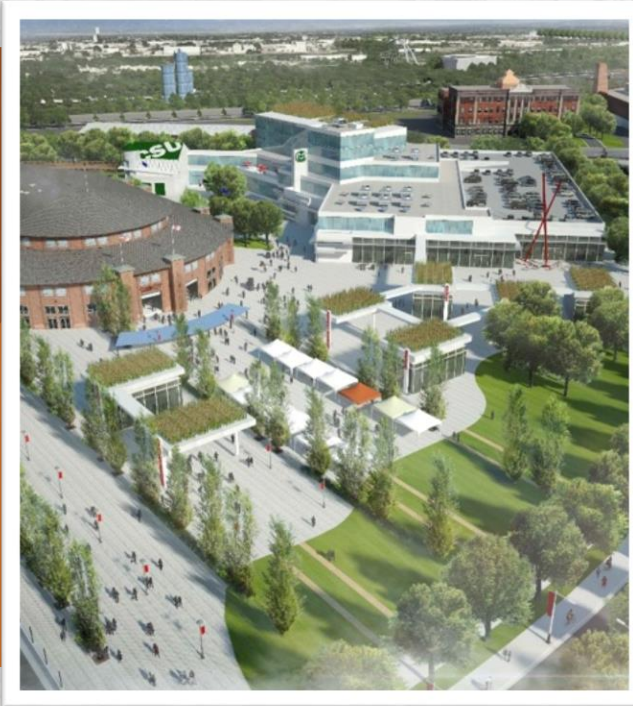




LAND USE, TRANSPORTATION AND INFRASTRUCTURE COMMITTEE MEETING

December 11, 2018

IMAGINE. DISCOVER. CULTIVATE.



AGENDA

Phases I & II Program Overview

- Milestones
- NWC Site Plan
- Program Controls
- Outreach & Engagement

Phase I & II Procurements & Construction Update

- Work Underway
- Active Procurements
- Future Procurements

NWC Initiatives

- Campus Wide Services
 - Campus Energy Update
 - Metro Wastewater Partnership
- Historic Campus Elements
- Triangle @ National Western Center

PHASES 1 & 2 | ROLES & RESPONSIBILITIES

BUILD IT



Mayor's Office of the National Western Center

- Responsible for NWC Phases 1 & 2 of Construction.
- Principal Land and Facility Owner.
- Signed 100-Year Lease with NWC Authority for management of the campus.



FILL IT



AUTHORITY

NWC Authority

- Non-profit Colorado Corporation with 100-Year Lease.
- Responsible for campus programming, bookings (*excluding 3 NWSS events*), long-term operations and maintenance.
- Guided by a 13-member Board.
- Fulfill the campus vision of the master plan.

SHOW IT



NWSS / WSSA

- 100-Year Lease with NWC Authority.
- Produces the National Western Stock Show, Rodeo All-Star Weekend and Denver County Fair.
- Books other year-round equestrian and livestock events with the NWC Authority.
- Independent parcel owner for Legacy Building.

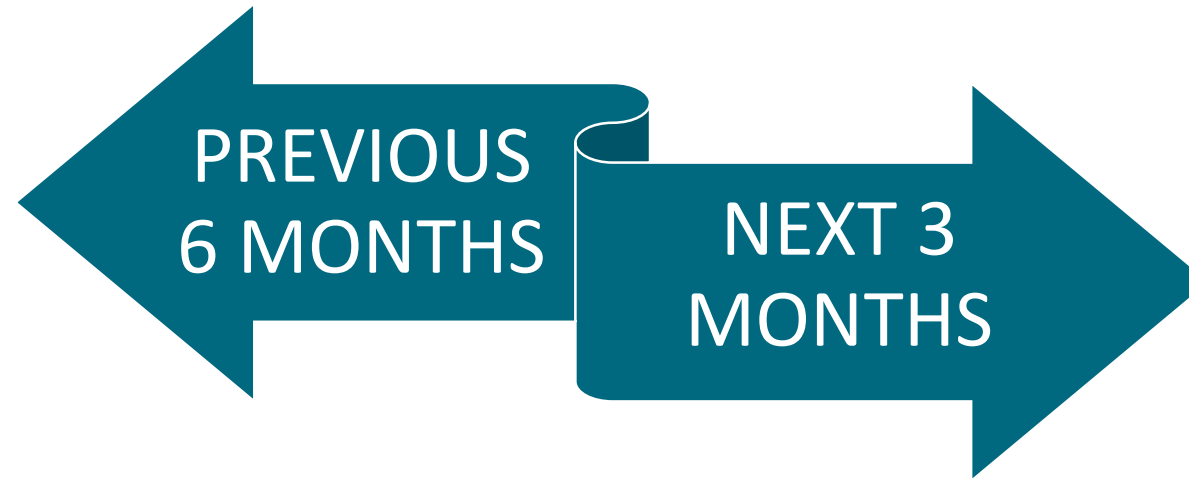
KNOW IT



CSU

- Independent parcel owner of the funded CSU educational facilities (Water Resources Center, Animal Health Building, CSU Center).
- Provides year-round programming.

MILESTONES



- Program controls dashboard created
- Campus Energy Partner identified:
EAS Energy Partners
- National Western Center Authority named Brad Buchanan as CEO
- Historic assessments
- Site preparation activities
- Hensel Phelps workforce pilot

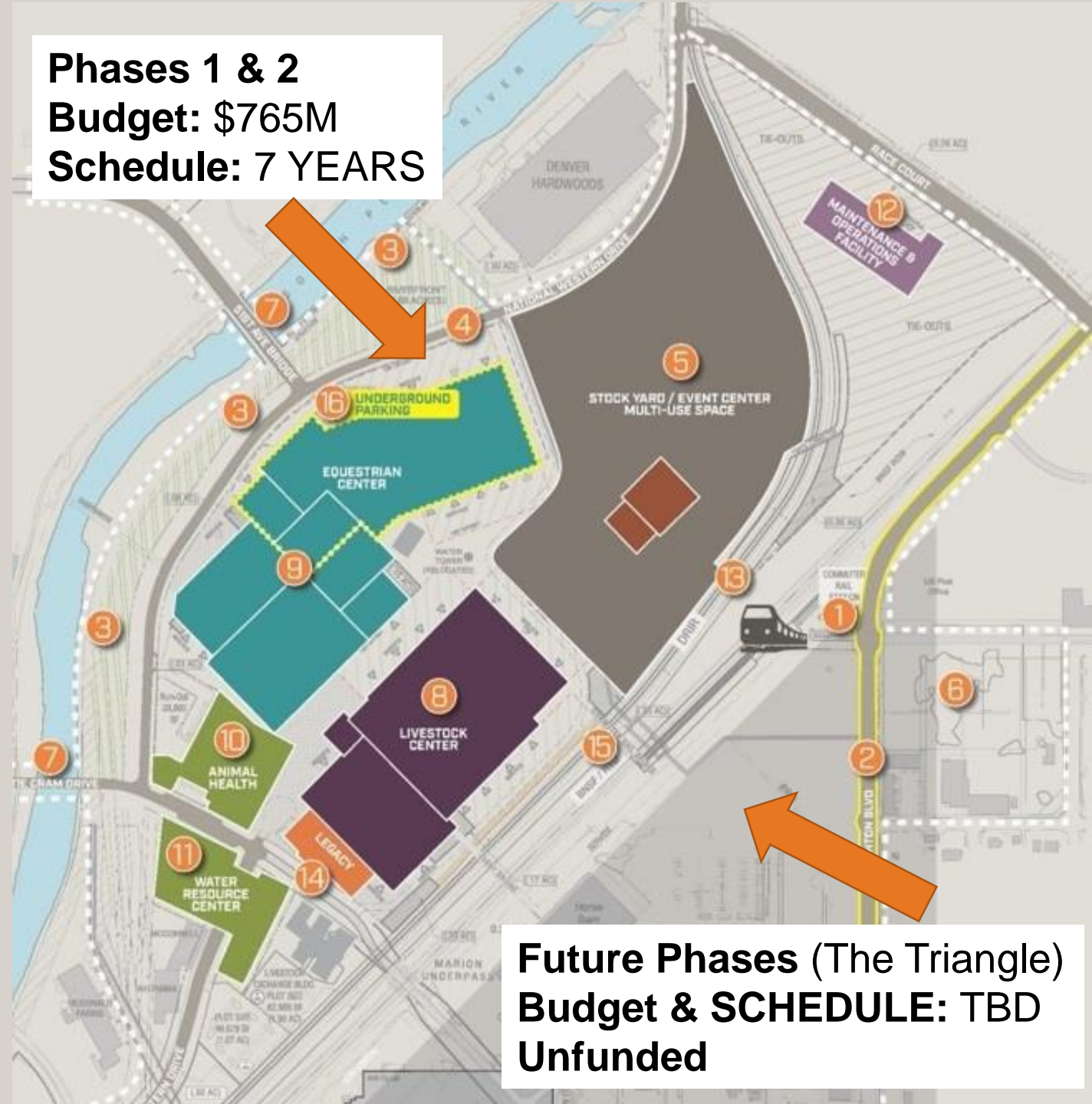
- Final procurements
 - Equestrian Center/ Parking Garage
 - Livestock Center
- 1909 Market Feasibility Study completion
- IGA with Metro Wastewater Reclamation District
- Denver Water recycled water use agreement
- Energy predevelopment phase
- Design Standards and Guidelines
- Triangle outreach efforts (community/ industry)



NWC SITE PLAN

1. RTD Transit Station
2. Brighton Blvd. – 47th to Race Court
3. South Platte Riverfront
4. New National Western Drive
5. Stock Yard/Event Center Multi-Use Space
6. Campus-Related TOB
7. New Bridges Near 48th & 51st Avenues
8. Livestock Center
9. Equestrian Center
10. CSU Animal Health Facility
11. CSU Water Resources Center
12. Maintenance & Operations Facility
13. DRIR Rail Corridor
14. WSSA Legacy Building
15. Pedestrian Bridge
16. Underground Parking

Phases 1 & 2
Budget: \$765M
Schedule: 7 YEARS



Future Phases (The Triangle)
Budget & SCHEDULE: TBD
Unfunded

REGIONAL BIKE TRAIL CONNECTIONS

IMPROVED CONNECTIVITY

Established connections between the surrounding neighborhoods through improved east-west connections, two new bridges crossing the South Platte River, and the extension of Bettie Cram Drive.



LEGEND

- Building Footprint
- Street
- Parcel
- RTD Rail Station
- Railroad
- Park/Open Space
- Water Body
- Existing Regional Bike Facilities*
- Existing Neighborhood Bike Facilities*
- Proposed Neighborhood Bike Facilities*
- Potential Future Bike Facility*
- NWC Gateway - Phase I
- NWC Gateway - Phase II
- Pedestrian/Bike Bridge
- Proposed Pedestrian/Bike Bridge
- Potential Bike Facility Improvement
- Future Trail Connection
- Intersection / Connection Improvement

Regional Connection to NWC

The South Platte River provides the only direct regional connection to NWC from areas north and south. The alignment is planned to remain along the eastern edge of the river but some modifications are depicted as a part of the planned improvements at Darius-Songarten Park.

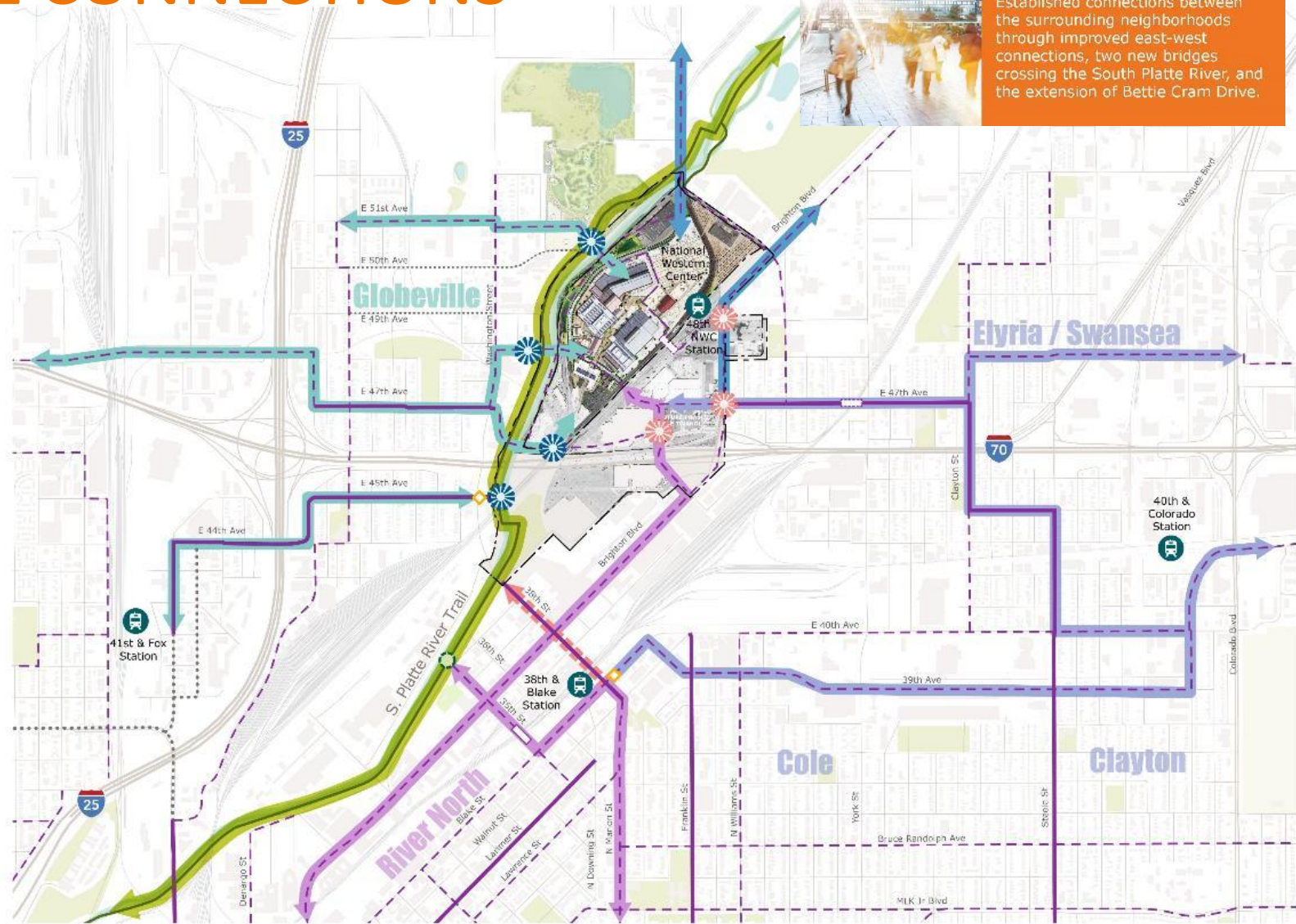
- S. Platte River Regional Trail

Neighborhood Connection to NWC

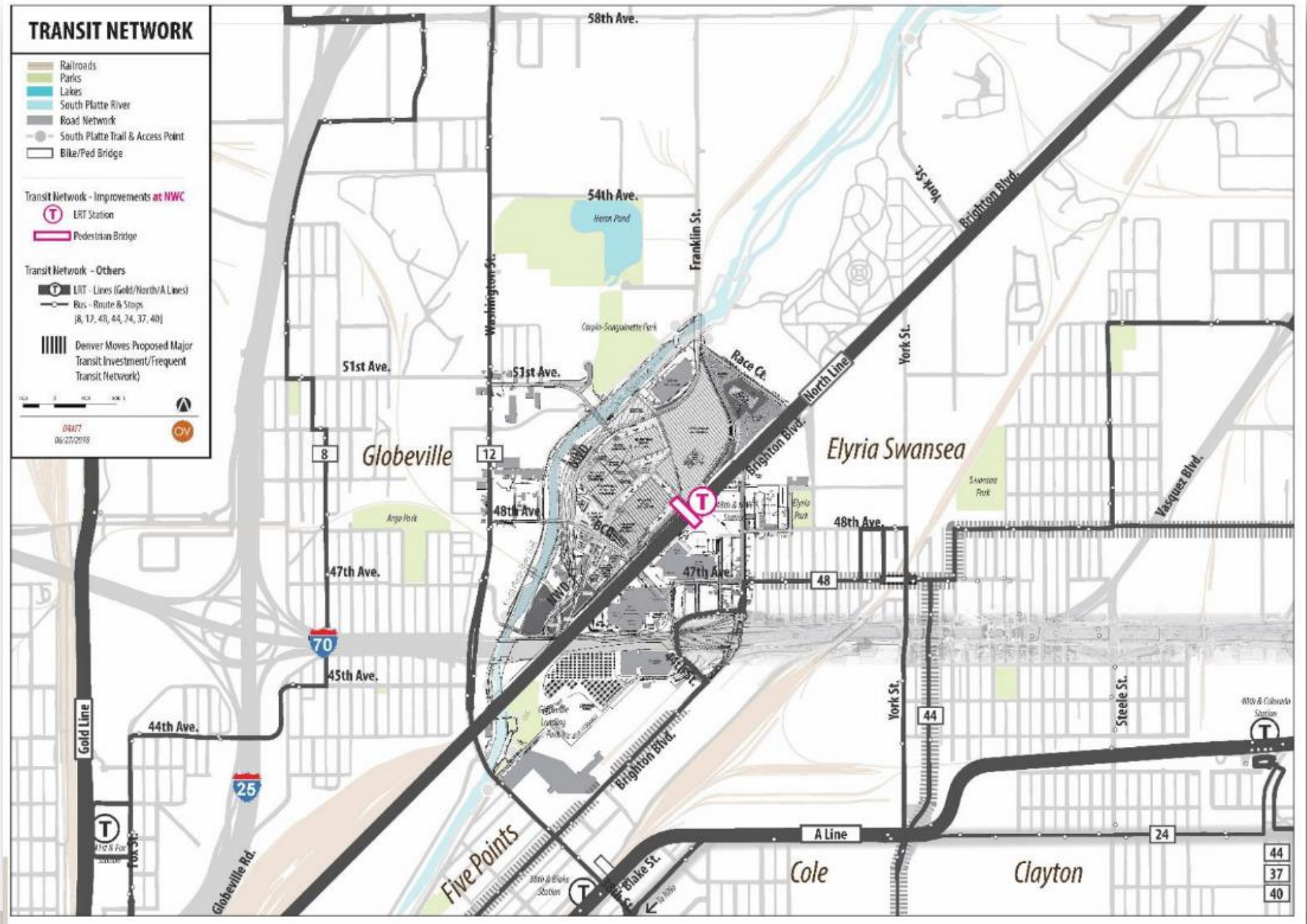
Neighborhood connections include on-street primary bike routes to and from adjacent neighborhoods. Routes were selected based on their ability to provide a direct connection to NWC from each neighborhood or adjacent residential area.

- Connection from Globeville
- Connection from RINO
- Connection from Elyria/Swansea, Cole and Clayton
- Connection from North

*Bike facilities include on-street bike lanes, multi-use paths and shared roadways.



TRANSIT NETWORK





PEDESTRIAN NETWORK



BETTIE CRAM DRIVE: Conceptual Character



MATERIALS

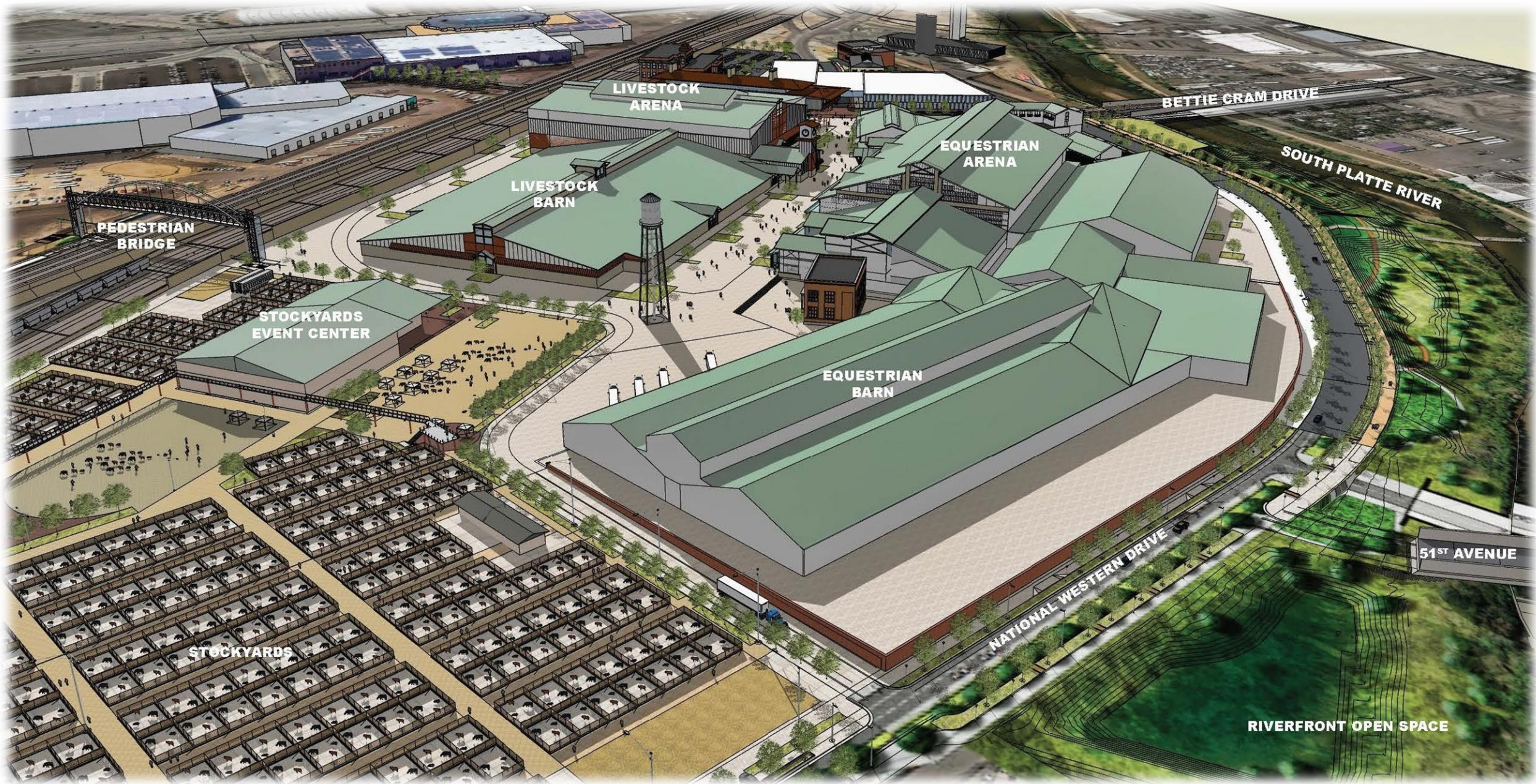


**To be further designed and verified through pricing*



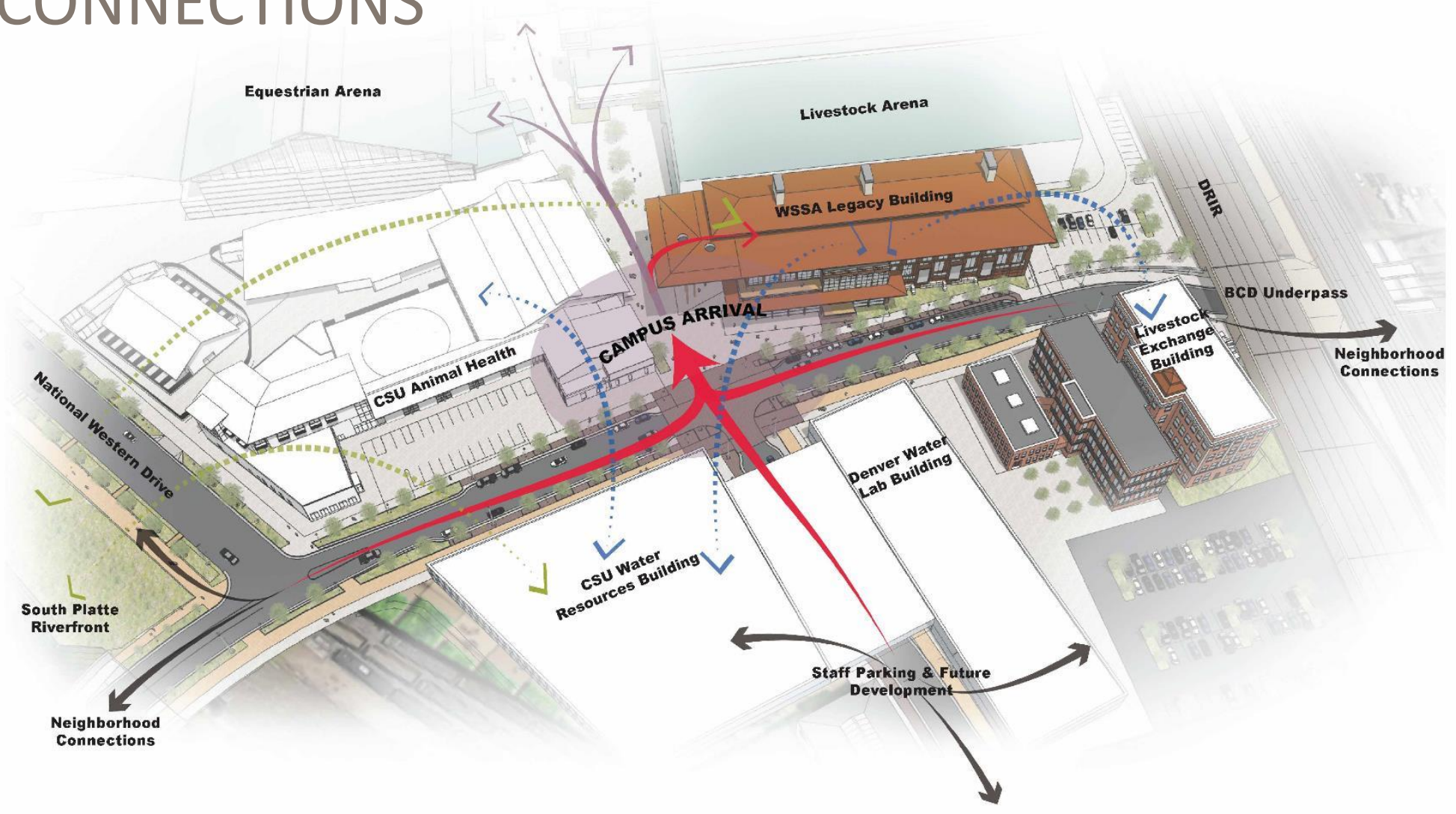


Bettie Cram Drive looking northeast



Stockyards looking southwest

CAMPUS CONNECTIONS



BETTIE CRAM DRIVE | SITE CONNECTIONS



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PROGRAM CONTROLS DASHBOARD: PHASES 1 & 2



NATIONAL WESTERN CENTER - PHASES 1 & 2 Program Status Report

October-2018

Handout

ACCOMPLISHMENTS		KEY PERFORMANCE INDICATORS	
Overview:	Horizontal :	Description	
- HSSE: 0 recordables this month	- Continued Land Acquisition	Health , Safety, Security, and Environment	■
- NWC Program is on schedule, SPI is 1.00	- Received 60% site wide infrastructure design, rail design continues	Cost	■
- NWC Program is on budget, CPI is 1.00	- Pre-construction activities for early procurement packages continues	Schedule	■
	- Preliminary site investigation field work completed	Design	■
	- Brighton Boulevard 46th to 48th re-opened to traffic	Community	■
Program-Wide:	Vertical:	ReNEWW	■
- Continued design standards and guidelines	- Demolition WO #3: "Rail Critical" facilities commenced abatement activities	Concurrent Operations	■
- Continued pilot Workforce planning with the HIC	- Maint. & Ops Facility Designer submitted Schematic Design		
- Campus energy partner selected and on-boarded	- Maint. & Ops Facility CM/GC selected; NTP expected in December		
	- Stockyards & SYEC Designer contract in process; NTP expected in December		
	- South Stockyards & SYEC CM/GC RFP issued to shortlisted firms		
	- Equestrian Center Designer RFQ issued		
	- Scope development for Equestrian Center CM/GC RFQ underway		
MAJOR CONTRACTS AND PROCUREMENT STATUS			
	Vendor	Description	Amount
Awarded	Merrick	Horizontal Design	Feb 2018 \$ 25,000,000 *
	Wilson & Co	DRIR Rail Consolidation	Mar 2018 \$ 2,190,687
	Hensel Phelps Const.	Horizontal Integrated Construction (HIC)	Jun 2018 \$ 275,000,000 *
	S.E.H.	Maintenance and Operations Bldg Design	Aug 2018 \$ 776,758
In Progress	HKS, Inc.	Stockyards Event Cntr / Stockyards - Design	Dec 2018 TBD
	G.H. Phipps	Maintenance and Operations Building - CM/GC	Q2 2019 TBD
	Adolfson & Peterson	Stockyards Event Cntr / Stockyards- CM/GC	Q3 2019 TBD
	TBD	Equestrian Center / Parking Garage - Design	Q1 2019 TBD
	TBD	Equestrian Center / Parking Garage - CM/GC	Q1 2019 TBD



Progress on Brighton Boulevard



OUTREACH AND ENGAGEMENT



Industry Forums: 5

- 300+ attendees
- 46% M/WBE
- 200+ surveys

Web reach: 73,000+

Text reach: 1,300+



INDUSTRY FORUM

PLEASE JOIN THE NATIONAL WESTERN CENTER AND ELEVATE DENVER BOND PROGRAM TEAMS ON DECEMBER 19TH FOR AN INDUSTRY FORUM NETWORKING EVENT



Elevate Denver is a 10-year, \$937 million general obligation bond program approved by voters in 2017, that will enhance the City and County of Denver by providing critical improvements to the city's infrastructure – improving roads and sidewalks, parks and recreation centers, libraries, cultural centers, Denver Health, public-owned buildings and safety facilities.

The National Western Center represents a visionary transformation of the National Western Complex site into a year-round destination for entertainment, education and research and the next generation of agribusiness. The Mayor's Office of the National Western Center is leading the construction of Phases 1 & 2 with a schedule of 7 years and budget of \$765M.

WHO SHOULD ATTEND?

Architects | Engineers | General Contractors | Small, M/WBE Businesses

WHY ATTEND?

Come and learn about upcoming work, connect with trade partners and network with industry.

WHO'S GOING TO BE THERE?

You and...

National Western Center Program Team | Elevate Denver Bond Program Team | Office of Economic Development
Division of Small Business Opportunity | North Denver Cornerstone Collaborative
Public Works | Western Stock Show Association | WORKNOW

DECEMBER 19TH, 2018
DENVER COLISEUM

4600 Humboldt Street, Denver, CO 80216

7:30am - 9:30am

RSVP

Megan.Larson@denvergov.org
(your rsvp is appreciated, but not required)



PROCUREMENT & CONSTRUCTION UPDATE



WORK UNDERWAY

Campus Placemaking

MIG, Inc.

- Design
- M/WBE Goal of 24%

Design and guidelines for public spaces, campus character, cultural plans, etc.

Integrated Demolition

Saunders Construction

- Integrated Demolition
- M/WBE Goal of 18%

Property management, demolition, abatement & minor site remediation

Brighton Boulevard - 3

Kiewit / Hamon

- Integrated Construction
- M/WBE Goal of 14%

Widening of Brighton Blvd. for added lanes, walking, cycle, amenity zones & Race Ct. bridge

Maintenance & Ops

SEH, Inc.

- Design
- M/WBE Goal of 30%

Engineering and architectural services for renovation of existing building.

Horizontal Portfolio

Merrick & Company

- Design
- M/WBE Goal of 23%

Design services to enable the horizontal portfolio for the campus development

Horizontal Integrated

Hensel Phelps

- Integrated Construction
- M/WBE Goals assigned to each work order

Task and work order-based construction services to enable the horizontal portfolio

DRIR Railroad

Wilson & Company

- Design
- M/WBE Goal of 14%

Consolidation of the Denver Rock Island Railroad & replacement maintenance facility

Maintenance & Ops

GH Phipps

- CM/GC
- M/WBE Goal of 28%

Renovation of existing building. Office/shop space, high bay vehicle maintenance, etc.



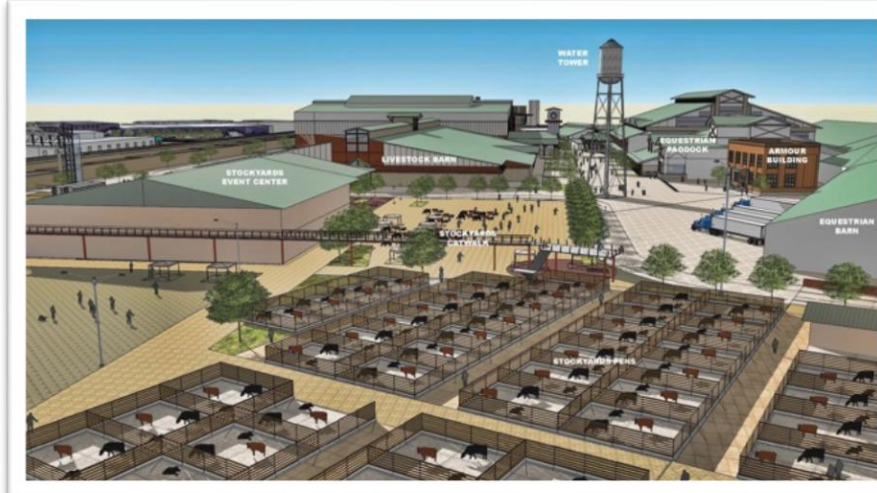
WORK UNDERWAY

Stock Yards / Event Ctr.

HKS

- Design
- M/WBE Goal of 30%

Engineering and architectural services for the 20-acre NWC Stock Yards and 43,000 SF Stock Yards Event Center



Stock Yards / Event Ctr.

Adolfson and Peterson

- CM/GC
- M/WBE Goal of 17%

Construction of the South Stock Yards and Stock Yards Event Center multi-use space



- 20 acres of Stock Yards with 800+ removable pens and 50 permanent pens
- Catwalks and building terraces
- Multi-use events and festival space during non-Stock Show times
- Stock Yards Event Center facility, including a 1000-seat Show Arena with 2 show rings and a 600-seat Auction Arena



FUTURE PROCUREMENTS

Equestrian Center & Parking Garage

DESIGN

Active Procurement
M/WBE Goal of 24%

CM/GC

RFQ: Dec. 2018
Est. RFP: Early 2019

Separate Design & Construction contracts for the Equestrian Center and Parking Garage, including:

- 4,500 Seat Event Center
- 500 Equestrian Show Arena
- 700-800 stall Horse Barn
- Two Paddocks and Covered Open-Air Warm Up areas
- 1,050 car Parking Garage

Livestock Center

DESIGN

RFQ: Early 2019
Est. RFP: Mid 2019

CM/GC

RFQ: Mid 2019
Est. RFP: Mid 2019

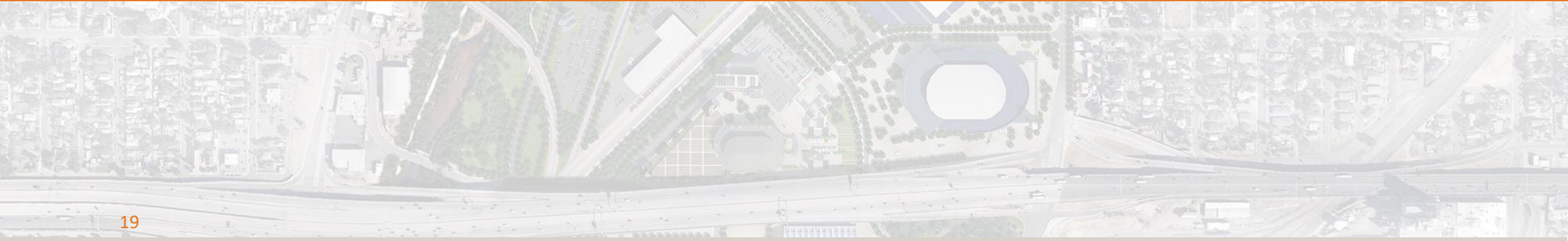
Separate Design & Construction contracts for the Livestock Center including:

- 3000 seat (expandable to 5000 seats) Stadium Arena
- 700 seat Auction Arena
- 200,000 s.f. Livestock Hall
- Multi-Use and flexible spaces





NWC INITIATIVES



NWC Construction Campus-Wide Services

Campus-Wide Service	Project Manager / Subject Matter Expert	Upcoming Tasks
Energy & Water <i>Includes partnerships with Xcel Energy, Metro Wastewater and Denver Water</i>	Laura Rip <i>Jacobs PM</i> Barb Frommell <i>Point of Contact</i>	<ol style="list-style-type: none"> Execute pre-development agreement (PDA) Finalize project scope and advance preliminary design. Work with Authority to negotiate Campus Energy Agreement.
Xcel Energy	Rip / Frommell	<ol style="list-style-type: none"> Continue coordination on Campus Energy implementation.
Metro Wastewater	Rip / Frommell	<ol style="list-style-type: none"> Continue coordination on Campus Energy implementation. Execute intergovernmental agreement.
Denver Water	Rip / Frommell	<ol style="list-style-type: none"> Campus coordination.
Food, Beverage and Merchandising	Darren Tse <i>Cold Harbour Consulting SME</i>	<ol style="list-style-type: none"> Draft white paper to summarize options and next steps. Refine scope of work for remaining phases of SME analysis. Determine feasibility/timing of a potential Request for Information.
IT Infrastructure <i>Includes backbone infrastructure and IT service, telecom, security system, lights</i>	J.C. Massey <i>Jacobs SME</i>	<ol style="list-style-type: none"> Work with Authority to develop use cases to inform a future Technology Master Plan. Coordinate IT infrastructure design with NWC horizontal designer. Determine feasibility/timing of a potential Request for Information.
Digital Signage & Advertising	<i>IT Infrastructure Project Manager will support Digital Signage and Advertising</i>	<ol style="list-style-type: none"> Coordinate with CCD Community Planning and Development. Draft Sign Plan in coordination with campus zoning.

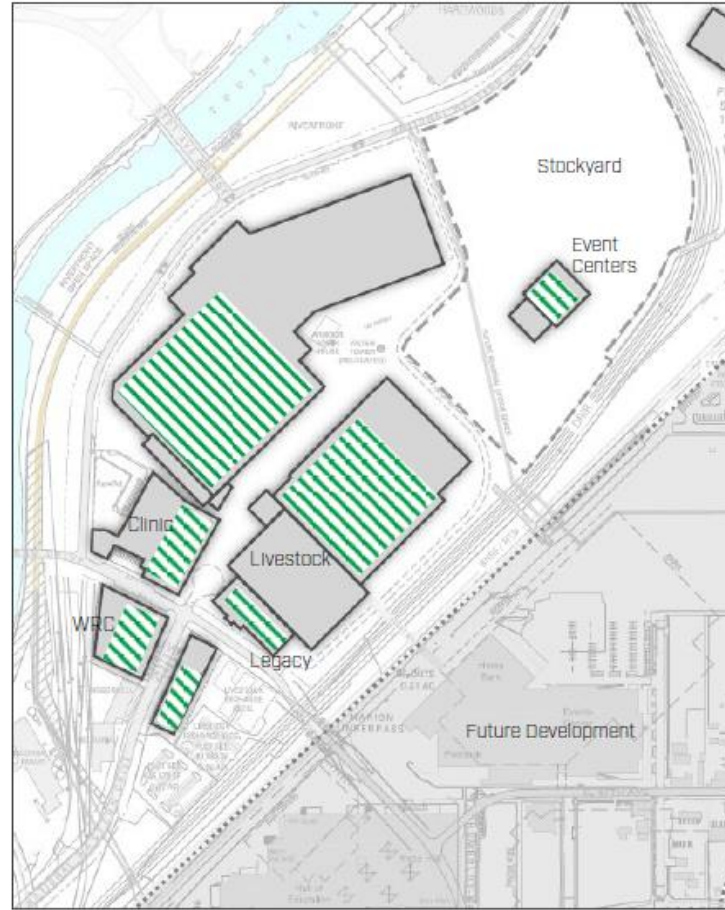
Upcoming: Campus Security and Solid Waste Services



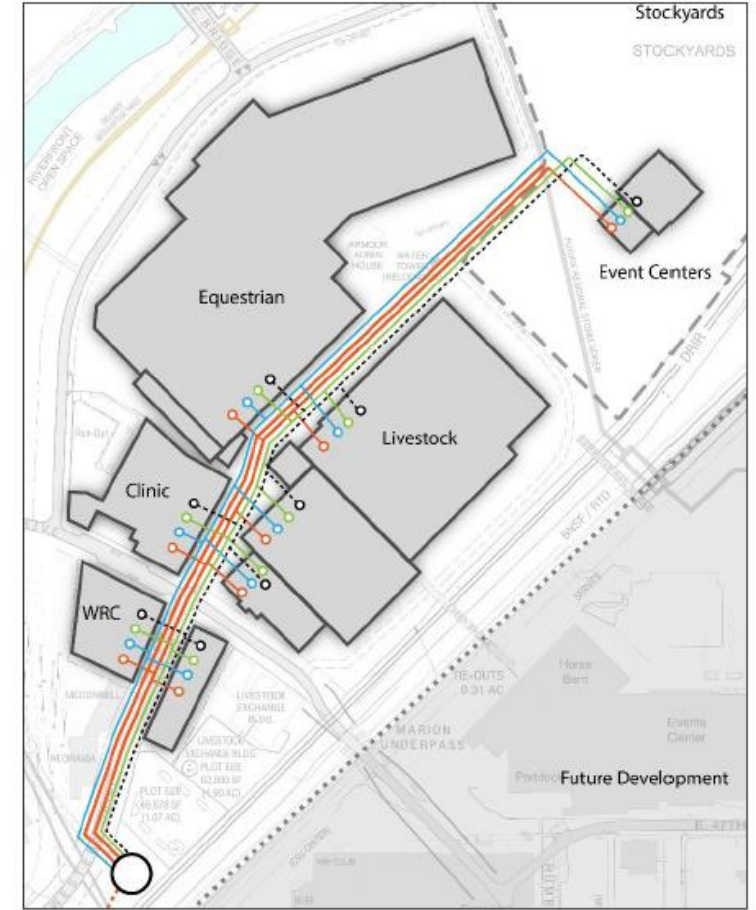
NWC Campus Energy



Rooftop Solar



District Thermal Energy with Sewer Heat Recovery



PROJECT TIMELINE



HISTORIC ELEMENTS INVENTORY



STRUCTURAL ASSESSMENTS



1909 HISTORIC BUILDING

Historic Structure Assessment

Draft - October 2018

Final – December 2018

Market Feasibility Study

Prelim Draft – August 2018

Final – January 2019*

Business Plan

Draft – December 2018

Final – January 2019

Advisory Working Group

Meetings held in April, June, July, August

Final meeting in January 2019



* Note: January dates may be pushed to Feb. due to Stock Show



Can we adaptively reuse the 1909 Stadium building as Denver's 1st Public Market?



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THE TRIANGLE

FUTURE PHASES FOR THE CAMPUS

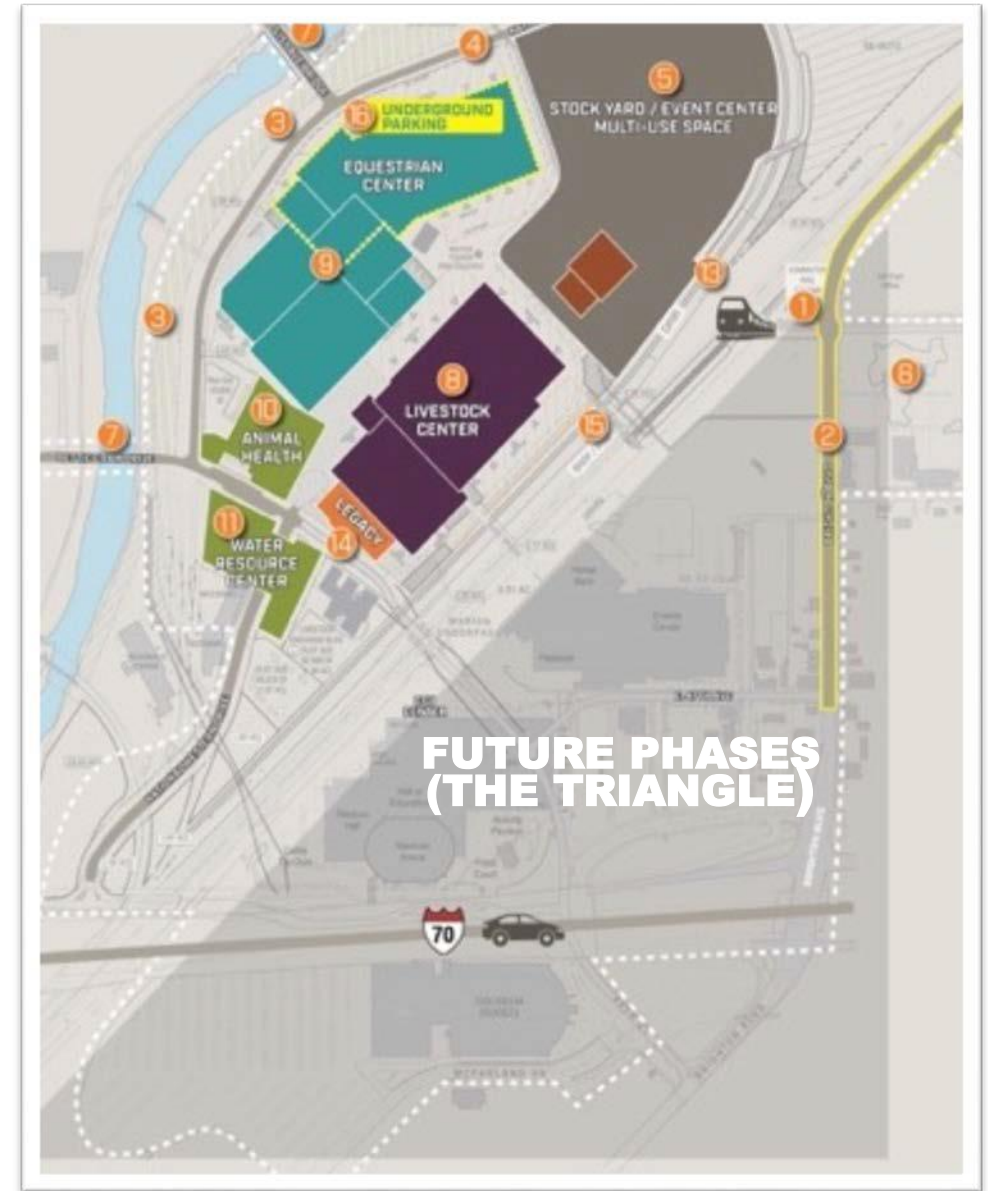
Four Required Assets:

- Redeveloped 1909 Historic Building
- New 10,000-Seat Arena
- New Expo Hall
- Supporting Structured Parking

Additional supporting development to activate the campus year-round

Anticipated Procurement Process:

- Outreach Throughout Process
- Request for Qualifications (RFQ)
- One on One Meetings w/ Shortlisted Firms
- Request for Proposals (RFP)
- Interviews



MAYOR'S OFFICE OF THE NATIONAL WESTERN CENTER - SPONSORING AGENCY

- Parking & Transportation Demand Management Plan
- 1909 Building Feasibility Study & Historic Assessment
- Campus Wide Services
 - Campus Energy
 - Concessions Strategy
 - Telecom
- Placemaking Demand Analysis
- New Arena and Expo Hall Demand Forecast
- New Arena and Expo Hall Design Brief
- Denver Coliseum Environmental Assessment





THANK YOU!



www.nationalwestern.com