaced and upgraded as required to support the indicated improvements.
- Mechanical, electrical and plumbing equipment shall be located in unobtrusive locations and shall be screened as needed to conceal from public view, whether mounted on roofs or on the ground.

- Security cameras shall be maintained or provided at each main entrance, as designated by KU.
- Access control systems shall be provided at main entrance and as confirmed during early design phases.

Telecommunications & Security

- A new data center will be constructed to serve Memorial Stadium as well as other 11th and Mississippi properties. This data center will also serve Carruth O'Leary, Joseph R. Pearson Hall, Max Kade Center and Audio Reader.
- All data and cable television lines shall be installed throughout as appropriate to support day to day and game day functions. Wireless should be provided per KU-NTS design standards
- Comply with current KU-IT design standards.
- Broadcast cabling infrastructure shall be included back to the primary truck connections at Memorial Stadium.

Space Summary

| <u>Overall Space</u> | <u>Area (GSF)</u> |
|---|-------------------|
| Existing Building – Stadium (affected) | 245,000 |
| Anderson Family Football Complex (affected) | 80,000 |
| <u>Additional Square Footage</u> | <u>130,000</u> |
| Total Building Area | 455,000 |
| <u>West Stadium Space</u> | <u>Area (GSF)</u> |
| Field Concourse | 60,000 |
| Main Concourse / Club / Lower Bowl | 80,000 |
| Suite / Loge / Press Level | 53,000 |
| <u>Upper Concourse / Upper Bowl</u> | <u>85,000</u> |
| Total Area – West Stadium | 278,000 |
| <u>North Stadium Space</u> | <u>Area (GSF)</u> |
| Conference Center | 30,000 |
| Field Level Storage Spaces | 10,000 |
| Main Concourse | 22,000 |
| <u>Lower Seating Bowl</u> | <u>15,000</u> |
| Total Area – North Stadium | 77,000 |
| Anderson Family Football Complex (AFFC): | |
| <u>Space</u> | <u>Area (GSF)</u> |
| <u>Level One</u> | <u>20,000</u> |
| Total Area – AFFC | 10,000 |
| Total Project Area | 375,000 |

Site Improvements & Infrastructure

Site Improvements

- Site improvements to provide a better arrival experience to campus, creating a gateway at the corner of 11th and Mississippi Street
- New entry gates and pedestrian scale plaza along the West elevation.
- New gates, fencing, and plazas along the new North and South Stadium to function for both a variety of events, Game Day and University Commencement.

Utilities & Infrastructure

- Extensions or replacement and upgrades to the utility systems serving this building shall be included as part of the project scope, as required to fully meet the needs of the new facilities.
 - A Site Utilities map will be provided by the University.
- Existing mechanical / electrical equipment serving undisturbed portions of the building shall be maintained in service at all times, except for short-term shutdowns.
- All utility or M/E system shutdowns or outages shall be planned well in advance, in collaboration with Operations and Athletics personnel, and others who may be affected.

Hazardous Materials

The KU Environmental Health & Safety Office will perform tests of existing materials which will be affected by the project work, in order to determine if they are hazmat-containing and to solicit proposals from abatement contractors. Known items include:

- * asbestos insulation on some of the piping systems

Design Standards & Consultant Services

- The consultant team shall comply with the latest provisions of the University of Kansas *Design and Construction Standards*, as maintained by the Office of Facilities Planning & Development (FPD).
 - These standards are available at the FPD website: <http://www.fpd.ku.edu/standards>
 - The consultant team shall also comply with supplemental updates to these standards which may be issued during the course of the project. It is up to the consultants to periodically check to see if updated standards have been posted.
- The University's Project Representative shall be a FPD staff person assigned to serve as KU's Project Manager, and who shall be the primary point of contact for all communications between the Owner, A-E and Contractor.
- Special Consultants that will be required on the A-E team, in addition to the usual architectural and engineering disciplines:
 - Code / Life Safety – Timed egress analysis, engineered equivalencies (if applicable), phased code approach to occupied stadium and future phases of work
 - Telecommunications System Engineer (must be pre-approved by KU-NTS)
 - Audio/Video- Video display board and sound system
 - Graphics / Branding- Develop Graphics package.
- Electronic Files: Consultants shall deliver to KU complete sets of electronic files for the drawings and manuals /

- Specifications for each design review submittal, and for the bid sets and as-built sets.
- Physical or 3D/CAD models, if produced by the consultant to explain the design, shall be delivered to and remain the property of the University.
 - Photo-realistic renderings may be required during the design phase to clearly communicate the proposed design options, for both exterior and interior spaces, and for the Owner's use in media distribution and other purposes.
- Program Verification: A/E shall review and confirm all program needs with KU client/DCM, and shall reconcile the proposed project scope with the available funding.
- KU Contracts: Since this project is non-state funded, A/E selection and contracting will be via University of Kansas processes, using AIA contract documents amended solely by KU and KUEA.

Code Requirements

- Codes currently used on KU projects include the following:
 - International Building Codes, 2018 edition.
 - Kansas Fire Prevention Code, KSFMO, current edition.
 - Other codes as listed at the State of Kansas, Office of Facilities and Planning Management (OFPM) website.
- Code Footprints: Templates of the existing building(s) shall be prepared by FPD and furnished to the A/E on FPD's standard 11x17 code footprint sheets.
 - A/E shall update these drawings to reflect all proposed work and submit them for approval to OFPM thru FPD/UFMA, immediately following approval of the Schematic Design phase.

- Addition or remodeling projects shall evaluate and prepare code footprint drawings that show how the overall facility (existing & new/remodel) will meet code.
- A/E shall finalize and submit code footprint on a schedule that assures its approval soon after DD approval, and prior to the 50% CD milestone.
- Electronic files of the approved code drawings shall be forwarded to FPD in both .PDF and .DWG formats.
- Construction Exiting: Temporary fire-rated exit corridors shall be provided through the construction site, if required to protect and direct occupants from all required exits in the surrounding occupied existing buildings to a public way. They shall remain in-place at all times while construction work is underway.
- Fire Sprinkler and Addressable Fire Alarm Systems:
 - New Buildings or Additions: Provide throughout.
 - Existing Buildings: If no fire alarm (FA) and/or fire sprinkler (FS) systems exist, provide throughout all modified areas, unless not required by code and approved by KU-UFMA. KU preference is to upgrade all existing buildings to have current FA & FS systems throughout. If FA &/or FS system does exist, modify it as required to maintain coverage and meet code.
- ADA Compliance: KU seeks to design buildings which are universally accessible and which provide accessibility for all in an integrated, discreet manner.
 - Project scope will include all code and ADA-related improvements that are required in order to complete the proposed scope of work, including required ADA improvements along accessible paths of travel to primary function areas.

Historic Preservation Reviews

Projects on the KU Lawrence campus that are within a KU building listed on the State or National Register of Historic Places, or within one of KU's Historic Districts, require administrative review by FPD staff or full review by FPD staff and the Campus Historic Preservation Board (CHPB).

The Kansas Legislature repealed the 500' historic environs reviews in 2013, and although the City of Lawrence still requires environs reviews within 250' of properties listed on the City's historic register, KU projects within the City's 250' environs limits are not subject to review if on State property.

A copy of the KU Historic District Map can be viewed online at the FPD website, [KU Buildings](#) page. The City's environs limits can be viewed on the Lawrence [Interactive City Map](#).

Note: This project is not located within a listed KU property or within a listed Historic District, and it is located on State property, so no environs or historic preservation compliance reviews will be required. However, all improvements shall be done in a manner that preserves the unique character of Memorial Stadium, its environs and the Campanile hill.

KU - City Cooperation Agreement

KU and the City of Lawrence entered into a jointly-beneficial Cooperation Agreement in April 2005. It designated a compatibility buffer zone that extends 150' deep onto KU's property from the primary exterior boundary of KU's property.

New construction on the KU Lawrence campus within the 150' buffer zone must comply with designated City land-use regulations, standards and requirements.

Note: This project is located within the 150' buffer zone, and compliance with the following shall be required, as applicable:

- Potable water service, wastewater service and stormwater management and detention.

- City requirements for public rights-of-way, curb cuts and similar traffic measures.
- Height restrictions (building height no greater than setback distance from nearest City ROW). Per the agreement Memorial Stadium is exempt from this restriction.
- City off-street parking requirements, with specific exceptions as noted in agreement. Per the agreement Memorial Stadium is exempt from this restriction.
- Impact analysis, which may include vehicle & pedestrian traffic, noise, lighting, service areas, HVAC units.
- Reviews with an ad-hoc Community Program Advisory Committee (including representatives from adjacent property owners, neighborhood associations, City & KU personnel).
- Notifications to City prior to start of construction activities.

Annual Maintenance & Operating Costs

Funding for annual maintenance and operating costs will come from Kansas Athletics Incorporated. No state funding will be required to cover any of these costs.

Space Standards & Utilization Analysis

This project is primarily a renovation of existing space, and as a non-academic building, this consideration doesn't apply.

Project Budget

Construction Costs

| | |
|--------------------------------------|----------------------|
| Building Construction | 252,000,000 |
| Demolition and Clean-up | Included Above |
| Telecommunications Provisioning | Included Above |
| Site Construction | Included Above |
| Subtotal – Construction Costs | \$252,000,000 |

Miscellaneous Costs

| | |
|--|---------------------|
| Fees – Consultants and State/KU Agency | 25,000,000 |
| Moveable Equipment | 25,000,000 |
| Other | 17,000,000 |
| Project Contingency | 16,000,000 |
| Subtotal - Miscellaneous Costs | \$83,000,000 |

Total Estimated Project Cost \$335,000,000

Notes:

1) Project will be funded with private donations, economic development funds, revenue generated by the project, and revenue from the associated development.

2) All proposed project schedule dates are dependent upon the date when project funding is confirmed.

Project Schedule

| | |
|--|---------------|
| Revised Program Submission to Board of Regents | October 2022 |
| Program & Funding Approval (BOR, Legisl.) | November 2022 |
| Program Review & Prelim. Design | Spring 2023 |
| Schematic Design | May 2023 |
| Design Development | August 2023 |
| Construction Documents | December 2023 |
| Early Bid Packages | Spring 2023 |
| Final Bid Package | December 2023 |
| Construction – Start | December 2023 |
| Construction – Complete | August 2026 |

Schedule subject to change pending when sufficient funding becomes available.

Appendices - Conceptual Site Plan

