



# LAND USE, TRANSPORTATION AND INFRASTRUCTURE COMMITTEE MEETING

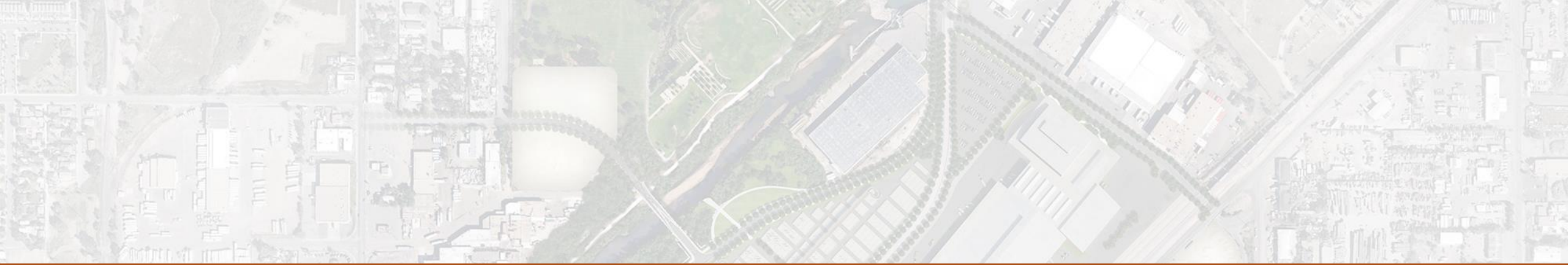
MARCH 20, 2018

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# AGENDA

1. Program Overview
  - Milestones
  - NWC Site Plan
  - Land Acquisition
  - Program Controls
  - Communications
2. Procurements & Construction Update
  - Work Underway
  - Active Procurements
  - Future Procurements
3. NWC Initiatives
  - 1909 Historic Building Study
  - Historic Resources
  - Campus Energy Update
  - Metro Wastewater Partnership
  - Triangle @ National Western Center



# PROGRAM OVERVIEW



# MILESTONES

PREVIOUS  
3  
MONTHS

- 2018 Stock Show
- Site Plan Completed
- Brighton Blvd NWC Construction Started
- NWC Authority Board Convened

NEXT 3  
MONTHS

- Denver Rock Island Rail Consolidation Design
- Horizontal Designer
- Horizontal Integrated Construction Contract
- NWC Initiatives



# NWC SITE PLAN

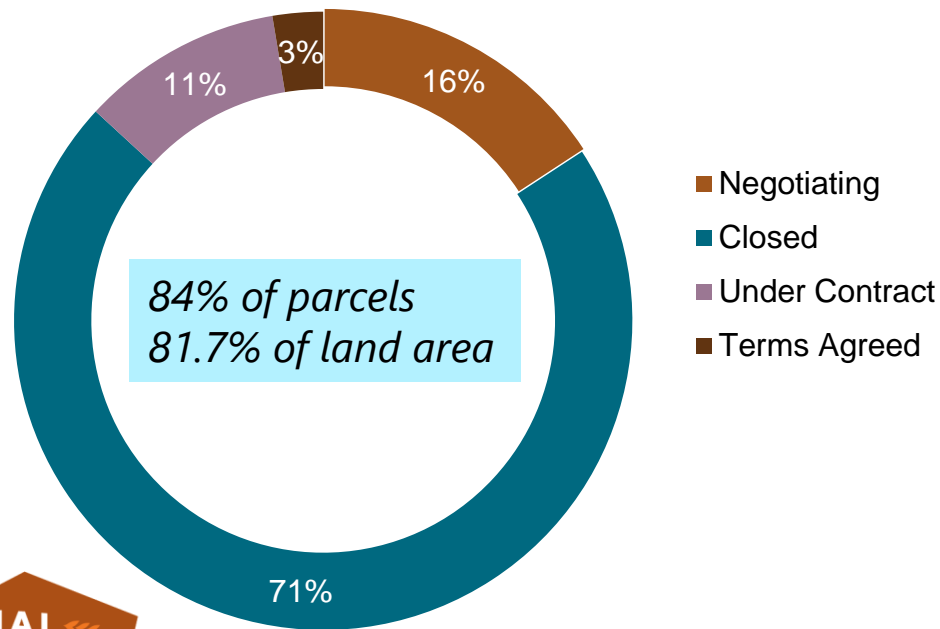
- 1 RTD TRANSIT STATION
- 2 BRIGHTON BLVD. - 47TH TO RACE CT.
- 3 SOUTH PLATTE RIVERFRONT
- 4 NEW NAT'L WESTERN DRIVE
- 5 STOCK YARD/EVENT CENTER MULTI-USE SPACE
- 6 CAMPUS-RELATED TOD
- 7 NEW BRIDGES NEAR 48TH & 51ST AVENUES
- 8 LIVESTOCK CENTER

- 9 EQUESTRIAN CENTER
- 10 CSU ANIMAL HEALTH FACILITY
- 11 CSU WATER RESOURCE CENTER
- 12 MAINTENANCE & OPERATIONS FACILITY
- 13 DRIR RAIL CORRIDOR
- 14 WSSA LEGACY BUILDING
- 15 PEDESTRIAN BRIDGE
- 16 UNDERGROUND PARKING



# 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
Jan 2018	32

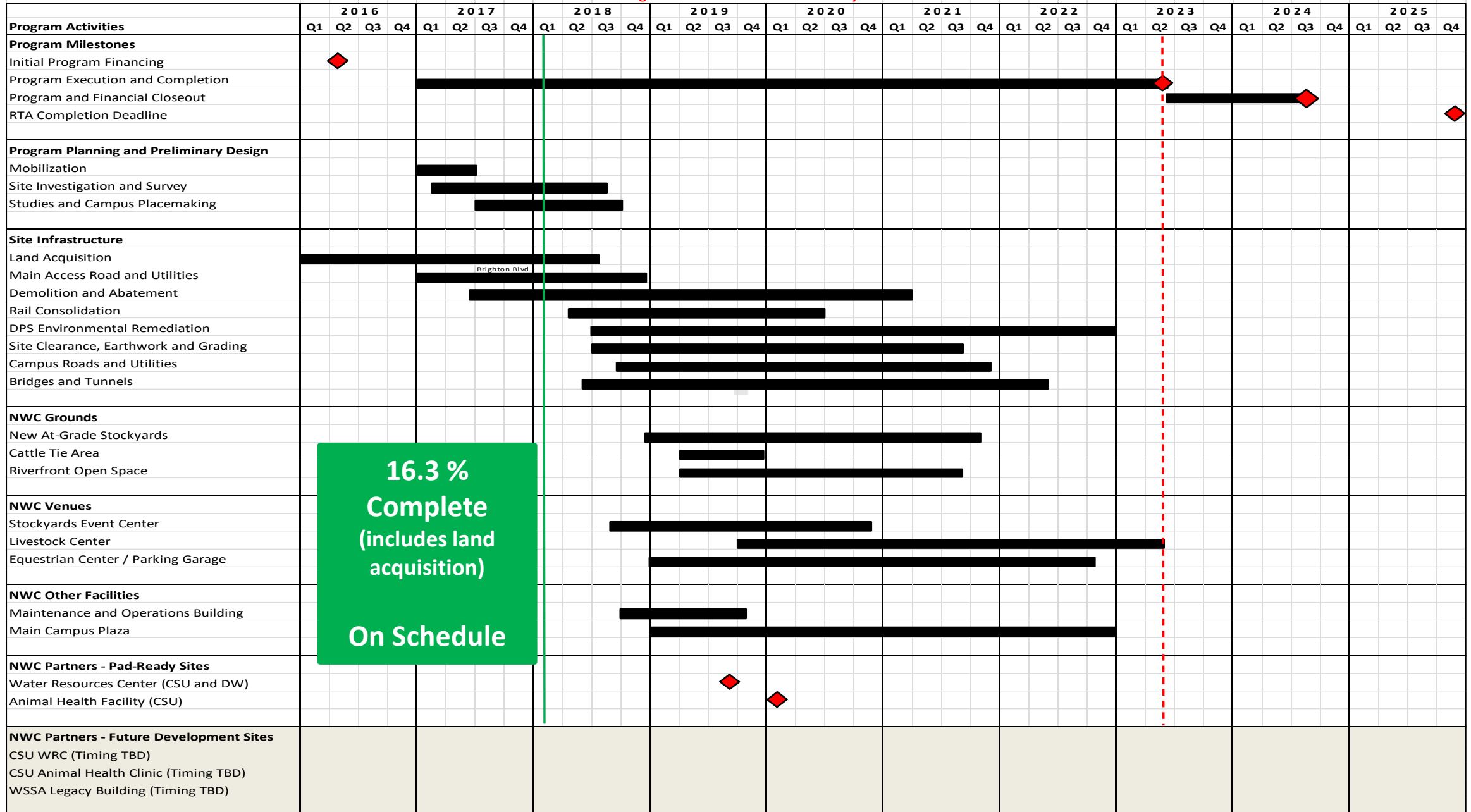
# PROGRAM CONTROLS: CAPITAL BUILD PHASE 1 & 2 SCOPE

- **Program-Wide**
  - Campus planning / placemaking, logistics, public art, insurance, management, contingency
- **Horizontal Portfolio**
  - Land and right-of-way acquisition, environmental, sitework, rail consolidation, roads, bridges, utilities, pad-ready sites for partners
- **Vertical Portfolio**
  - Demolition, Livestock Center, Equestrian Center, Stockyards Events Center, Stockyards, Cattle Ties, Parking, maintenance building



# NWC CAPITAL BUILD BASELINE SCHEDULE

Design and Construction Schedule Only



**16.3 %  
Complete  
(includes land  
acquisition)  
  
On Schedule**





# PROGRAM CONTROLS: FINANCIAL UPDATE

**Budget, Commitment and Cost – Through January 2018 (\$ Million):**

Scope	Budget	Committed	Expended
Horizontal	\$375.6	\$ 135.9	\$112.9
Vertical	\$305.9	\$ 0.9	\$ 0.0
Program-Wide	\$ 84.0	\$ 17.1	\$ 5.9
<b>Total</b>	<b>\$765.5</b>	<b>\$153.9</b>	<b>\$118.8</b>
<b>% of Budget</b>		<b>20.1%</b>	<b>15.5%</b>
Thru Q3 2017	\$765.0	\$115.6	\$ 81.3



# COMMUNICATIONS: TEXTING

## SIGN UP FOR TEXT MESSAGE UPDATES

GET UPDATES ABOUT THE NATIONAL WESTERN CENTER RIGHT ON YOUR PHONE!  
Text the word **CONSTRUCTION** to **64600** to receive information on construction, road closures, and project updates. Text the word **UPDATES** to **64600** to hear about upcoming outreach and community events.

¡RECIBE ACTUALIZACIONES EN TU CELULAR SOBRE EL NATIONAL WESTERN CENTER!

Envía la palabra **CONSTRUCCION** al **64600** para actualizaciones sobre calles cerradas y el proyecto de construcción. Envía la palabra **NOTICIAS** al **64600** para información de los próximos eventos y actividades para la comunidad.



**MANTÉNTE AL DÍA DESDE TU CELULAR**

**TEXTEA LA PALABRA CONSTRUCCION AL 64600 PARA** información de cierre de calles y construcción

**TEXTEA LA PALABRA NOTICIAS AL 64600 PARA** información de eventos y noticias para la comunidad

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The advertisement features a background image of a construction site with an excavator and a worker in a hard hat. A smartphone is shown displaying a text message interface with the word "CONSTRUCCION" entered. The National Western Center logo is visible in the bottom left corner of the ad.

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

**TEXT THE WORD CONSTRUCTION TO 64600 FOR** road closures and construction news

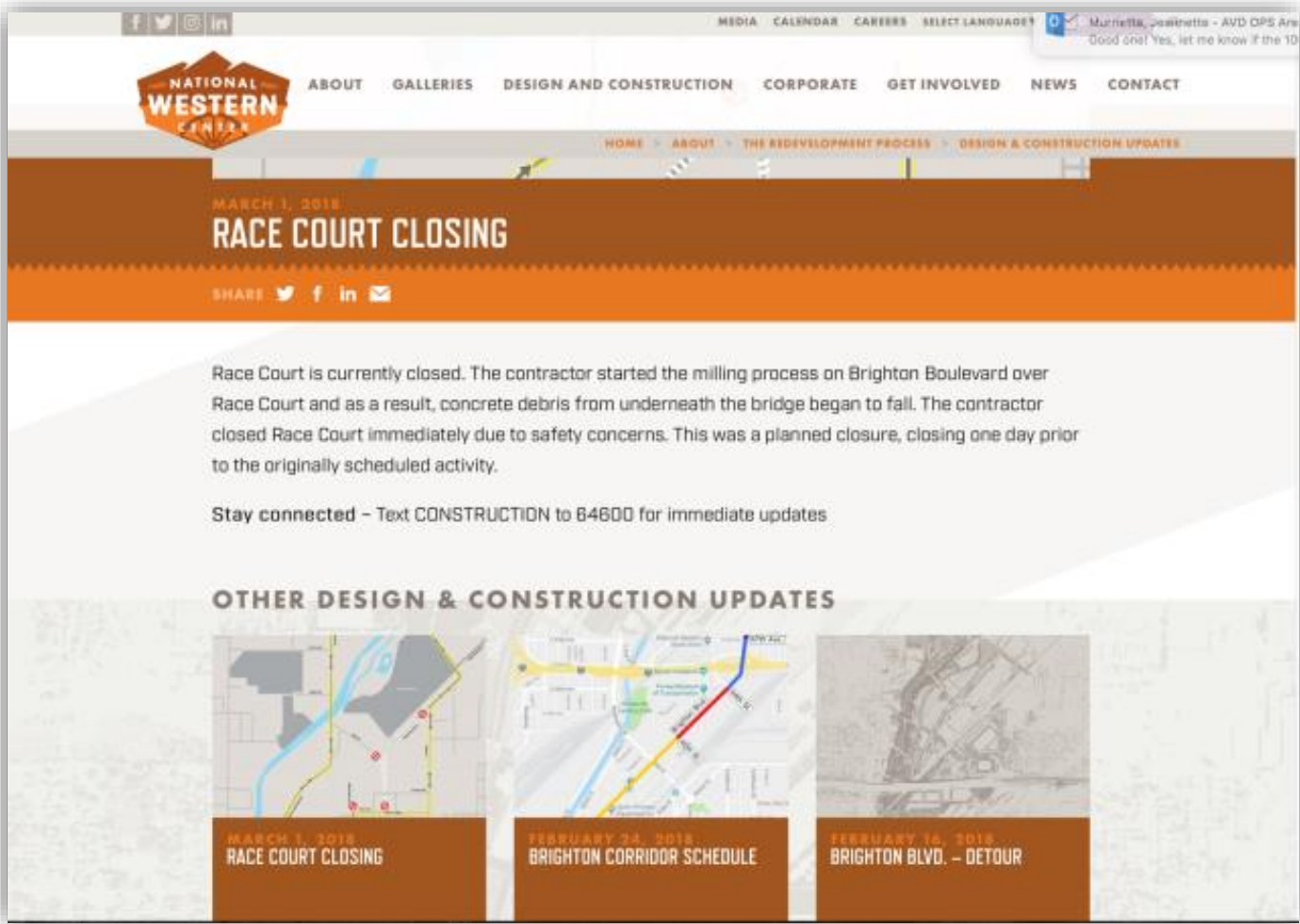
**TEXT THE WORD UPDATES TO 64600 FOR** events news and outreach

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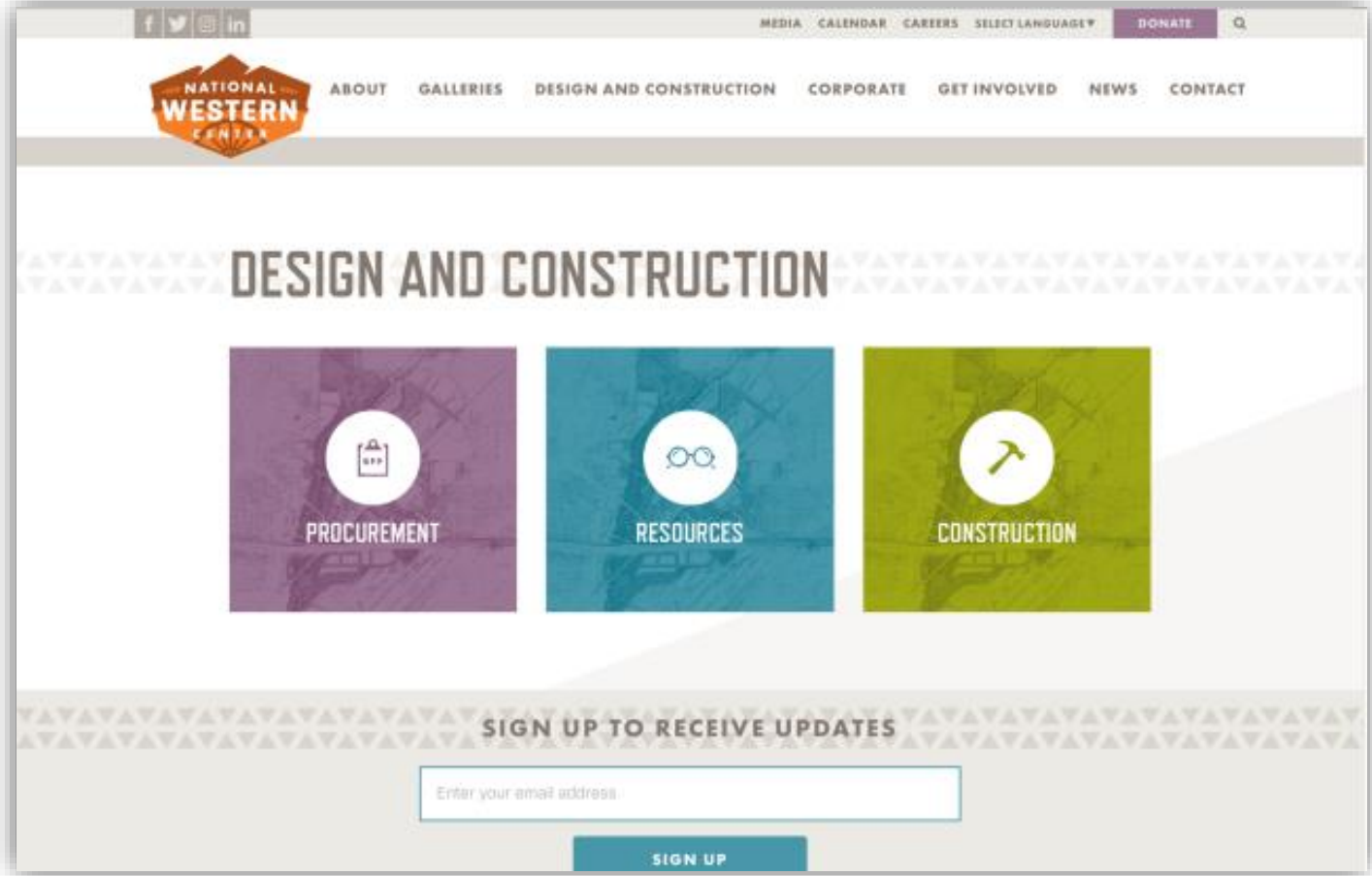
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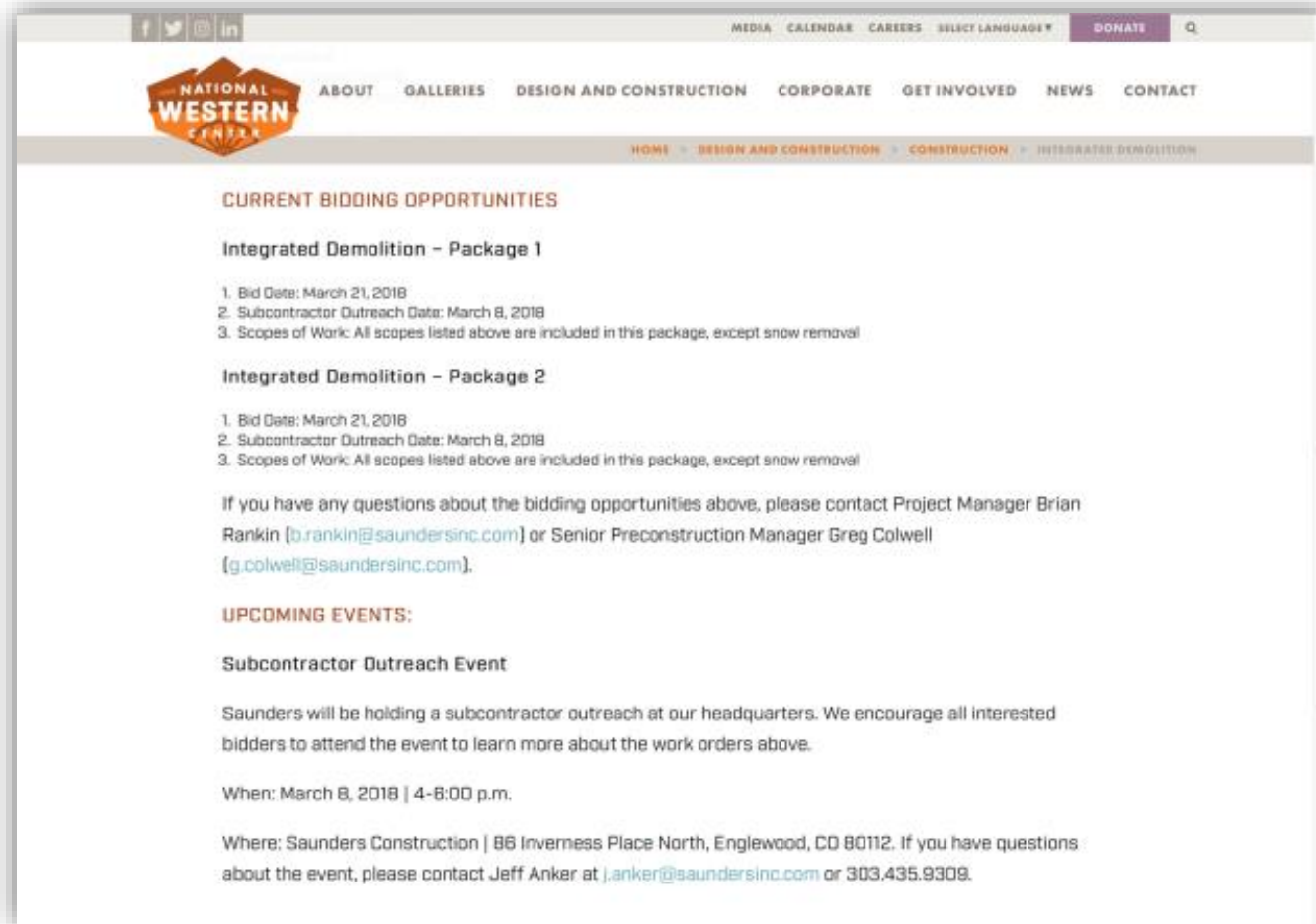
# COMMUNICATIONS: WEBSITE UPDATE



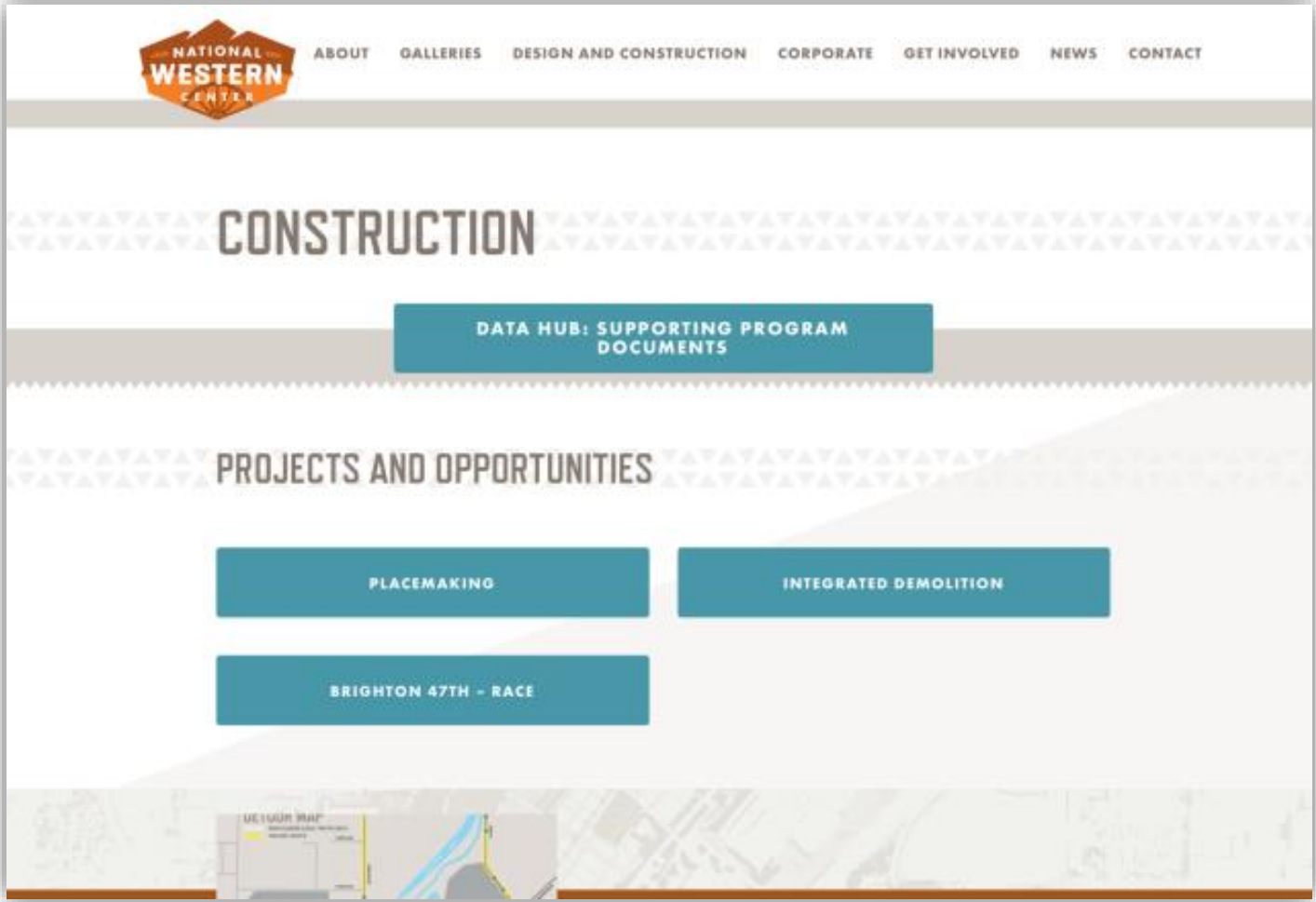
# COMMUNICATIONS: WEBSITE UPDATE



# COMMUNICATIONS: WEBSITE UPDATE



# COMMUNICATIONS: WEBSITE UPDATE





PROCUREMENTS &  
CONSTRUCTION UPDATE



# WORK UNDERWAY

## CAMPUS PLACEMAKING STUDY

### MIG

M/WBE GOAL: 24%

Scope	Status
Program Refinement	Ongoing
Market Analysis	Ongoing
Built Form, Campus Character And Campus Cultural Plans	Ongoing
15-30% Infrastructure Design	Ongoing
Public Realm Study	Start April 2018
Design Standards And Guidelines	Start June 2018

## INTEGRATED DEMOLITION

### SAUNDERS CONSTRUCTION

M/WBE GOAL: 24%

Scope	Status
Property and Project Management	Ongoing
Demolition Bid Package #01	Currently Bidding/Start April 2018





# ACTIVE PROCUREMENTS

CONTRACT	SCOPE OVERVIEW	INFORMATION
<b>DRIR RAILROAD CONSOLIDATION DESIGN</b>	<ul style="list-style-type: none"> <li>• Design of the Denver Rock Island Railroad (DRIR) rail consolidation, including:</li> <li>• Relocate tracks through the NWC Campus</li> <li>• New / relocated maintenance facility to enable the Capital Build</li> </ul>	<p>Type: Professional Services contract</p> <p>Status: In City Council Process</p> <p>Start: April 2018</p> <p>Amount: \$2.19M (capacity)</p> <p>Goal: 14%</p>
<b>HORIZONTAL INTEGRATED CONSTRUCTION SERVICES</b>	<ul style="list-style-type: none"> <li>• Integrated Construction services contractor for campus-wide horizontal elements:</li> <li>• Enabling Works</li> <li>• Site Wide Infrastructure / RoWs</li> <li>• DPS Site Stabilization</li> <li>• Bridge Structures</li> <li>• DRIR Rail Consolidation</li> <li>• Riverfront Open Space</li> <li>• “Pad-ready” sites for CSU, WSSA</li> </ul>	<p>Type: Construction Services contract (Work Order Based)</p> <p>Status: Interviews (Council Process - May 2018)</p> <p>Start: June 2018</p> <p>Amount: \$275M (capacity)</p> <p>Goal: Work Order By Work Order Basis</p>

# ACTIVE PROCUREMENTS

CONTRACT	SCOPE OVERVIEW	INFORMATION
HORIZONTAL PORTFOLIO DESIGN SERVICES	<ul style="list-style-type: none"><li>• Engineer-of-Record for campus-wide horizontal design, including:</li><li>• Enabling Works</li><li>• Site Wide Infrastructure / RoWs</li><li>• DPS Site Stabilization</li><li>• Bridge Structures</li><li>• DRIR Rail Consolidation</li><li>• Riverfront Open Space</li><li>• “Pad-ready” sites for CSU, WSSA</li></ul>	<p>Type: Professional Services contract (Task Order Based)</p> <p>Status: Merrick &amp; Company pending Council Approval - March 2018</p> <p>Start: April 2018</p> <p>Amount: \$25M (capacity)</p> <p>Goal: 23%</p>



# HORIZONTAL DESIGNER

## HORIZONTAL PORTFOLIO DESIGNER: PURPOSE & SCOPE OF SERVICES

- Single point control and Engineer of Record for all necessary professional and design services to provide and implement campus-wide Horizontal Portfolio Design packages.
- Provide 'For Construction' drawings and specifications to the Horizontal Integrated Construction Services Contractor (HIC) for construction and provide construction support services to the HIC.
- Scope Elements Include: Site wide infrastructure to include utilities, and roads, riverfront open space, environmental clean-up, bridge structures and 'pad ready' sites for venue construction, including the Colorado State University and Western Stock Show Association venues.

### KEY CONTRACT INFORMATION

**Recommended Award:** Merrick & Company

**Contract Type:** Task Order Based

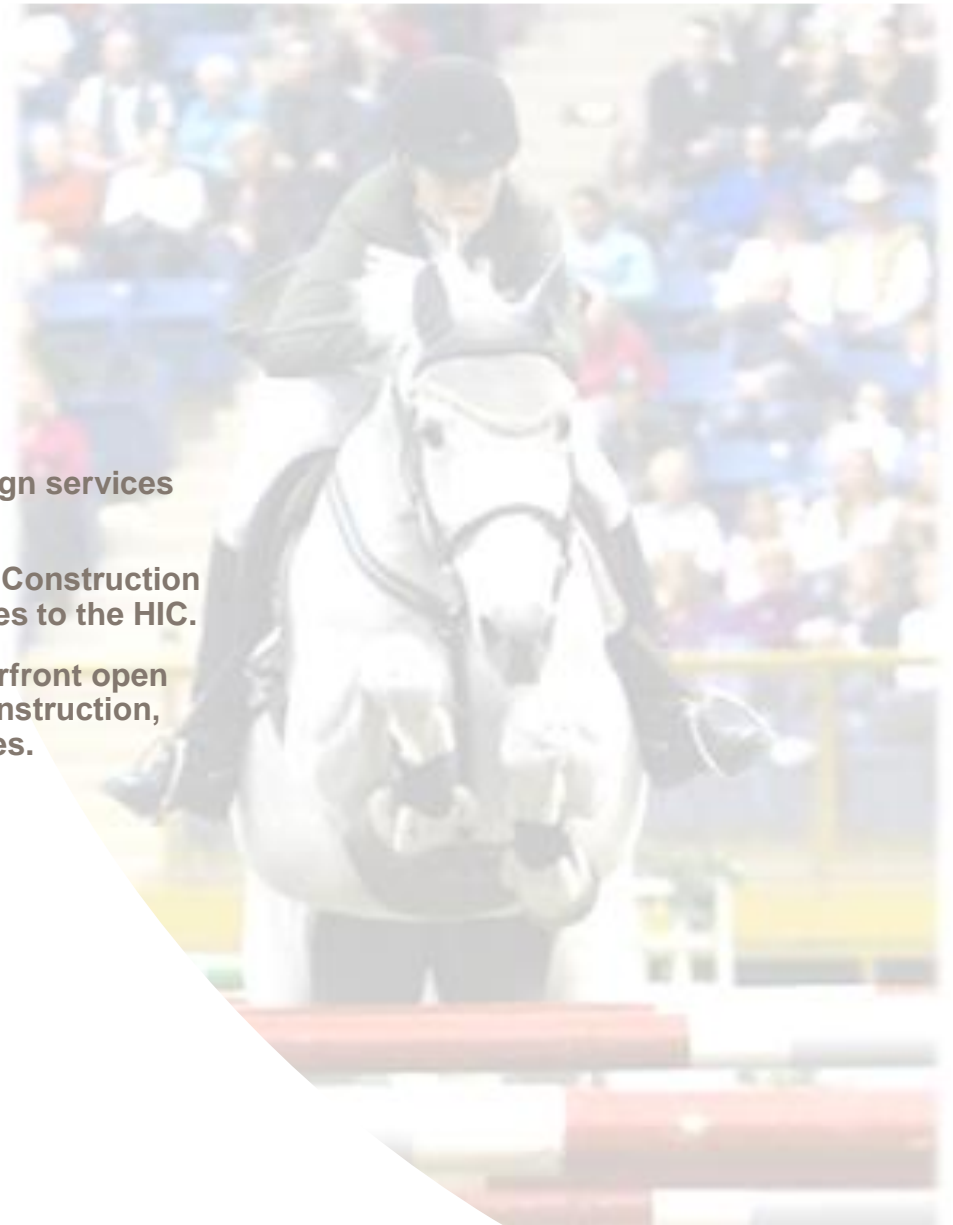
**Contract Capacity:** \$ 25 mil

**M/WBE:** 23%

**Anticipated Contract Duration:** 5 Years

**Anticipated Design Start:** April 2018

**Procurement Process:** Two Step (RFQ/RFP with Interviews)



# HORIZONTAL DESIGNER

## PROCUREMENT PROCESS OVERVIEW

**Request for Qualifications (RFQ) Advertisement:**

October 16, 2017

**Pre-Submittal Meeting:**

October 30, 2017

**Submittals Due:**

November 17, 2017

**Shortlist Notified:**

December 19, 2017

**Request for Proposal (RFP) Issued:**

December 22, 2017

**Pre-RFP Meeting:**

January 8, 2018

**Interviews:**







February 1, 2018

**Selection Committee Recommended Award:**

March 1, 2018



# FUTURE 2018 VERTICAL PROCUREMENTS

PROCUREMENT PACKAGE	Service	2018	2019
Stockyards Event Center & Stockyards	Design	 ★ Start Design November 2018	
	CM/GC		 ★ Start Pre-Con February 2019
Maintenance & Operations Facility	Design	 ★ Start Design September 2018	
	CM/GC	 ★ Start Pre-Con November 2018	
Equestrian Center & Parking Garage	Design		 ★ Start Design April 2019
	CM/GC		 ★ Start Pre-Con July 2019



Design - Procurement Duration



CM/GC - Procurement Duration



# PROGRAM UPDATE: FUTURE 2018 PROCUREMENTS

## CONTRACT

## SCOPE OVERVIEW

## INFORMATION

**MAINTENANCE AND OPERATIONS  
FACILITY**

**Design of the Maintenance and Operations  
Facility Renovation, including:**

**Type: Professional Services**

**Status: Release RFQ May 2018  
(Council Process Aug 2018)**

**DESIGN**

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

**Start: September 2018**

Amount: TBD

Goal: TBD

**CONSTRUCTION**

**Construction of the Maintenance and  
Operations Facility Renovation, including:**

**Type: CM/GC**

**Status: Release RFQ June 2018  
(Council Process Oct 2018)**

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

**Start: November 2018 (Pre-Construction Services)**

Amount: TBD

Goal: TBD



# PROGRAM UPDATE: FUTURE 2018 PROCUREMENTS

## CONTRACT

## SCOPE OVERVIEW

## INFORMATION

**STOCKYARDS AND STOCKYARD  
EVENT CENTER**

Design of the Stockyard and Stockyards Event Center, including:

Type: Professional Services

Status: Release RFQ June 2018  
(Council Process Oct 2018)

Start: November 2018

Amount: TBD

Goal: TBD

**DESIGN**

- 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

**CONSTRUCTION**

Construction of the Stockyard and Stockyards Event Center, including:

Type: CM/GC

Status: Release RFQ July 2018  
(Council Process Dec 2018)

Start: February 2019 (Pre-Construction Services)

Amount: TBD

Goal: TBD

- 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

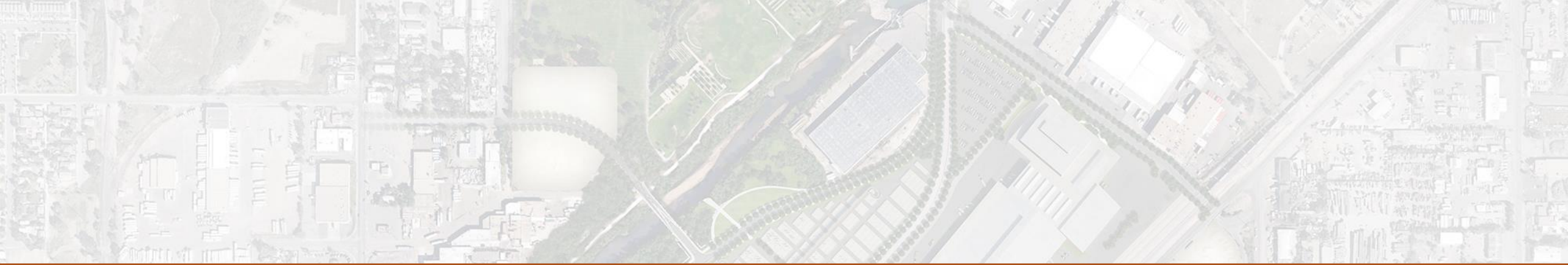


# FUTURE 2018 PROCUREMENTS

CONTRACT	SCOPE OVERVIEW	INFORMATION
<p><b>EQUESTRIAN CENTER AND PARKING GARAGE</b></p> <p><b>DESIGN</b></p>	<p>Design of the Equestrian Center and Parking Garage, including:</p> <ul style="list-style-type: none"> <li>• 4,500 Seat Event Center</li> <li>• 500 Equestrian Show Arena</li> <li>• 700-800 stall Horse Barn</li> <li>• Two Paddocks and Covered Open-Air Warm Up areas</li> <li>• 1,050 car Parking Garage</li> </ul>	<p>Type: Professional Services</p> <p>Status: Release RFQ October 2018 (Council Process Feb 2019)</p> <p>Start: April 2019</p> <p>Amount: TBD</p> <p>Goal: TBD</p>
<p><b>CONSTRUCTION</b></p>	<p>Construction of the Equestrian Center and Parking Garage, including:</p> <ul style="list-style-type: none"> <li>• 4,500 Seat Event Center</li> <li>• 500 Equestrian Show Arena</li> <li>• 700-800 stall Horse Barn</li> <li>• Two Paddocks and Covered Open-Air Warm Up areas</li> <li>• 1,050 car Parking Garage</li> </ul>	<p>Type: CM/GC</p> <p>Status: Release RFQ Dec 2018 (Council Process May 2019)</p> <p>Start: July 2019 (Pre-Construction Services)</p> <p>Amount: TBD</p> <p>Goal: TBD</p>







# NWC INITIATIVES



# 1909 HISTORIC BUILDING STUDY

## Can We Adaptively Reuse The 1909 Stadium Arena As Denver's First Public Market?

- Establish Advisory Working Group
- Preferred Development Program
- Historic Structure Assessment
- Business Plan
- Economic Feasibility Study
- Partnership/governance recommendations



SAO PAULO, BRAZIL



CHATTANOOGA, TN



TORONTO



BEIJING



ST LOUIS, MO



CINCINNATI, OH



Study generously supported through a matching grant from:



# HISTORIC RESOURCES - 2018 OVERVIEW

- Historic Resources process and overall campus strategy
  - Work session with History Colorado, Historic Denver, Landmark Preservation
  - Includes historic buildings and other historic site resources
- Cataloging of site historic elements
  - Images and GPS location of all key historic elements
- Development of Campus Cultural Plan (Campus Placemaking)
- Denver Landmark Application for Armour Administration Building
- Historic Structures Assessment for the Sheep Bridge and Armour water tower



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# CAMPUS ENERGY UPDATE

## MEETING NWC ENERGY GOALS THROUGH PARTNERSHIPS

- NWC Master Plan envisions a “Net Zero Energy District”
- Request for Information (RFI) = “Market Research” to inform procurement
- Very positive market response
  - Global expertise
  - Equity investment
  - Comparable energy costs to “business as usual” (grid)
  - Collaboration with Xcel/Metro Wastewater
  - Primary recommended technologies:
    - On-site / Off-site solar
    - District energy utilizing heat from the Delgany Interceptor



# METRO WASTEWATER PARTNERSHIPS

## DELGANY INTERCEPTOR RELOCATION

- **December 2016: NWCOW signs MOU with Metro Wastewater**
- **July 2017: Delgany / Sewer Heat Recovery Study Completed**
- **March 2018: Technical Memo and Cost Estimate**
- **April 2018: IGA**
  - **Pipeline relocation and burial**
  - **Biofilter**
  - **Tie-ins with Denver WW pipelines**



# TRIANGLE @ NATIONAL WESTERN CENTER

## TRIANGLE @ NATIONAL

A call to all trailblazers in agriculture, water and food science research

The National Western Center brings together global thought leaders, curious students, and local community at an intersection of agriculture, education and entertainment.

We are creating a **pioneering space to connect** agriculture researchers, industry leaders and entrepreneurs.

By **bringing together this expertise** to engage and explore, we offer a place where innovators can develop new technologies for providing healthy food and clean water.



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# TRIANGLE @ NATIONAL WESTERN CENTER

## ROLES & RESPONSIBILITY FOR

## THE TRIANGLE @ NW DENVER THE MILE HIGH CITY

Principal land and facility owner, leading the procurement process to select a development partner



### National Western Center Authority

Non-profit Colorado corporation with 100-year lease for the campus; responsible for bookings, long-term operations and maintenance



100-year lease with NWC Authority; produces the National Western Stock Show, Rodeo All-Star Weekend, and Denver County Fair; books other year-round equestrian and livestock events with the Authority; parcel owner for the Legacy Building



COLORADO STATE UNIVERSITY

Independent parcel owner of the funded CSU educational facilities (Water Resources Center, Animal Health, CSU Center); provides year-round educational programming



### Programming Partners



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# TRIANGLE @ NATIONAL WESTERN CENTER

## OPPORTUNITY FOR INNOVATION

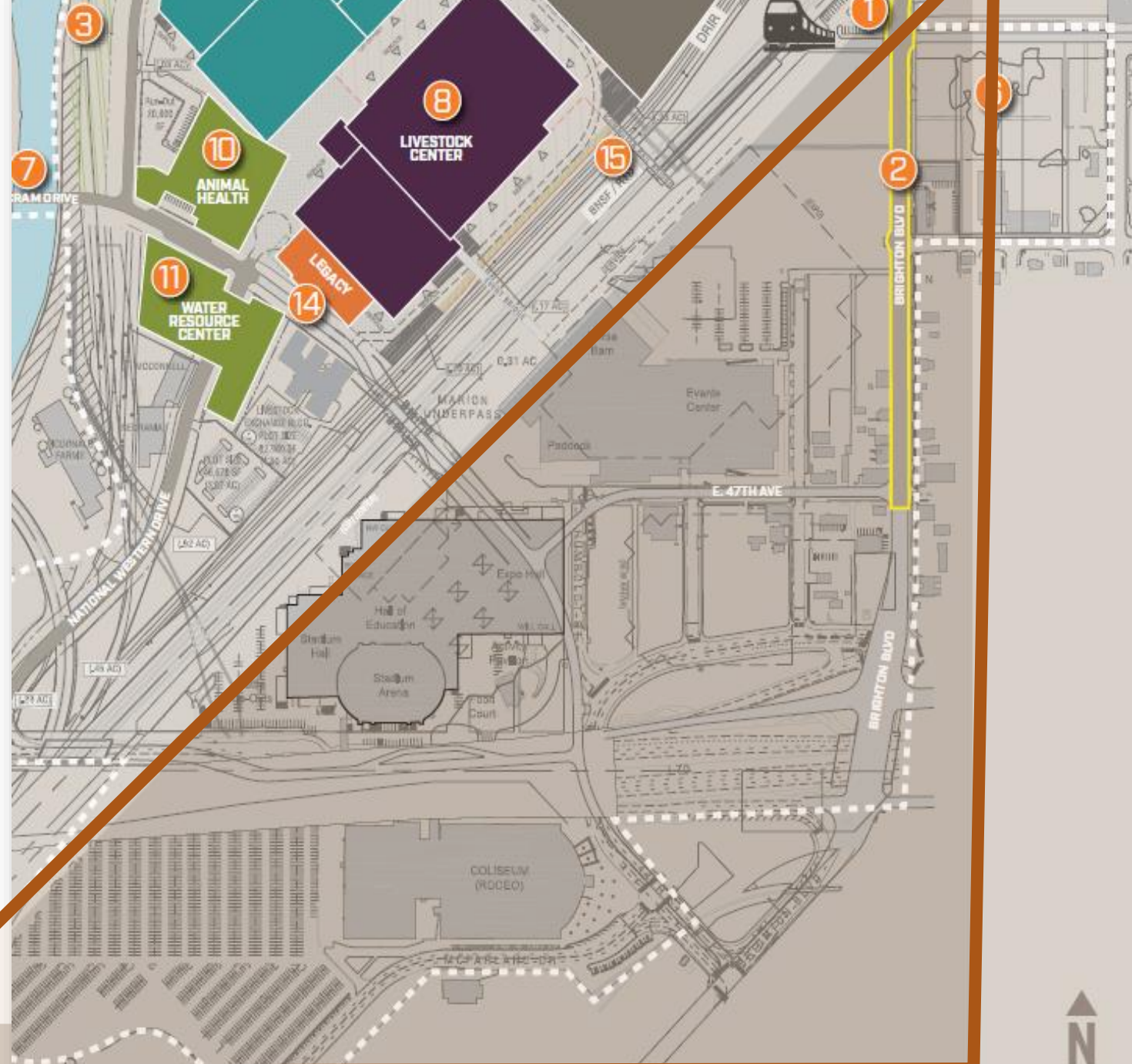
60 total acres - with 18 acres reserved for:

### Required Assets:

- New 10,000-seat Arena
- Redeveloped historic 1909 Building
- New Expo Hall
- and supporting structured parking

### A parcel reserved for funded CSU Center

- Adjacent to new commuter rail station
- Additional 42 acres available for supporting development (retail, hospitality office, housing), including the decommission and reuse of the Coliseum site





# TRIANGLE @ NATIONAL WESTERN CENTER

## ASSETS TO BE DEVELOPED

Approximately 18 acres for required assets with estimated sizes and costs are shown at right.

Approximately 42 acres for additional optional elements including potential for retail, hospitality, office, and housing.

An additional parcel reserved for fully funded \$50 million CSU Center.

Required Assets Approx. 18 Acres	Approximate Square feet	Spaces	Estimated Cost per	Estimated Construction Totals
New Arena	295,000		\$400 / SF	\$120 million
Expo Hall	460,000		\$270 / SF	\$125 million
1909 Building Restoration	45,000		\$300 / SF	\$15 million
Structured Parking		2000	\$25K / space	\$50 million
Additional Private Sector Opportunities Approx. 42 Acres	Estimated Market (SF)	Units / Keys	Estimated Cost per	Estimated Construction Total
Retail	105K-170K		\$125 / SF	\$13 - \$21 million
Hospitality	100K-160K	140-245 keys	\$200K / key	\$28 - \$49 million
Office	300K-550K		\$300 / SF	\$90 - \$165 million
Housing	200K-400K	200-400 units	\$265 / SF	\$53 - \$106 million
<b>Total</b>				<b>\$495 - \$650 million</b>



THANK  
YOU!  
QUESTI  
ONS?



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