



# LAND USE, TRANSPORTATION AND INFRASTRUCTURE COMMITTEE MEETING

July 10, 2018

IMAGINE. DISCOVER. CULTIVATE.



# AGENDA

## **Program Overview**

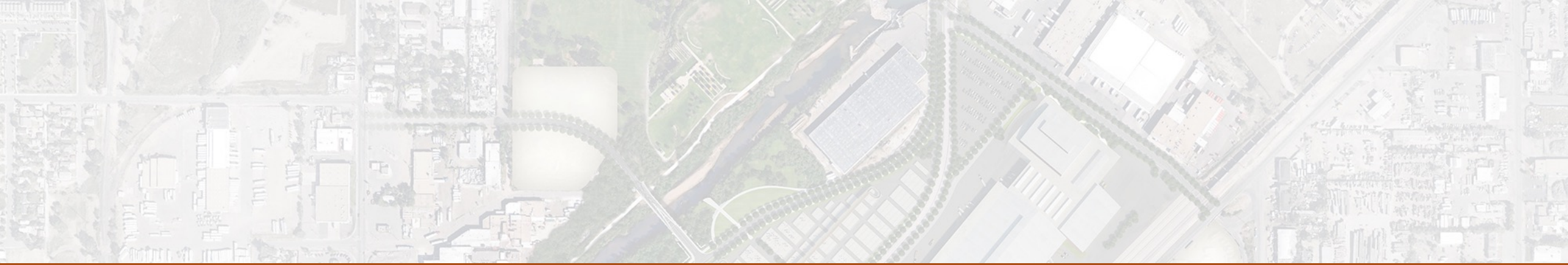
- Milestones
- NWC Site Plan
- Land Acquisition
- Program Controls
- Communications

## **Procurements & Construction Update**

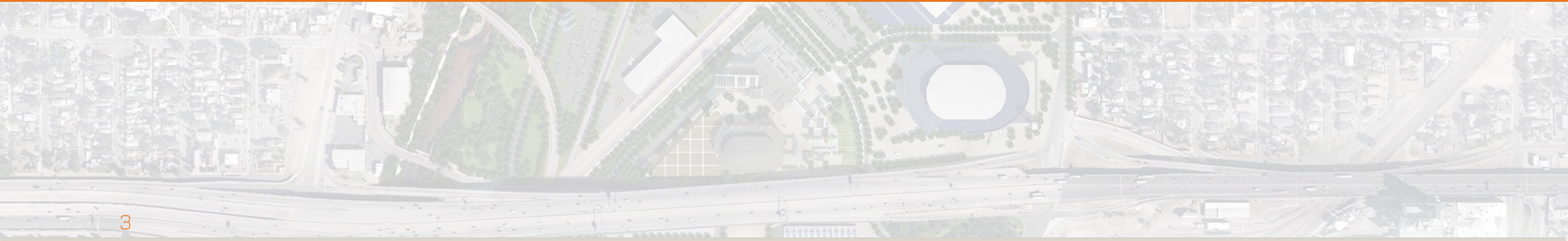
- Work Underway
- Active Procurements
- Future Procurements

## **NWC Initiatives**

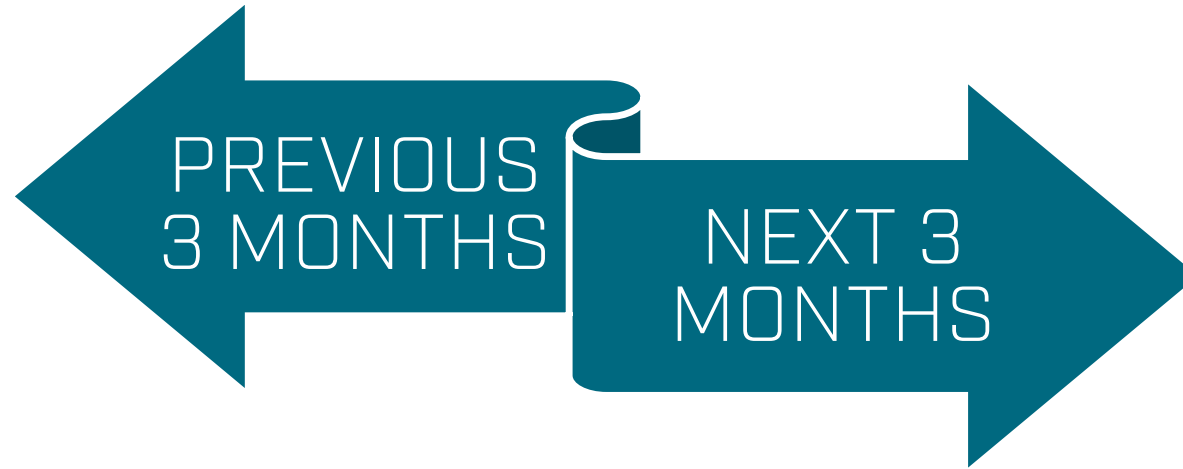
- Workforce Pilot Programs
- Campus Energy Update
- Metro Wastewater Partnership
- Triangle @ National Western Center



# PROGRAM OVERVIEW



# MILESTONES



- Onboarding of Horizontal Designer, Horizontal Integrated Construction Contract and Denver Rock Island Rail Consolidation Design
- Maintenance & Operations Facility Designer - recommended award pending City Council approval
- Metro Wastewater Term Sheet

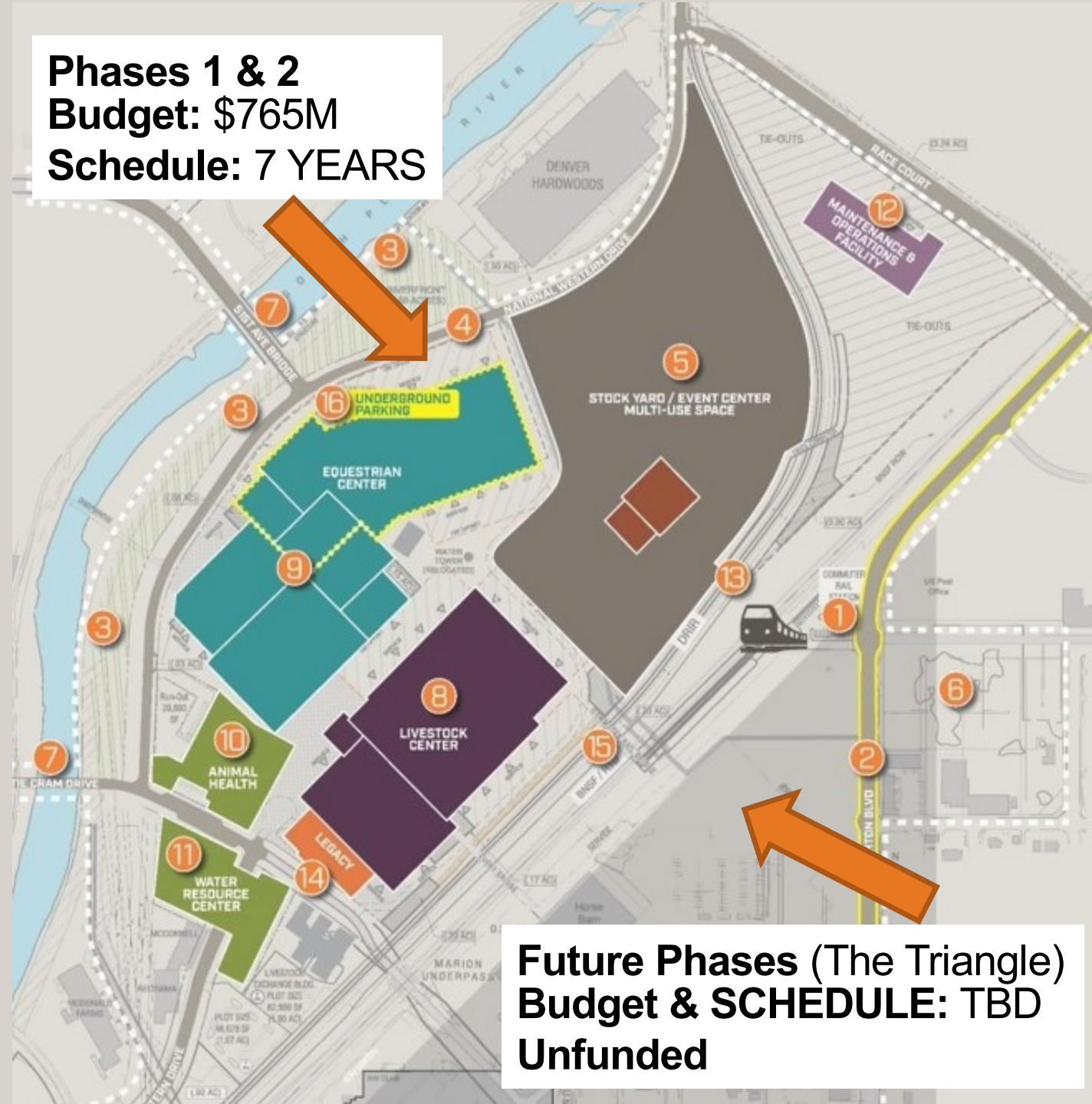
- Campus Energy RFP responses due August 15<sup>th</sup>
- Stockyards and Stockyard Event Center Design RFQ responses due July 31<sup>st</sup>
- 1909 Market Feasibility Study Completion



# NWC SITE PLAN

1. RTD Transit Station
2. Brighton Blvd. – 47<sup>th</sup> 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 48<sup>th</sup> & 51<sup>st</sup> 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

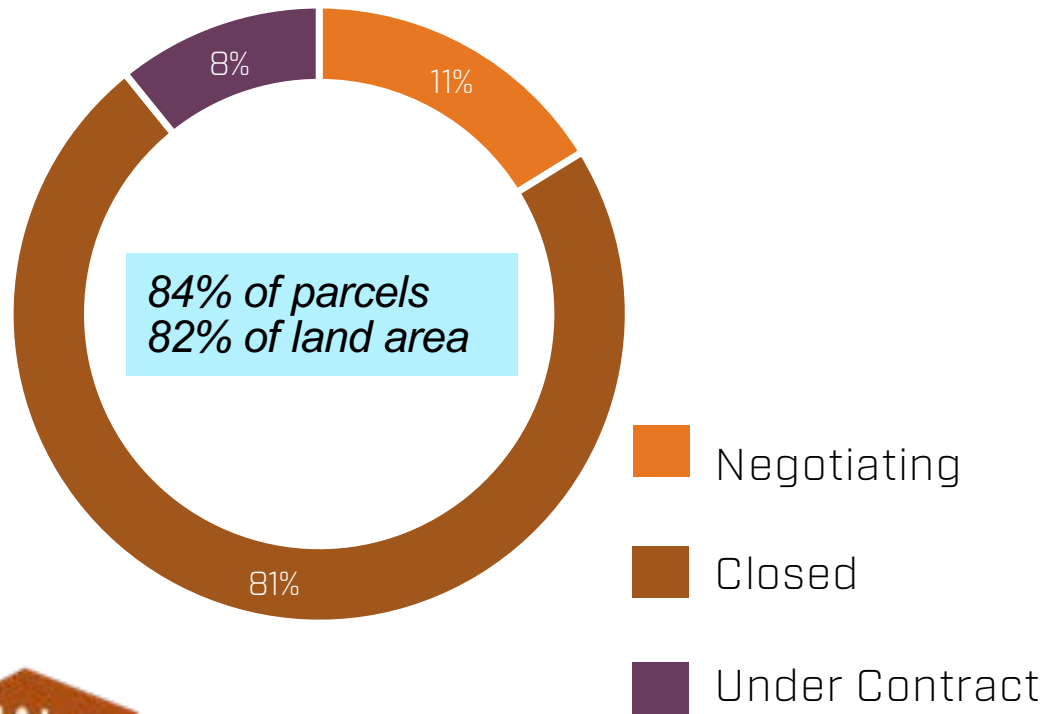
**Phases 1 & 2**  
**Budget: \$765M**  
**Schedule: 7 YEARS**



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

# LAND ACQUISITION UPDATE

## Third Party Number Of Parcels Under Control (Excludes CDOT Land)



DATE	NUMBER OF PRIVATE PARCELS (38 TOTAL) UNDER CONTROL
Dec 2015	3
Mar 2016	8
Jun 2016	12
Sep 2016	15
Dec 2016	17
Mar 2017	23
Jun 2017	29
Sep 2017	30
June 2018	32



# PROGRAM CONTROLS: CAPITAL BUILD PHASE 1 & 2



NATIONAL WESTERN CENTER

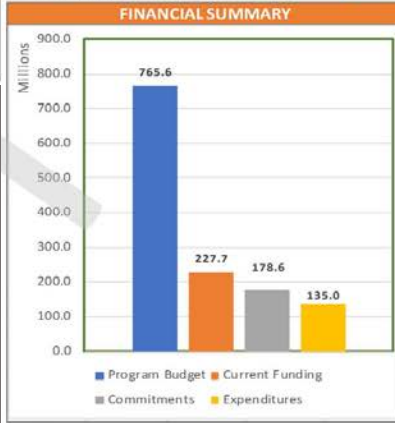
## Program Status Report

May-2018

DRAFT

ACCOMPLISHMENTS	
<b>Overview:</b> - HSS&E: No incidents recorded - NWC Program is 20.8% complete - NWC Program is on schedule, SPI is 1.00 - NWC Program is on budget, CPI is 1.00	<b>Horizontal:</b> - Continued Land Acquisition - 82% complete - Continued DRIR Rail negotiations - Initiated HIC Contract City Council process - Conducted Horizontal On-Boarding Sessions
<b>Site-Wide:</b> - Optimized location of Stockyards Events Center - Received ROCIP insurance quotes; in review - Continued Historical resources evaluation	<b>Vertical:</b> - Completed deconstruction of 4701 Brighton - Initiated procurement - Maintenance & Ops Bldg - Continued planning SYEC / Stockyards Event Cntr - Planned RFQs - Livestock/Equestrian Cntr

KEY PERFORMANCE INDICATORS	
Description	
Health , Safety, Security, and Environment	
Cost	
Schedule	
Design	
Community	
ReNEWW	
Concurrent Operations	



4701 Brighton Blvd Deconstruction

MAJOR CONTRACTS AND PROCUREMENT STATUS				
	Vendor	Description	Date	Amount
Recent Awards	Merrick	Horizontal Design	Feb 2018	\$ 25,000,000 *
	Wilson & Co	DRIR Rail Consolidation	Mar 2018	\$ 2,190,687
	Hensel Phelps Const.	Horizontal Integrated Construction	Jun 2018	\$ 275,000,000 *
In Process	S.E.H.	Maintenance and Operations Bldg Design	July 2018	In Negotiation
Projected	TBD	Stockyards Event Cntr/Stockyards - Design	Q3 2018	TBD
	TBD	Stockyards Event Cntr/Stockyards- CM/GC	Q3 2018	TBD
	TBD	Equestrian Cntr/Parking Garage - Design	Q4 2018	TBD
	TBD	Equestrian Cntr / Parking Garage - Const	Q4 2018	TBD
	TBD	Livestock Center - Design	Q1 2019	TBD
	TBD	Livestock Center - Construction	Q2 2019	TBD
TBD	Main Campus Plaza - Design	Q1 2019	TBD	

\* Capacity

Capacity  
Brighton Blvd Near Race Court

Portfolio /Project WBS	BUDGET, COMMITMENTS, AND COST by Project WBS			PROGRESS/PERFORMANCE		
	Budget	Commitment	Cost	Percent Complete	CPI	SPI
Program To Date						
Planning and Design Studies	5,750,000	5,053,309	2,135,891	47.8%	1.00	1.00
Horizontal	373,896,641	157,860,999	124,846,763	39.4%	1.00	1.00
Vertical	307,399,603	2,013,009	672,696	1.1%	1.00	1.00
Program Wide	78,503,756	13,682,244	7,310,654	7.4%	1.00	1.00
<b>Total Program</b>	<b>765,550,000</b>	<b>178,609,561</b>	<b>134,966,004</b>	<b>20.8%</b>	<b>1.00</b>	<b>1.00</b>

KEY SCHEDULE MILESTONES		
Activity/ Milestone	Baseline Finish Date	Current / Actual Finish Date
Program Substantial Completion	05/10/23	05/10/23
Brighton Blvd - Construction Completion	11/26/18	11/21/18
Stockyards South & SYEC Pad Ready	09/06/19	10/07/19
Maintenance & Operations Bldg Renovation	11/06/19	11/06/19
Stockyards North Pad Ready	07/21/20	08/21/20
Equestrian Center Pad Ready	12/28/20	01/13/21
Livestock Arena Pad Ready	05/28/21	05/28/21
Livestock Hall Pad Ready	09/26/21	09/26/21
CSU WRC Pad Ready	09/27/19	10/23/19
CSU Animal Health Building Pad Ready	11/21/19	12/17/19
Legacy Building Pad Ready	05/28/21	05/28/21



# COMMUNICATIONS: TEXT & WEBSITE

Text Update: over 1,200 signed up in 3 months of being "live"

**BE IN THE KNOW! RIGHT ON YOUR PHONE!**

Enter your phone number in the form below to receive text message updates on your phone

**RECEIVE OUTREACH AND EVENT NEWS VIA TEXT MESSAGE**

[Sign Me Up!](#)

Powered by MailChimp

By participating, you consent to receive recurring scheduled SMS/MMS promotional messages. No purchase required. Message rates may apply. Reply HELP for help. STOP to end.

## DATA HUB

- THE TRIANGLE
- CAMPUS ENERGY
- AUTHORITY BOARD
- 2018
- 2017

**2018 CONSTRUCTION NOTICE DEMOLITION : 06.29.18** [DOWNLOAD](#)

**AUTHORITY BOARD MEETING MINUTES 05.31.18** [DOWNLOAD](#)

**MANTÉNTE AL DÍA DESDE TU CELULAR**

TEXTEA te ofrece **CONSTRUCCION** 64600 para información de obras de construcción y demoliciones.

TEXTEA te ofrece **NOTICIAS** 64600 para información de eventos y reuniones.

**NATIONAL WESTERN CENTER**

**SOME PROXIMITY I & B**  
June - September 2018

- 4700 Salsbery Ct.
- 4800 Salsbery Ct.
- 4800 Salsbery Ct.
- 4800 Salsbery Ct.
- 4800 Salsbery Ct.
- 4800 Salsbery Ct.
- 4800 Salsbery Ct.
- 4800 Salsbery Ct.

**JUNE 29, 2018 CONSTRUCTION NOTICE – DEMOLITION UPDATE**

Abatement and demolition operations will occur at the National Western Center from late June 2018 to September 2018. Increased construction.





# COMMUNICATIONS: PROCUREMENT OPPORTUNITIES

## PROCUREMENT

The National Western Center is committed to engaging the business community in procurement opportunities as the project develops. The project is currently led by the City & County of Denver and therefore will follow all existing City processes and procedures for procurement.

### CURRENT PROGRAM OPPORTUNITIES

- Stockyards and Stockyard Event Center – RFQ for Design Services
- Please visit our [Construction](#) page to view bid opportunities within awarded contracts.
  - [Integrated Demolition Contract Subcontractor Bid Opportunities](#)
  - [Colorado State University NWC Campus Opportunities](#)
  - [Western Stock Show Association NWC Campus Opportunities](#)

### CLOSED PROGRAM OPPORTUNITIES

1. Maintenance & Operations Facility Renovation RFQ - Closed
  - [SEH, Inc.](#) – Recommended award, pending City Council approval.
2. Western Stock Show Association – Project Management Services – Closed

## PROJECTS AND OPPORTUNITIES

CSU FACILITIES

BRIGHTON 47TH – RACE

INTEGRATED DEMOLITION

PLACEMAKING

WESTERN STOCK SHOW ASSOCIATION

## RESOURCES

Here are some helpful links to help you start the process:

- [Work4Denver](#)
- [Contractor's Prequalification](#)
- [Denver Purchasing Division](#)
- [Office of Economic Development – Get Certified:](#)
  - [OSBO Letter of Intent – How to Fill Out](#)
  - [OSBO – M/WBE Common Errors – Helpful Tips](#)
- [Supporting Program Documents – Data Hub!](#)

Additional information will be provided on this site about the program as it becomes available.

### VENDORS & SUPPLIERS

Vendors and suppliers play an important role in our program and we thank you for your interest. All

**#1** Most Viewed Page





# PROCUREMENTS & 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 Construction
- M/WBE Goal of 18%

Property management, demolition, abatement & 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

## DRIR Railroad

### Wilson & Company

- Design
- M/WBE Goal of 14%

Consolidation of the Denver Rock Island Railroad & replacement maintenance facility

## Maintenance & Ops

### SEH, Inc.\*

- Design
- M/WBE Goal of 30%

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

## 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



\* SEH is the recommended award pending City Council Approval

# ACTIVE PROCUREMENTS

## Stockyards & Stockyard Event Center - Design

### Open Procurement

- DESIGN
- M/WBE Goal of 30%
- RFQ released 6/29/18
- RFQ responses due 7/31/18

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



# FUTURE PROCUREMENTS

## Maintenance & Ops Facility Renovation Construction

### CM/GC

RFQ: July 2018  
Est. RFP: August 2018

Construction of the Maintenance and Operations Facility. Renovations include:

- Maintenance and Vehicle Shops with Yard
- Equipment and Material Storage
- Cattle Tie Out Areas for Annual Stock Show

## Stockyards & Stockyard Event Center Construction

### CM/GC

RFQ: July 2018  
Est. RFP: Sept. 2018

Construction of the Stockyard and Stockyards Event Center, including:

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

## Equestrian Center & Parking Garage Design & Construction

### DESIGN

RFQ: Sept. 2018  
Est. RFP: Nov. 2018

### CM/GC

RFQ: Nov. 2018  
Est. RFP: Dec. 2018

Design & Construction of 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 & Construction

### DESIGN

RFQ: Early 2019  
Est. RFP: Mid 2019

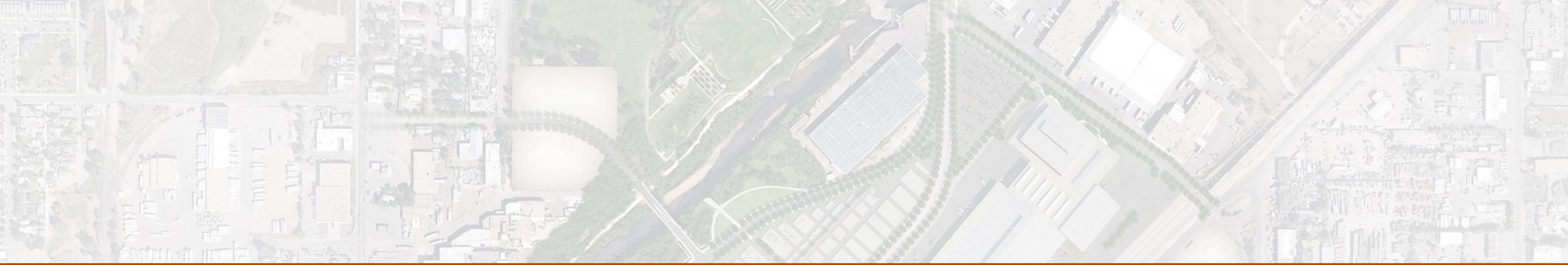
### CM/GC

RFQ: Mid 2019  
Est. RFP: Fall 2019

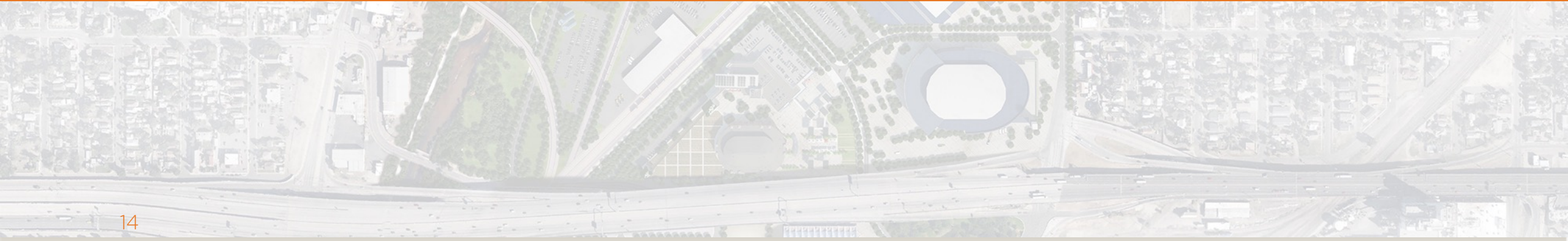
Design & Construction of the Maintenance and Operations Facility Renovation, including:

- Maintenance and Vehicle Shops with Yard
- Equipment and Material Storage
- Cattle Tie Areas for Annual Stock Show





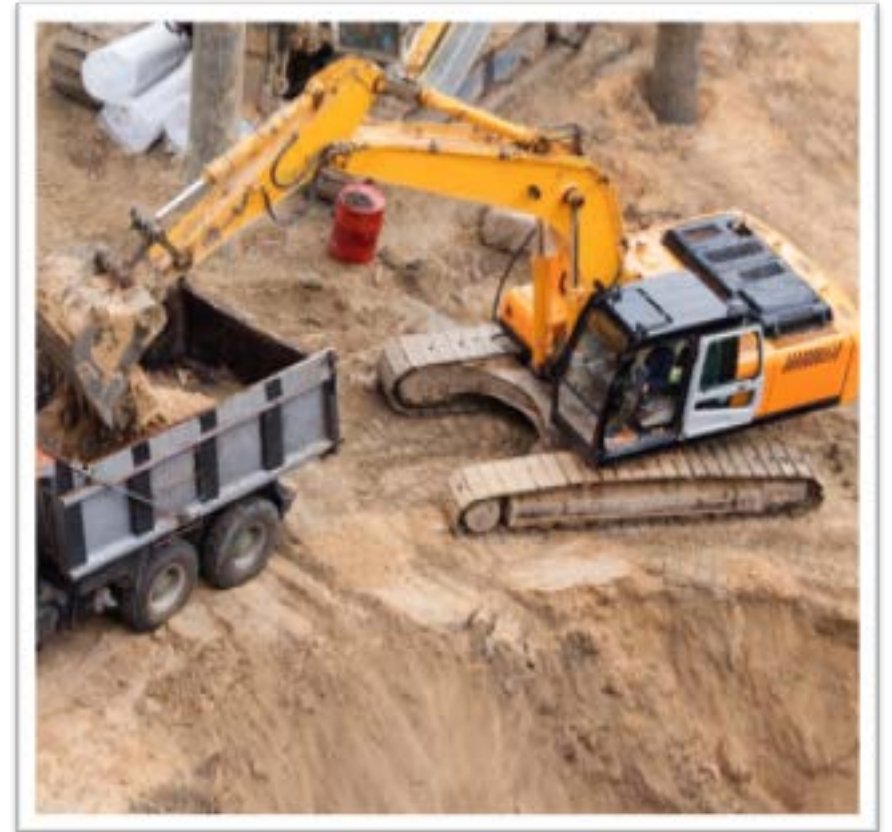
# NWC INITIATIVES



# WORKFORCE

## HORIZONTAL INTEGRATED CONTRACT (HIC) PILOT IMPLEMENTATION

- Efforts To Date:
  - June 25<sup>th</sup> – HIC contract signed
  - July 9<sup>th</sup> – Workforce Kick-off meeting
- Next steps:
  - Work with contractor, Hensel Phelps, to create guidelines and 5-year program for Workforce Coordinator to support outreach efforts to targeted areas and populations
  - Develop HIC coordination with WORKNOW
  - Develop matrix for pilot baseline data



# WORKFORCE

## WORKNOW PILOT CONTRACT

The National Western Center Program and its partners will contribute \$550,000 to WORKNOW over the course of five years to support outreach efforts to targeted areas and populations.

NWC contract with WORKNOW will provide:

1. WORKNOW partner services
2. Training to provide workers with advanced skillsets to meet anticipated vertical building trade needs including carpenters, electricians, and HVAC technicians
3. Bilingual WORKNOW liaison with NWC, supporting outreach and access to WORKNOW services





# METRO WASTEWATER PARTNERSHIPS

## DELGANY INTERCEPTOR RELOCATION

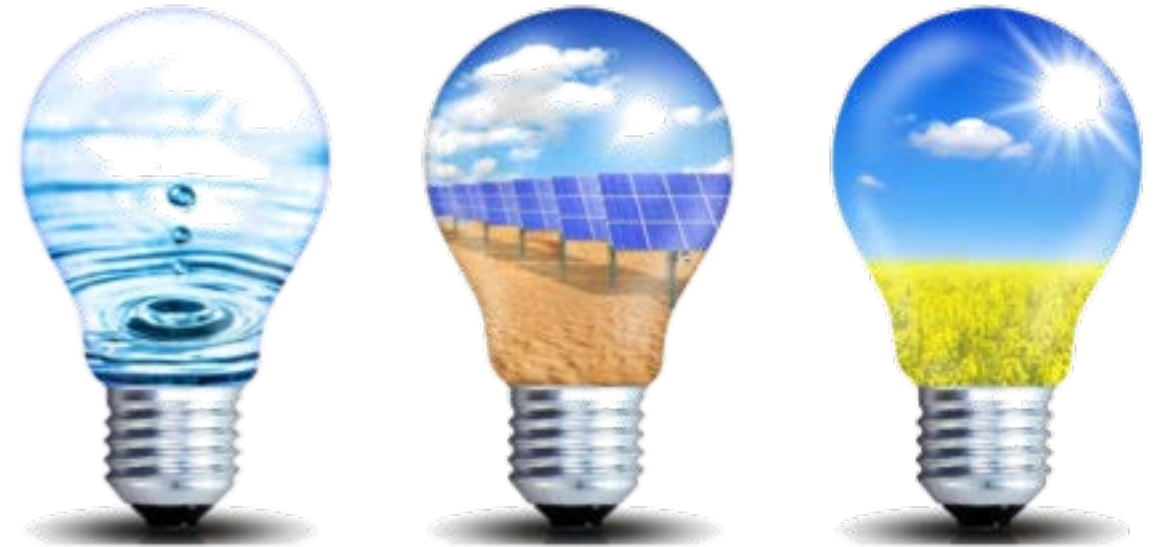
- December 2016: NWCO signed MOU with Metro Wastewater
- July 2017: Delgany / Sewer Heat Recovery Study completed
- March 2018: Technical Memo and Cost Estimate
- June 2018: Term sheet to summarize terms and conditions for pipeline relocation and burial and biofilter for odor control
- September / October 2018: IGA for Metro Wastewater Board and City Council approval



# CAMPUS ENERGY UPDATE

## MEETING NWC ENERGY GOALS THROUGH PARTNERSHIPS

- Goal: seek a construction and financing partner to optimize NWC campus energy toward creation of a Zero Energy District focusing on solar and sewer heat recovery
- Request for Qualifications (RFQ) yielded responses from seven highly-qualified national and international teams
- Request for Proposals (RFP) includes a Community Collaboration proposal where responders specify how they can serve the broader community



# NWC STRATEGIC PARTNERSHIPS AND CAMPUS WIDE SERVICES

Campus Wide Partnership	Horizontal Priority	Vertical Priority	NWCO Sponsor	Project Manager
Energy	1	1	Brad Dodson	Barb Frommell
Water (Denver Water)	1	2	Brad Dodson	Barb Frommell
Wastewater (Metro)	1	N/A	Brad Dodson	Barb Frommell
IT Infrastructure	1	2	Brad Dodson	Eric Shafran
Concessions (Food, Beverage, Retail)	3	2	Brad Dodson	Eric Shafran
Wayfinding, Signage, Advertising	2	3	Brad Dodson	Barb Frommell



# THE TRIANGLE

## FUTURE PHASES FOR THE CAMPUS

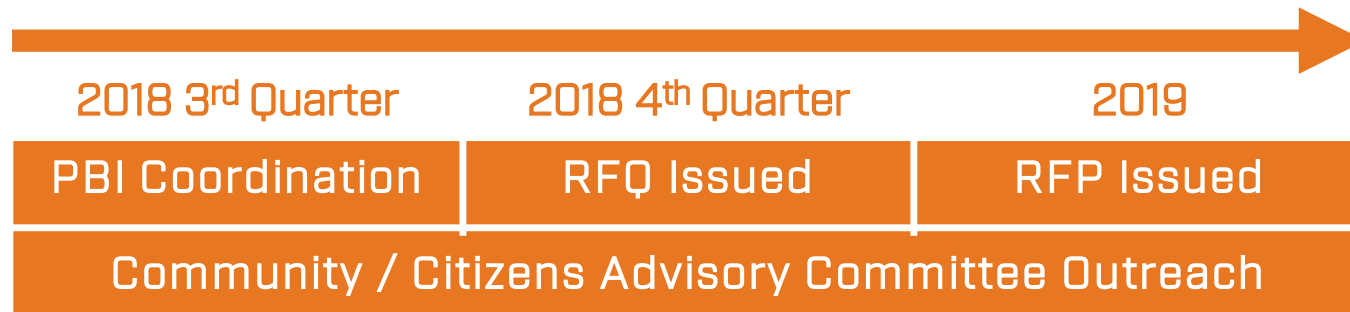
### Four Required Assets:

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

Additional supporting development to activate the campus year-round



### Estimated Procurement Timeline:





THANK YOU!



[www.nationalwestern.com](http://www.nationalwestern.com)