

City and County of Denver Ordinance/Resolution Request

Executive Summary

Mayor's Office of the National Western Center (NWC) Livestock Center Construction Contract and Program Management Contract Amendment

NWCO is seeking approval of two contracts that will continue the buildout of Phases 1 and 2 of the National Western Center (NWC) Campus redevelopment program, which is consistent with the approved campus master plan and Denver voter commitments. Funding for these contracts will come from existing NWC budget resources.

The NWC represents a visionary transformation of the National Western Complex into a sustainable, year-round destination for agriculture, education, and entertainment. Currently 110-acres, this project will expand the site to 250-acres of multi-use facilities in the heart of Denver. The NWC partners continue to make progress with the redevelopment, turning the NWC into a year-round, multi-use campus.

Over the past year, a significant amount of interest and activation has been generated as a result of the redevelopment. The new multi-purpose Stockyards Event Center and multi-purpose Stockyards were opened for the 2022 Stock Show and were extremely successful. A month after Stock Show's use of the facilities for livestock sales, the spaces were transformed into the internationally known Jurassic World Exhibition hosted by the NWC Authority. CSU Spur opened the Vida and Terra buildings, offering community-based activities that support animal health, and food research and preservation. The NWC central utility plant (CUP) began providing heating and cooling to the campus. The NWC CUP is the largest sewer heat recovery plant in North America and exemplifies the campus' commitment to sustainability and resiliency. Coming soon are additional facilities that will further fulfill the campus vision, such as: the 51st Ave bridge, 6 acres of new open space along the South Platte River, new public art, and CSU Spur Hydro.

The Livestock Center Construction Contract

The Livestock Center is the campus's most versatile building and will include flexible, year-round spaces that will support a wide variety of activities such as: community events, sporting events, graduations, concerts, livestock auctions, trade shows, banquets, etc. The Livestock Center will be a 357,000 gross square foot (gsf) facility that will include: an indoor stadium arena that will seat up to 5,000, a 185,000 sf exposition hall, a 11,500 sf auction/banquet hall, and the multi-use campus plaza. This combination of the new infrastructure will provide the campus with competitive facilities that will support campus activation, operations, revenue generation, and job creation. In addition, Stock Show related activities that were held in portions of the Hall of Education, Beef Palace Auction arena, and historic 1909 Stadium Arena will be relocated to the new Livestock Center, further supporting the master plan vision and the future phases.

The construction delivery method is Construction Manager / General Contractor (CM/GC) and includes 19% M/WBE goal and Construction Career Program workforce development requirements. The contractor is the Whiting-Turner Contracting Company. The proposed contract provides services through December 31, 2026, in the amount of \$204,751,561. The funding will come from existing NWC program budget resources.

Program Management Services Contract Amendment

Program management services are critical and central to the successful delivery of the NWC Phases 1 and 2 capital build program. This proposed amendment provides the necessary continuity of management support services to NWCO. The contract scope of services remains the same, including program management, project management, subject matter expertise, staff augmentation, workforce and small business development, city staff training, and support of related campus services and planning.

This proposed amendment extends the CH2M HILL Engineers, Inc. contract term by two (2) years to end on January 31, 2027 and increases current contract capacity amount by \$26,000,000 to support the continued buildout of the NWC Phases 1 and 2 capital build program. The contract includes a 10% M/WBE goal (current utilization is 18%). The funding will come from existing NWC program budget resources.