

An aerial rendering of a greenway project. A wide, light-colored paved path runs through a lush green landscape. On the left, a row of young trees with vibrant green and yellow foliage lines the path. Two people are jogging on the path. To the right, there is a dense field of tall grasses and various plants, including a pink flowering tree. In the background, a parking lot with several cars and a tall, modern building are visible under a blue sky with scattered white clouds.

39<sup>th</sup> Ave Greenway & Park Hill Drainage  
D/B Contract  
Park Hill Land Acquisition Ordinance

## AGENDA



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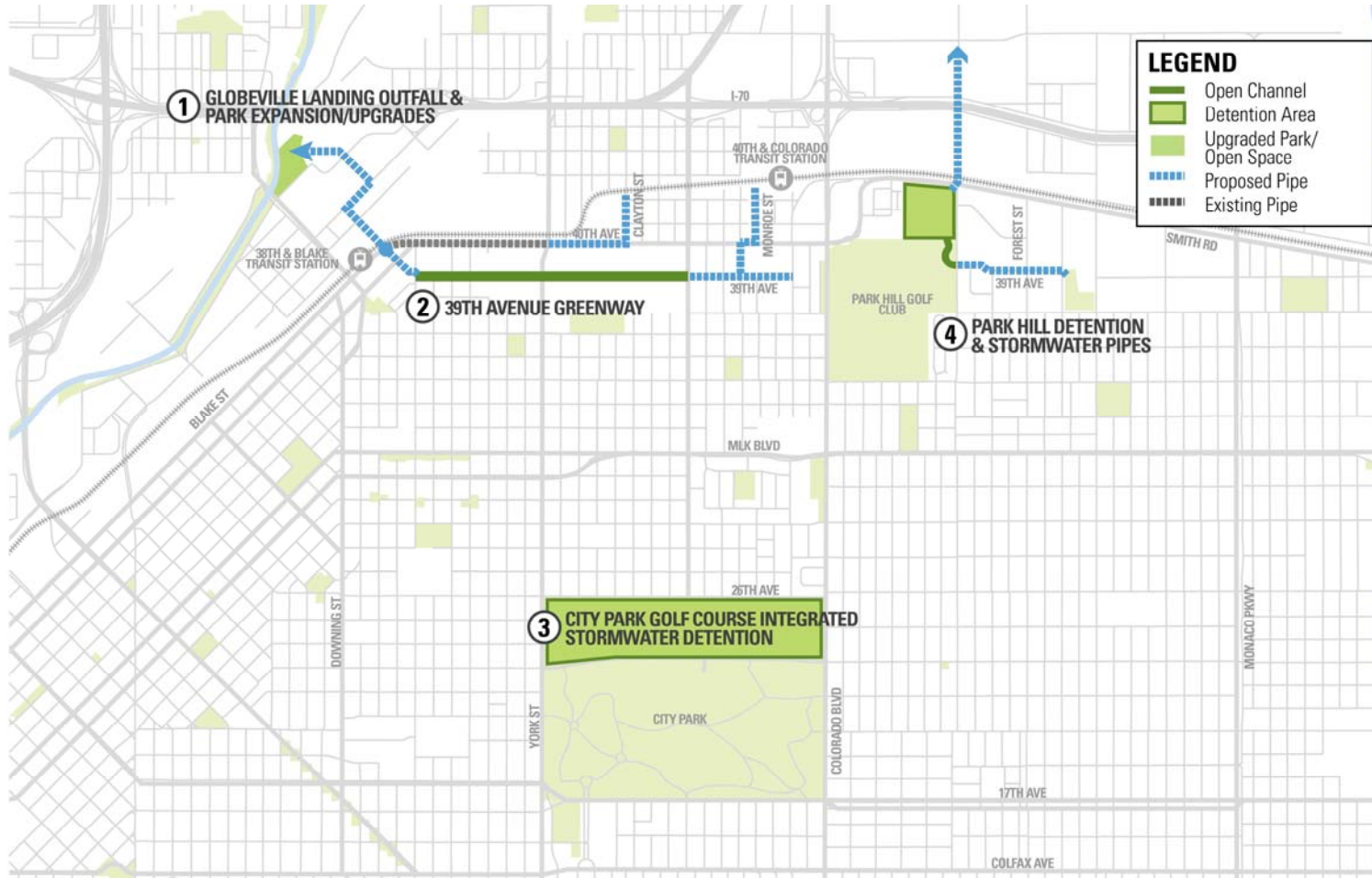
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# Context Map



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# A Community Driven Process

## AGENDA



Complete

**MILESTONE:**

- Developed Design Guidelines
- 9 Design Working Groups
- 2 Open Houses
- Recommended Final Design Guidelines to be incorporated into final RFP
- Community members identified for CPGC Selection committee

Problem Definition

Summer 2015

Identification of Alternatives

Fall 2015

Analysis

Winter 2016

Preferred Alternatives

Spring 2016

Basis of Design

Summer 2016

Contractor Selection

Winter 2017

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*39<sup>th</sup> Ave Greenway & Park Hill  
Design Build Team*

# Selection Process

## Develop Design Criteria (Spring 2016)

*8 Month Community Process*

## Development of Technical Requirements (Fall 2016)

*Based on Community Input*

## RFQ (Jan 2017)/RFP Process (April 2017)

*Selection Committee comprised of City Staff, Community Members & Technical Experts*

## Interviews (September 2017)

*Included 2 Community Members*

## Selection of SEMA D/B Team (September 2017)

*Selection Committee comprised of City Staff, Community Members & Technical Experts*

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# Recommended D/B Team 39<sup>th</sup> Ave Greenway and Park Hill

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# 39<sup>th</sup> Ave Greenway & Park Hill D/B Qualifications

## SEMA Construction

- The SEMA team has completed over 400 planning, design, and construction project for the City
- Delivered two award winning design-builds for the City (Central Park Boulevard and Peoria Crossing)
- Operating as the CMGC at Red Rocks Park

## Felsburg Holt & Ullevig (FHU)

- Strong relationship and working history with DHM Design on 15 transportation and mobility projects
- Has served the City for 32 years in various water resource, transportation planning, and civil design projects

## DHM Design

- Integral to the design and construction of four of the top five river park projects beginning in 2014
- Developed master plan for restoration of the Weir Gulch channel, a park and drainage project

## ECI Site Construction

- Johnson Habitat Park
- Constructed award winning Cherry Creek Improvements at Eco Park
- Developed Pasquinel's Landing Park/Grant-Frontier Park
- Confluence Park Bike/Ped Ramps – South Platte



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## Contract Terms

- Design/Build Team Selected: SEMA
- Lump Sum Contract: \$78,214,454
- Contract Term: Jan 2018-July 2020
- Division of Small Business Opportunity (DSBO) Minority/Women Business Enterprise (M/WBE) Goal Requirement

*\*Goal Established by City and County of Denver DSBO Professional Service Goals Committee*

- Goal Commitment
  - Design 23%
  - Construction 12%

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### Contract Provisions

- Dust Control
  - The Contractor shall provide an approach to minimize dust and address reasonable concerns of neighbors, above and beyond regulatory requirements, for work performed immediately adjacent to residential properties.
- Noise
  - The contractor shall only work during allowable daytime and nighttime construction. All project noise levels, locations, and types of noise abatement measures required to meet specific noise limits
- Fence
  - The Contractor shall provide non-transparent temporary fencing to deter unauthorized access into and minimize visual impacts Fence height shall be a minimum of 8 feet tall.

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### Environmental Monitoring

- The project does lie within the boundaries of the Vasquez I-70 superfund site. However, preliminary soil testing conducted by DPHE indicates that the majority of the project area falls below the levels of concern established by EPA.
- DEH will provide proactive air monitoring over and beyond regular practices

### Communication

- Advanced notice shared with community on what to expect
- Effective and proactive communication through public messaging, involvement, alerts, project tours, updates, email blasts, telephone hotline, website etc.

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# *39<sup>th</sup> Ave Greenway*

# 39<sup>TH</sup> Ave Greenway

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# 39<sup>TH</sup> Ave Greenway

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# Implementing Adopted City Plans

## AGENDA

### Adopted City Plans

38<sup>th</sup> and Blake  
Station Area Plan

Elyria & Swansea  
Neighborhood  
Plan  
(Includes 40<sup>th</sup> and  
Colorado Next  
Steps Study)

### Neighborhoods Included

Cole  
Clayton  
RINO

Elyria  
Swansea  
Cole  
Clayton  
RINO

### Community Needs

- Create Community gathering spaces
- Provide connections across market lead at 42<sup>nd</sup> and 43<sup>rd</sup>.
- Connect 39<sup>th</sup> Ave from Steel Street to York Street
- Enhance pedestrian and bicycle access to commuter rail stations
- Monroe Street connection and multimodal improvements
- Improve transition between industrial and residential uses

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### Community priorities included:

#### Priority #1-Mobility

- Bike lanes along 40<sup>th</sup> Street, Multi use path, 39<sup>th</sup> Ave (east of Steele)
- Denver’s first “shared street”
- Additional roadways
  - 41<sup>st</sup> and 42<sup>nd</sup> over Market lead
  - extension of 39<sup>th</sup> Ave (York to Steele)
  - Multimodal improvements 39<sup>th</sup> (Steel to Jackson)
  - Clayton connection
  - Monroe Street extension

#### Priority #2-Connectivity

- Low flow crossings
- Gilpin Pedestrian Bridge
- High St. Pedestrian Bridge
- Enhanced crosswalks

#### Priority #3- Recreational Spaces

- Flexible open lawn area
- Playgrounds
- Nature play
- Fitness equipment

#### Priority #4-Gathering Spaces

Multiple plazas  
Community gardens  
Amphitheatre/outdoor classroom  
Priority #5 Site Furnishings

- Specialty lighting
- Specialty Seating
- Wayfinding Signage
- Safety Call Boxes

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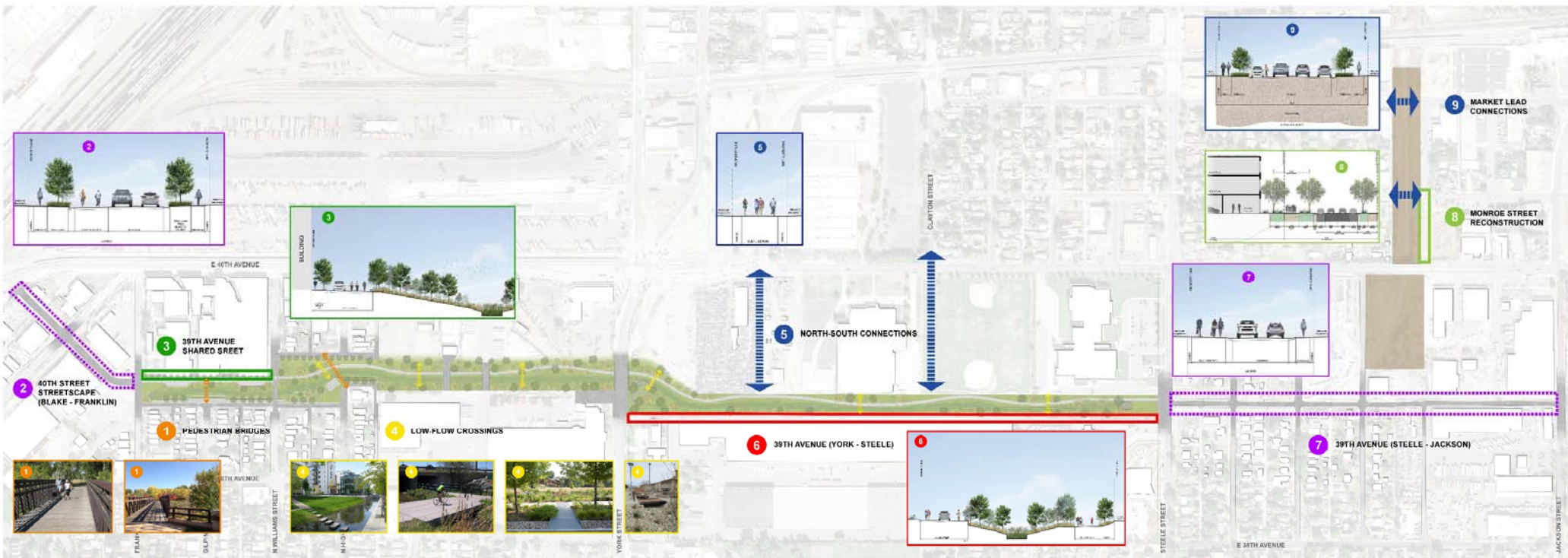
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# Mobility Improvements



# 39<sup>th</sup> Ave Greenway Video

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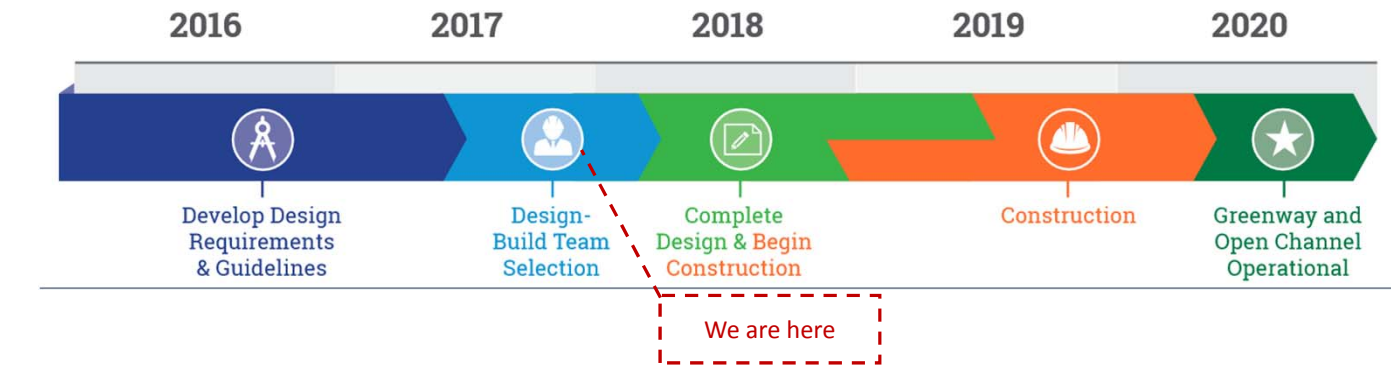
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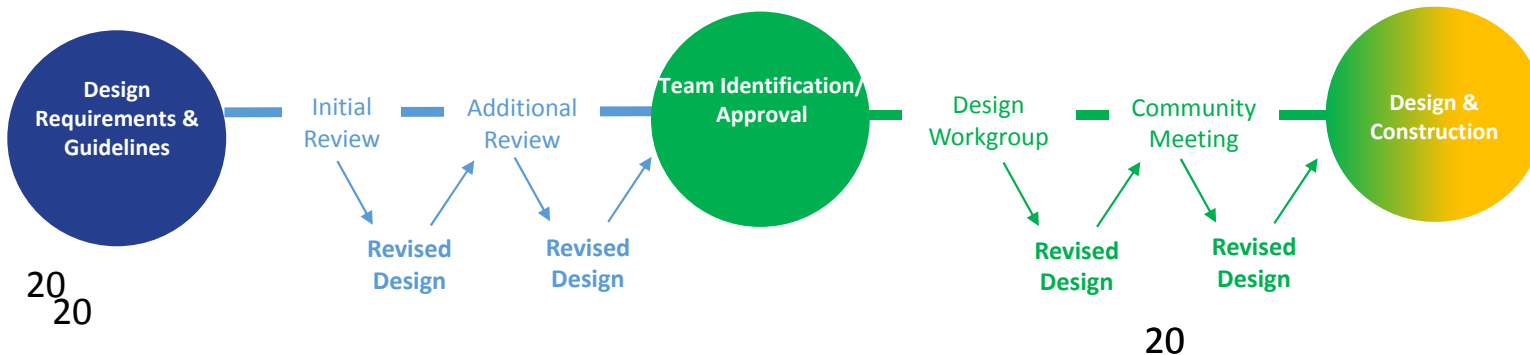
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# Path to Design

## 39<sup>TH</sup> AVE GREENWAY Schedule



### DESIGN REFINEMENT PROCESS



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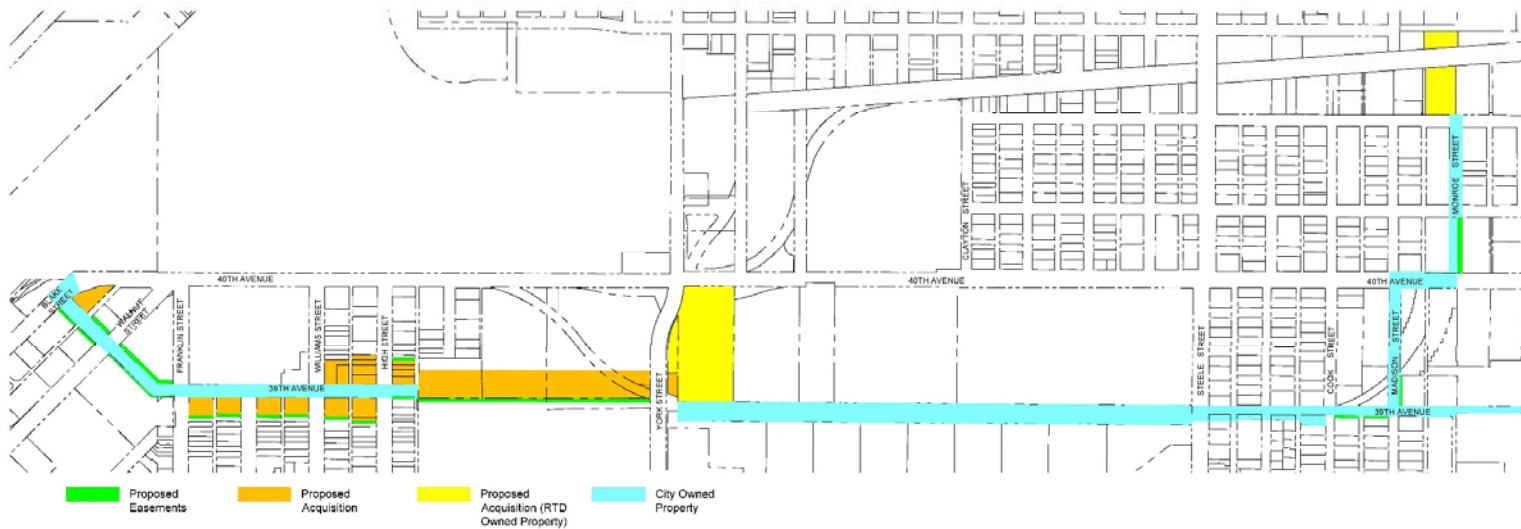
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# 39th Ave Greenway Acquisition

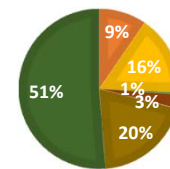
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Proposed Property Acquisitions - York to Jackson  
**DRAFT**

August 9, 2016



### PROPERTY IMPACTS BY LAND ACREAGE



■ Industrial 
 ■ Vacant / Parking 
 ■ Office 
 ■ Residential 
 ■ RTD 
 ■ ROW

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**39th Ave Greenway**

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*Park Hill  
Land Acquisition  
Ordinance  
(LAO)*

## Park Hill Acquisition-Background

- The initial real estate budget anticipated acquisition of PE, TCE, and cost associated with golf restoration.
- Last time we met with you, we told you about an opportunity to acquire land for PHGC drainage as part of a larger transaction with Clayton on the entire site
- Unfortunately, Clayton's golf course operator, Arcis, has until July 2018 to exercise renewal options under their current lease and does not appear ready to make a decision at this time
- We need to obtain rights to a maximum of 90 acres of the property now in order to allow our construction company (SEMA) time to proceed with design of the drainage project and to begin construction in January 2019
- Therefore, we are proceeding with a Land Acquisition Ordinance

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## Land Acquisition Ordinance

- Common tool used for acquiring property or property easements to construct public projects
  - Recent LAOs that have gone to City Council include acquisitions for NWC acquisitions, Federal Blvd., 39<sup>th</sup> Ave Greenway)
- First step in allowing the city to work with property owner to access necessary land and determine compensation
- Follow Federal Uniform Relocation Act as a guideline
  - Includes process for fairly compensating owners and lease hold interests – exact costs will be part of the negotiation process

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### Acquisition Process

- Property has a single legal description
- The detention area will require approximately 25-35 acres for permanent easement (PE)
- The detention area needs approximately 55-65 acres of temporary construction easement (TCE)
- Send NOI property owner
- Engage appraiser
- Entire GC will be closed for duration of detention project (Jan 2019-March 2020)

### Relocation Benefits

- Engage Golf Course Architect
- Obtain bids to re-establish Golf Course
- Develop timeline for construction
- Determine damages to all interest owners

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# Park Hill Scope/Budget

## AGENDA

Scope	Budget	Responsible Party
<b>Drainage Improvements</b>		
Design	\$21.6M (Contract)	PW / SEMA Deliver
Construction		
<b>Land Acquisition / Golf Course Restoration</b>		
Acquisition of PE TCE	\$10.7 (Budget)	REAL ESTATE
Golf Course Restoration and Damages		REAL ESTATE / CLAYTON Deliver

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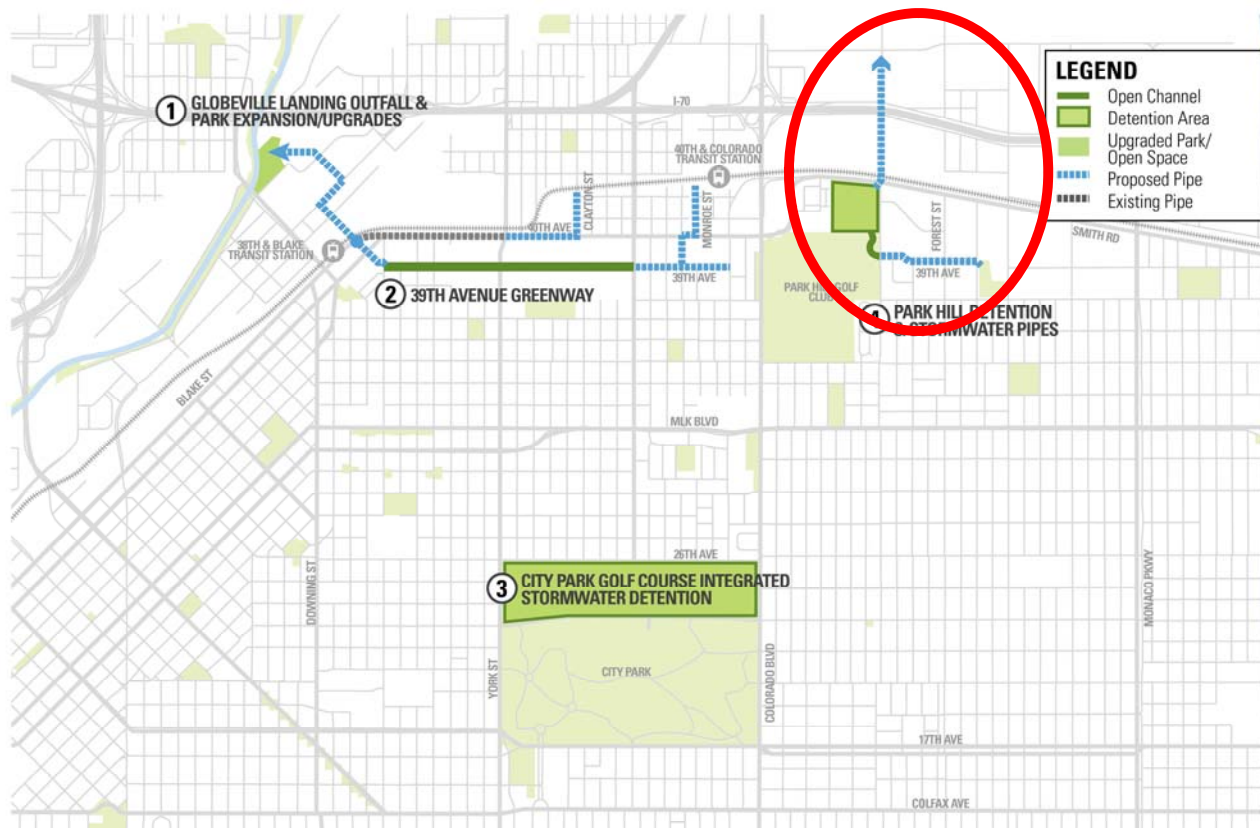
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*Park Hill*  
*Drainage Improvements*

# Park Hill Drainage Improvements

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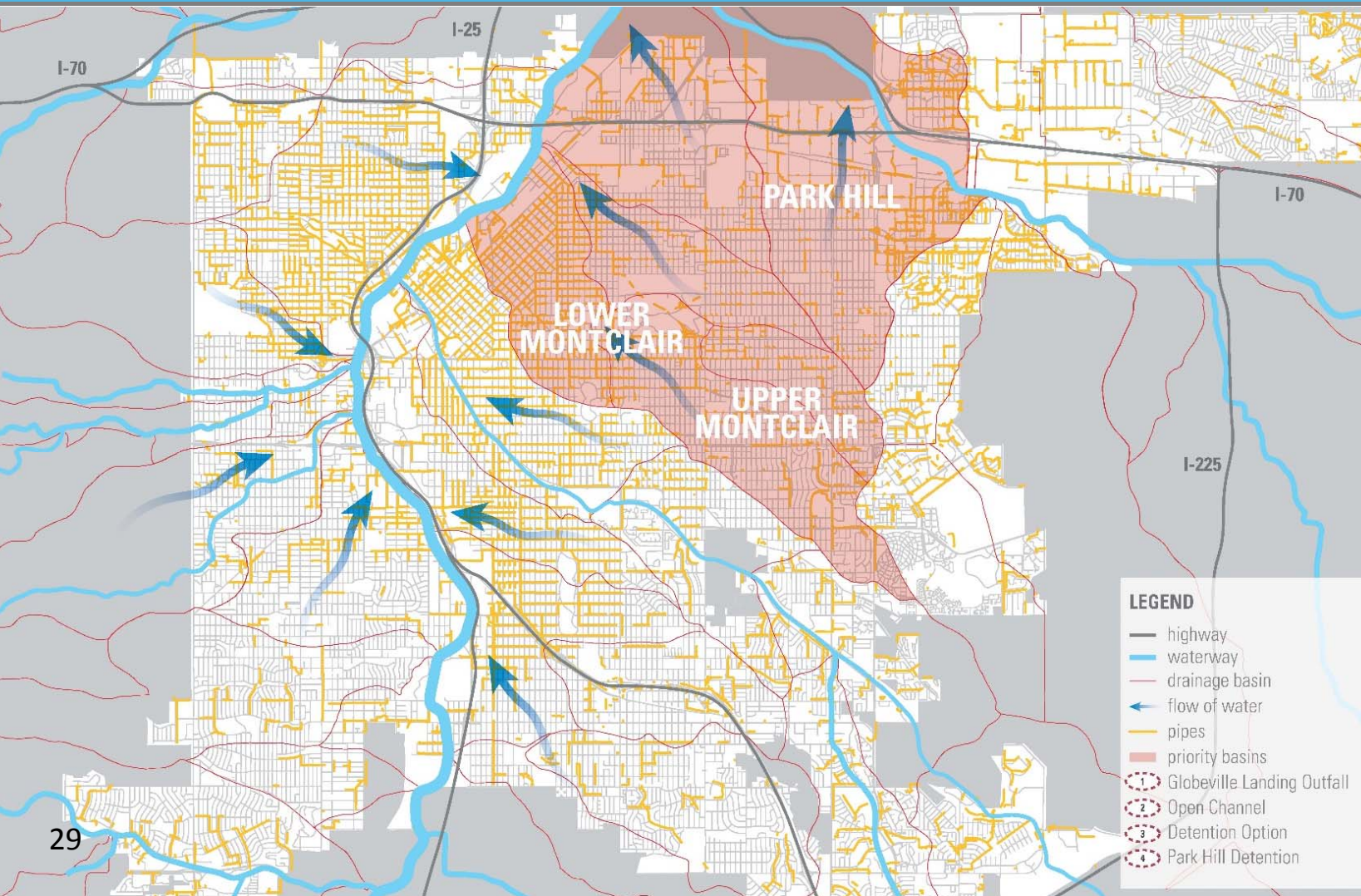
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# Park Hill Basin

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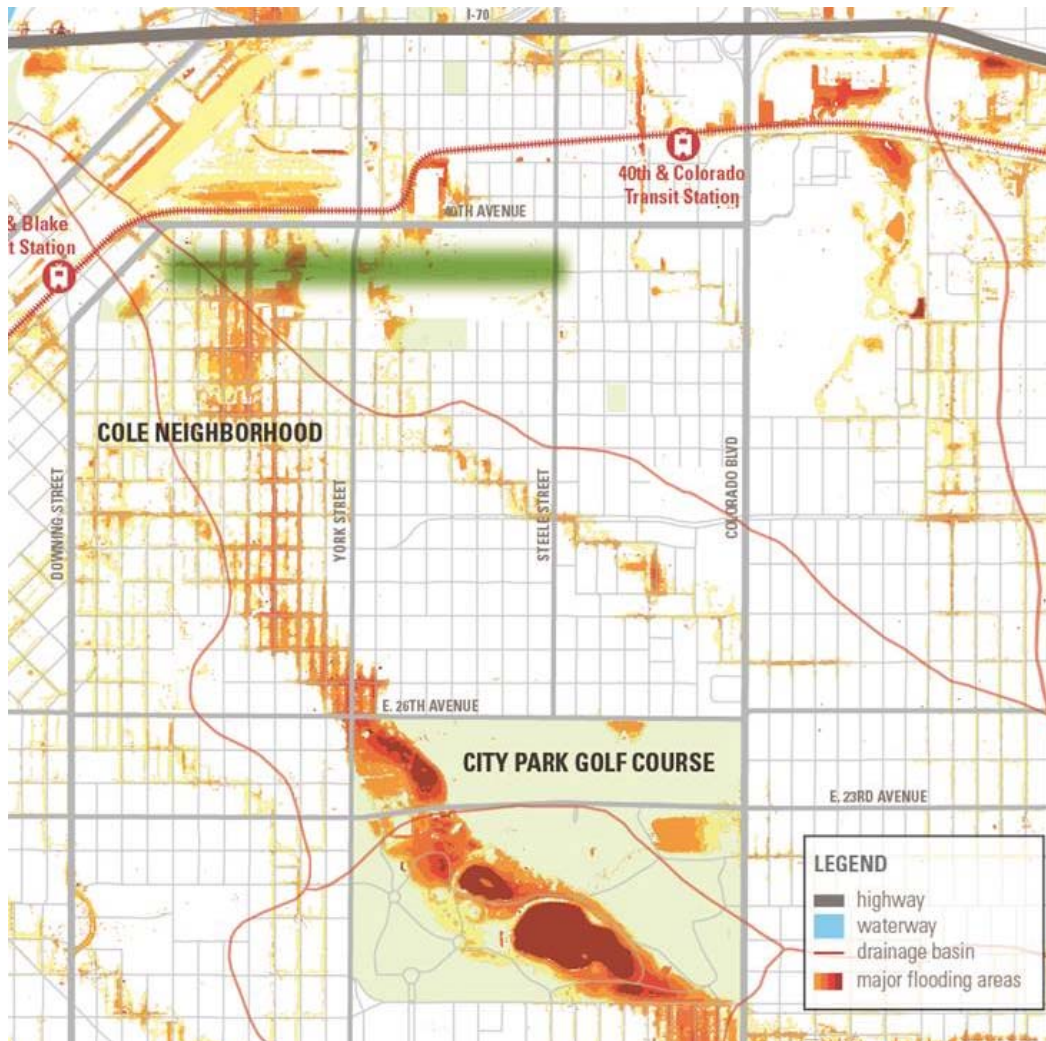
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# Basin Low Areas



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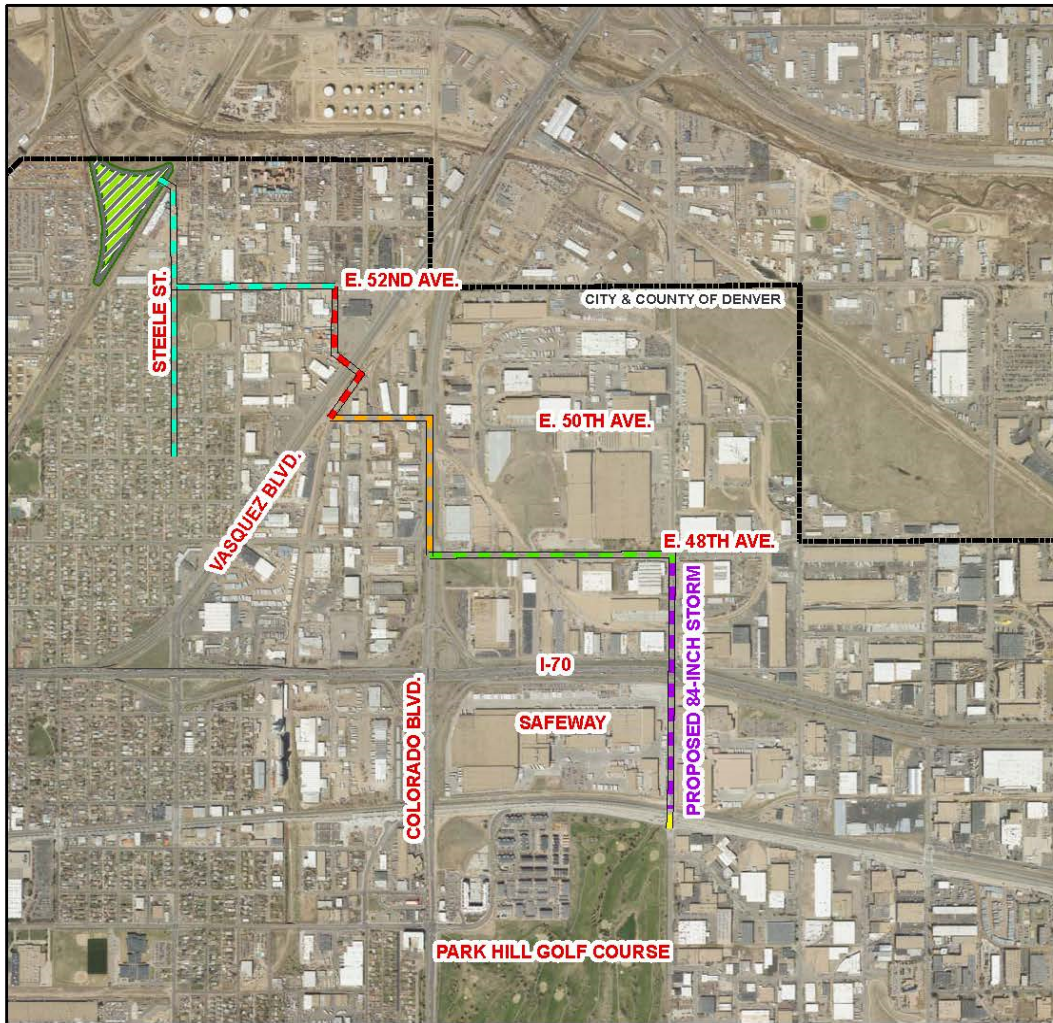
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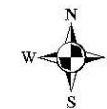
# Park Hill Basin Drainage Improvements

## AGENDA



### Legend

- PARK HILL STORM SEWER**
- Park Hill Phase 1 (2002)
  - Park Hill Phase 2 (2003)
  - Park Hill Phase 3 (2006)
  - Park Hill Phase 4 (2013/2014)
  - Park Hill Phase 5 (2018)
  - Park Hill Phase 6 (Future)
  - Detention Pond (2010)



1,500 750 0 1,500 Feet

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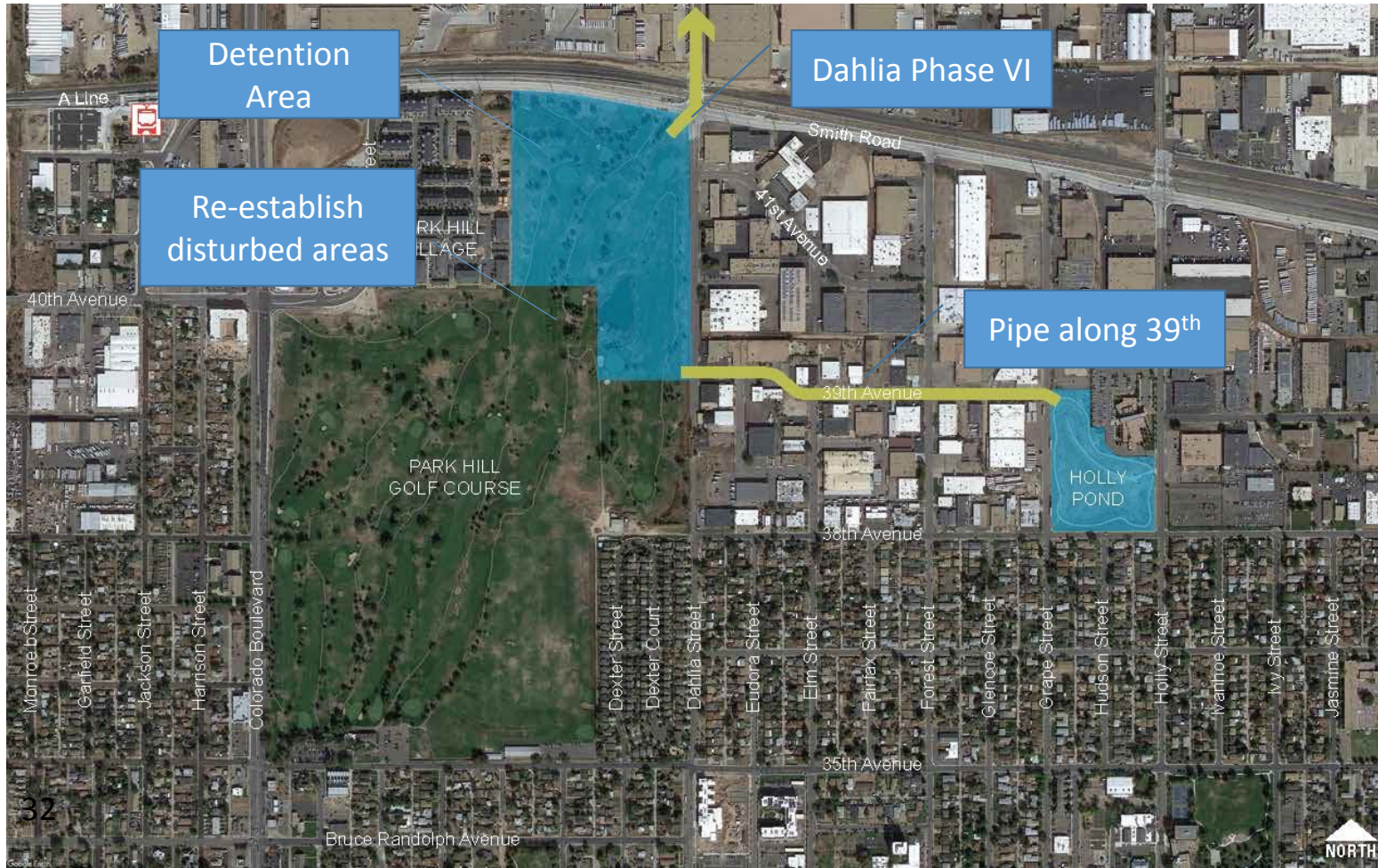
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# Park Hill Scope



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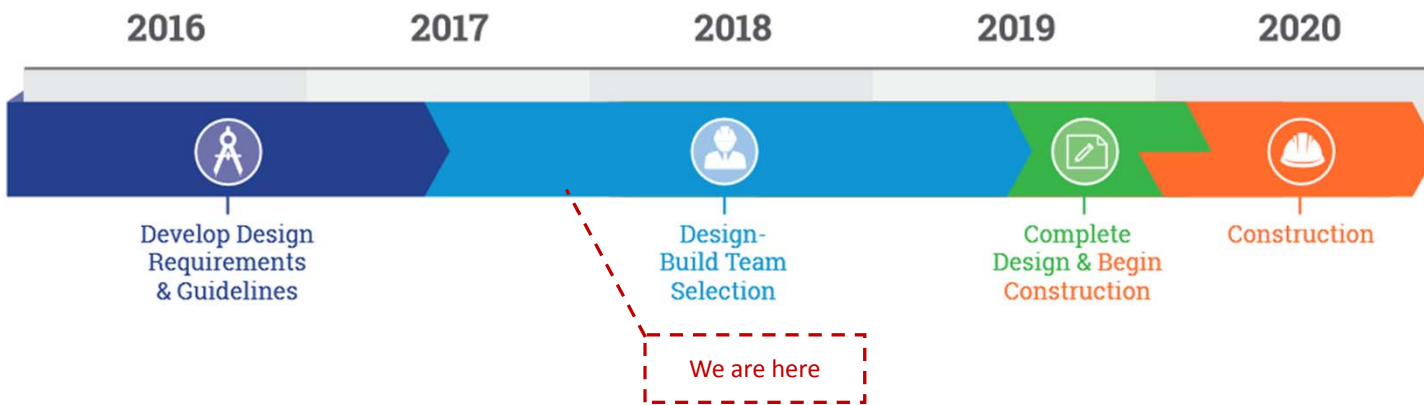
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# Path to Design

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### Park Hill Schedule



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## Contracts Procured

All Projects	Engineer's Cost Opinion (30%)	Engineer's Cost Opinion (100%)	Contract	Delta
City Park GC	\$42.30M	N/A	\$44.99M	+\$2.69M
Park Hill (Phase 5)	N/A	\$13.93M	\$7.64M	-\$6.29M
Project Management / Construction Management	\$6.50M	N/A	\$6.00M	-\$0.50M
Globeville Landing Outfall (GLO)	N/A	\$61.45M	\$63.31M	+\$1.86M
39 <sup>th</sup> Greenway/ Park Hill Detention	\$65.69M	N/A	\$67.81M	+\$2.12M

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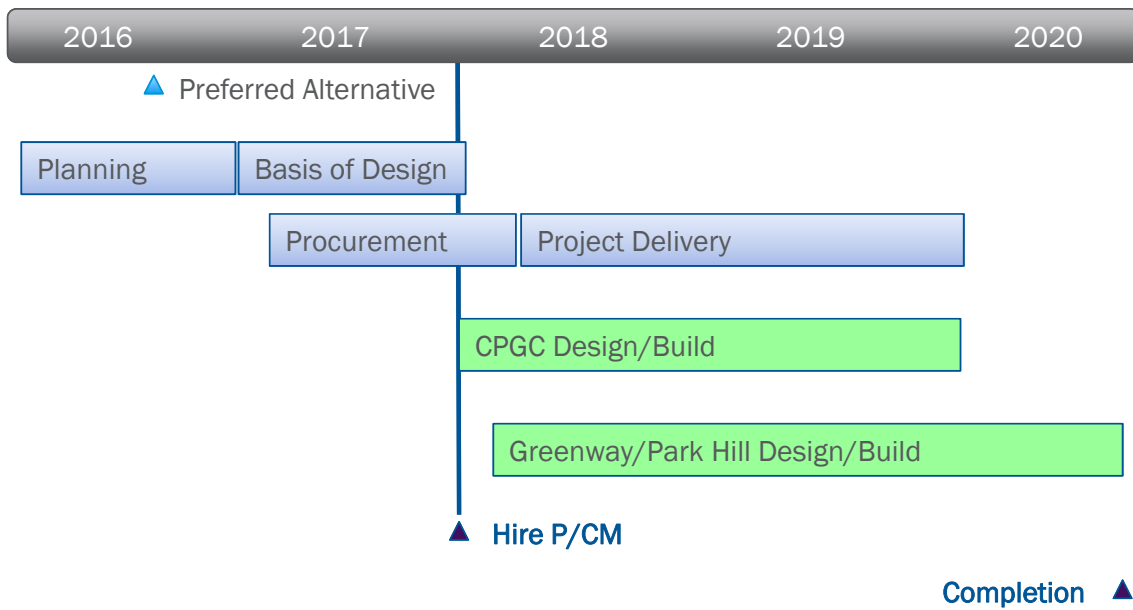
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