

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **9 a.m. Friday**. Contact the Mayor's Legislative team with questions

Date of Request: 6/23/2026

1. Please mark one: ☐ Bill Request or ☒ Resolution Request
2. Does this request directly impact property within .5 miles of the South Platte River (Check map [HERE](#)) ☐ Yes ☒ No
3. Does this item fall under XO 66 (Prop 123) requiring it to skip Mayor-Council ☐ Yes ☒ No
4. Do you need to request a Waiver Request for this item ☐ Yes ☒ No
5. Type of Request:
- ☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change ☐ Other:
6. **Title:** (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)
- Approves a contract with FRANSEN-PITTMAN CONSTRUCTION CO., INC. for \$45,482,688.00 with a term of NTP + 567 Days for the construction of the renovation of the Loretto Heights Theater located at 3001 South Federal Boulevard, Denver, CO 80236, in Council District 2 (DOTI-202683619).
7. **Requesting Agency:** Department of Transportation & Infrastructure
8. **Contact Person:**
- | | |
|---|---|
| Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert) | Contact person for council members or mayor-council |
| Name: Tari Gold
Tricia Ortega | Name: Alaina McWhorter |
| Email: Tari.Gold@denvergov.org
Tricia.Ortega@denvergov.org | Email: Alaina.McWhorter@denvergov.org |
9. **General description or background. Attach executive summary if more space needed:** (who, what, why)
The primary focus of the Loretto Heights Theater Campus Project includes renovation of the existing Theater to meet current ADA requirements. This includes replacement and reconfiguration of theater seating, modernization of theater equipment, updating restrooms for ADA compliance, enhance public lobby/reception spaces for modern functionality and access, overhaul dated HVAC systems, plans for future parking structure, and exterior access improvements. Theater updates also include new interior finishes, technology and security upgrades, FF&E, and necessary environmental abatement.
10. **City Attorney assigned to this request (if applicable):** John McGrath
11. **City Council District:** 2

****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property): Construction Services

Vendor/Contractor Name (including dba): FRANSEN-PITTMAN CONSTRUCTION CO.

Contract control number (legacy and new): DOTI- 202683619

Location: District 2

Is this a new contract? ☒ Yes ☐ No **Is this an Amendment?** ☐ Yes ☒ No **If yes, how many?** _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates): NTP + 567 Days

Contract Amount (indicate existing amount, amended amount and new contract total): \$45,482,688.00

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
\$45,482,688.00	\$0.00	\$45,482,688.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
NTP + 567 Days	0 Days	NTP + 567 Days

Scope of work:

The primary focus of the Loretto Heights Theater Campus Project includes renovation of the existing Theater to meet current ADA requirements. This includes replacement and reconfiguration of theater seating, modernization of theater equipment, updating restrooms for ADA compliance, enhance public lobby/reception spaces for modern functionality and access, overhaul dated HVAC systems, plans for future parking structure, and exterior access improvements. Theater updates also include new interior finishes, technology and security upgrades, FF&E, and necessary environmental abatement.

Was this contractor selected by competitive process? Yes

If not, why not?

Has this contractor provided these services to the City before? ☒ Yes ☐ No

Source of funds: PRJ-10004718

Is this contract subject to: ☒ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☐ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): 13%

Who are the subcontractors to this contract? Diamond Companies, CPC Constructors, TCS, Park Range, Split Rail Fence, Phoenix Masonry Inc., Pikes Peak Steel, ISEC Inc., RSI, RG insulation, Douglas Colony, NPW Contracting, INC, LaForce (Collins), Overhead Door, EAP Glass, GVG, Heggem Lunquist, Décor, Inc, Ponder, PENN Quick Specialties, Barbizon Lighting, Royal Textile, Ducharme, Otis, Morning Star Elevator, Pacific Air Inc., TJ Fire Protection Co., ADK, Encore

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