



DENVER
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Triangle Project Update City Council Briefing

February 18, 2020

Chris Pacheco

Executive Director of the PBI Office & Deputy Chief Projects Officer

- NWC at a Glance
- Triangle Project Overview
- RFP Schedule
- Equity Package Overview
- Community Outreach
- Next Steps
- Questions

NWC Guiding Principles

A Shared Vision

Be the global destination for agricultural heritage and innovation

A Defining Mission

Convene the world at the National Western Center to lead, inspire, create, educate, and entertain in pursuit of global food solutions



SCHEDULE



DESIGN



HSSE (SAFETY)



CONCURRENT OPS



COMMUNITY



COST



PIONEERING



SUSTAINABILITY

BUILDING A UNIQUE CAMPUS

- 250-acres at buildout
- A place that honors our past and celebrates our future
- A location with a local to global reach
- Bridge between rural and urban interests
- Year-round uses for entertainment, education and agri-business
- Flexible spaces to enable programming and activation for events such as:
 - Concerts, festivals, farmers' markets, sporting events, trade shows, conventions, classes, etc.



Timeline of Major Milestones

Citizen's Advisory
 Committee Formed

2013

Campus Master
 Plan, HB 15-1344,
 Ballot Measure 2C,
 RTA Award

2015

Framework
 Agreement,
 Program
 Baseline

2017

Phases 1 & 2
 Construction,
 Sponsoring Agency
 for PBI program

2019

2012

Mayor Hancock
 commits to keep the
 Stock Show in
 Denver

2014

Venue Feasibility
 Study (SAG)

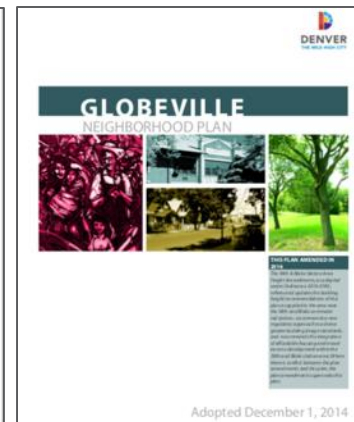
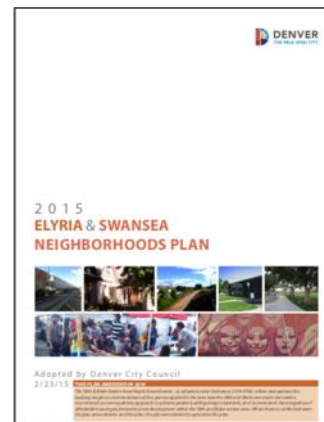
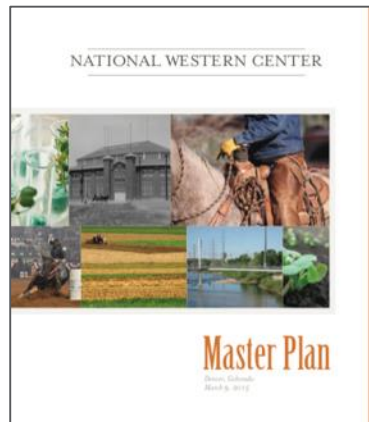
2016

Mayor's Office of the
 National Western Center
 Formation

2018

Authority
 Board
 Formed

Guiding
 Documents



The 60-Acre Triangle Project:

- Contributes to the NWC's long-term success by advancing Phases 3-8 of the Master Plan
- Activates the NWC to serve local neighborhoods and create jobs
- Integrates with Phases 1 & 2 of the NWC and surrounding neighborhoods



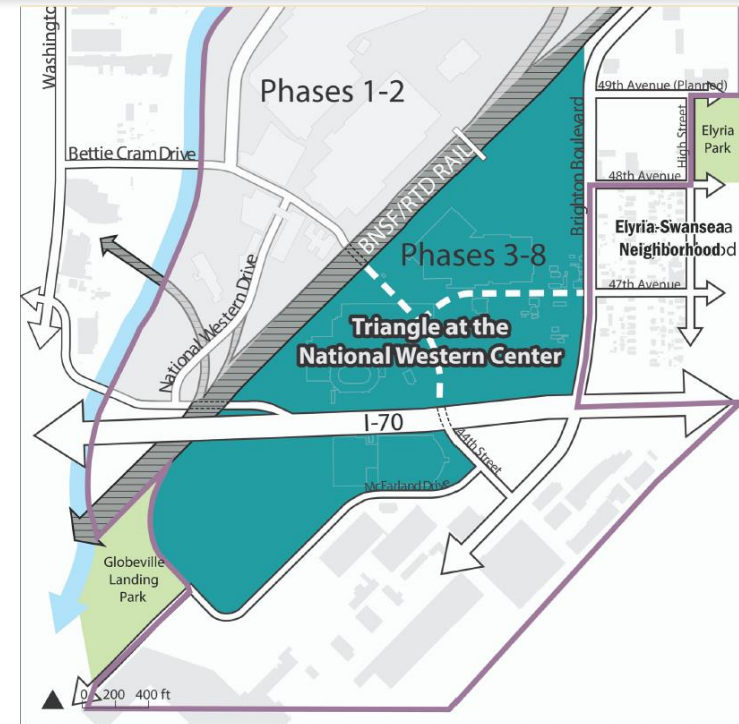
Triangle Project Overview

Triangle Project Public Assets include:

- 1909 Building restoration and creation of a community operated public market
- A ~10k Seat Arena
- An Expo Hall
- Parking and other supporting infrastructure

Anticipated Improvements and Benefits:

- Updates to aging infrastructure
- Environmental Cleanup
- Open space
- Design Character
- 1909 Public Market
- Small business opportunities
- Transportation/mobility connections
- Affordable Housing





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PBI Process Timeline

- The Performance Based Infrastructure Office, in coordination with City Council, has designed a neutral and transparent process to:
 - Evaluate / execute potential partnerships with the private sector to deliver public infrastructure
 - Ensure any potential projects are fiscally responsible and true to Denver's core values:
 - Inclusion
 - Equity
 - Economic Opportunities



How This RFP Process is Different

Requires community
and council
engagement at all
stages

RFP is iterative,
publicly available

Draft RFP lays the
foundation for
building the Final
RFP

Final RFP will
incorporate feedback
from public, Council,
qualified proposers

RFP scored on best
value basis with
technical, *equity*, and
financial elements

PBI Process Timeline

Community & City Council Input at all stages



Activity	Date
Triangle RFQ Issuance	March 1, 2019
SOQ Submittal Deadline (12:00pm MDT)	May 23, 2019
Pre-SOQ One-on-One Meetings w/ Proposers	Spring 2019
City Council and Community Updates	Ongoing
Released Draft Request for Proposals	Fall 2019
Pre-RFP Interviews/One-on-One Meetings w/ proposers	Winter - Summer 2020
Issuance of Final RFP to Shortlisted Proposers	Fall 2020
Proposal Submission	Fall 2020
Selection of Preferred Proposer	Fall 2020
City Council Action on Project Agreement	Spring 2021
Execution of Final Project Agreement	Spring 2021
Estimated Completion of Construction of Public Elements	Summer 2025

Triangle Collective

- Macquarie Financial Holdings
Infrastructure Equity Member
- Hensel Phelps Construction
Lead Contractor
- OVG Facilities and Live Nation Worldwide
Lead Facilities Operator(s)
- Fentress Architects & Perkins+Will
Lead Architect(s)
- MIG
Lead Urban Designer
- MIG – horizontal
- Thornton Tomasetti - structural
Lead Engineer(s)
- Hoehn Architects
Historic Rehabilitation Consultant

Triangle Partners

- Plenary Group USA Concessions,
Saunders Concessions
Infrastructure Equity Member(s)
- Saunders Construction & J.E. Dunn
Construction
Lead Contractor(s)
- AEG Facilities
Lead Facilities Operator(s)
- Populous
Lead Architect(s)
- HKS
Lead Urban Designer
- Martin/Martin – horizontal/structural
Lead Engineer(s)
- David Owen Tryba Architects
Historic Rehabilitation Consultant



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Draft RFP

Public Asset Equity Package

Overview

- 1 Small and Minority/Women Business Enterprise (M/WBE)
- 2 Workforce Development Program
- 3 Community Support & Investment
- 4 Affordable Housing

Green Building
Codes

City's LEED Gold
standards

Public Art (1% of
total design and
construction
costs)

Prevailing Wage

Living
Wage/Minimum
Wage

M/WBE
Compliance

COMPLIANCE PLAN MUST ADDRESS:

- ✓ Division of Work
- ✓ Transparency
- ✓ Challenges and Opportunities
- ✓ Community Outreach
- ✓ Innovative Activities
- ✓ Reporting (monthly)
- ✓ M/WBE Coordinator as Key Personnel
- ✓ Past Performance
- ✓ Mentor/Protégé

Triangle Small Business Subcommittee to be created under the long-standing Construction Empowerment Initiative (CEI).



ON PUBLIC ASSETS THE DEVELOPER IS REQUIRED TO:

- ☑ Coordinate and interface with WORKNOW and City employment services
- ☑ Report a list of subcontractors and progress toward meeting goals consistent with Denver Construction Career Pilot Program including:
 - Outreach
 - Training
 - Job opportunities
 - Apprenticeship requirements

ON PRIVATE ASSETS THE DEVELOPER IS REQUIRED TO:

- ☑ Propose and execute innovative workforce solutions resulting in tangible outcomes for the community and local business (e.g. bilingual support, childcare options, transportation/parking solutions, etc.)
- ☑ Propose a timeline and change management strategy as needs evolve over time

EMPLOYMENT OF PEOPLE IN TARGETED AREAS AND TARGETED CATEGORIES:

- ☑ Targeted Areas: economically disadvantaged areas identified by zip code
- ☑ Targeted Categories: Veterans, formerly incarcerated individuals, TANF recipients, individuals with a history of homelessness, people exiting the foster care system, and graduates of pre-apprentice programs

APPRENTICESHIP UTILIZATION REQUIREMENTS:

- ☑ 15% of Construction Hours will be performed by apprentices in registered apprenticeship programs
 - 25% performed by first year apprentices
 - 25% met by people who reside in Target Areas or are from Target Categories

OPERATIONS & MAINTENANCE

- ☑ Operation and maintenance plan requirements for hiring, outreach, and reporting

If Residential Housing *then*:

- 20% of *any* residential units in private development must be income restricted
 - Any rental development must include affordable units
 - Any for-sale development must include affordable units
- Must serve a range of incomes and family sizes

If NO Residential Housing *then*:

- Developer must construct income restricted affordable housing units within immediate and surrounding areas
- Developer must identify the specific number to be developed off-site
- Off-site development must include mix of for-sale and rental development types, bedroom sizes, and other requirements

- Full pedestrian connectivity to RTD NWC Station and surrounding neighborhoods
- Community outreach especially related to construction traffic, noise, dust, or other potential disturbances
- Mitigation of noise, dust and adherence to environmental commitments
- Youth involvement and education
- Strategies to mitigate displacement
- Community Investment Fund

- Engage community to inform design:
 - buildings
 - streets
 - public spaces
- Campus designed to be accessible and inviting to all
- Enhance connectivity:
 - Surrounding neighborhoods
 - South Platte River
 - New RTD NWC Station

- Through design, incorporate:
 - educational components,
 - interpretive elements,
 - signage,
 - art,
 - other features that celebrate the history and culture of the site and adjacent communities
- Improve the overall environmental conditions of site
- Explore use of renewable energy resources



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Community Outreach

Community

- Community Meetings & Input Sessions
 - Hosted community meeting Jan. 25 at Swansea Recreation Center
 - Attended and presented at existing community meetings
 - Working with GES residents, district and community leadership to:
 - Collaboratively identify an appropriate engagement process moving forward
 - Collaboratively develop a process for a community-led, one-way presentation and listening session for project partners to hear community priorities (date TBD)
 - Attend existing RNO meetings to provide ongoing informational sessions and general Q&A

Community

- Developing a comprehensive touch and supporting digital plan:
 - To communicate with GES residents and local businesses about the project, its impacts, and collect feedback/input for consideration
 - To keep City Council members informed about important project topics and changes
 - To support DSBO in ongoing efforts to engage MWBE interests
 - To communicate with surrounding neighborhoods, youth, and the greater Denver area about opportunities to engage in project process and input

Outreach Tools

- Developing supporting materials to effectively communicate:
 - Schedule 20 Equity Package (EN/ES)
 - An easy-to-read community guide to the Triangle project, including equity package items



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Next Steps

View the document and provide feedback:

denvergov.org/performancebasedinfrastructure



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Questions?