

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by **9 a.m. Friday**. Contact the Mayor's Legislative team with questions

Date of Request: 1/8/25

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

**1. Type of Request:**

- ☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment  
☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change  
☐ Other:

**2. 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 FCI CONSTRUCTORS, INC. for \$43,037,896.00 for 912 days to construct the new Westwood Recreation Center on two parcels of land at 4320 Morrison Rd. & 753 S. Raleigh St., in Council District 3 (202477399).

**3. Requesting Agency:** Department of Transportation and Infrastructure

**4. Contact Person:**

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Curt Winn, Michele Foust	Name: Alaina McWhorter
Email: <a href="mailto:curt.winn@denvergov.org">curt.winn@denvergov.org</a> <a href="mailto:michele.foust@denvergov.org">michele.foust@denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

**5. General description or background of proposed request. Attach executive summary if more space needed:**

The Westwood Recreation Center (WRC) will be the first in the Westwood neighborhood. Informed by a public process held in early 2018 and the Game Plan for a Healthy City, WRC will provide the community health and wellness opportunities and close a recreation service-gap in west Denver. The WRC will be located on what are currently two parcels of land (4320 Morrison Rd and 753 S Raleigh St., Denver, 80219).

This contract with FCI CONSTRUCTORS, INC. is for the construction phase of the CM/GC project.

- Furnish all Construction Manager/General Contractor ("CM/GC") construction experience, expertise and services; and all construction administration, management, supervision, coordination and project construction experience and expertise; and all construction services, work effort, labor, tools, supplies, manufactured components, equipment, materials, and everything else necessary and required to assist in the Project design and to complete the construction of the Project on an expedited basis and within budget; while satisfying the City's longstanding commitment to quality, efficiency, value, innovation, partnering, responsiveness to agency and community needs and compliance with all applicable regulatory requirements in the performance of general public improvements.
- Construct the Project in conformance with the construction contract documents. During the performance of the work, the Contractor is to control risks identified with the Preconstruction Services.
- The Contractor shall ensure all environmental, safety, and permit commitments that are specified in the plans, specifications, and contract documents are implemented during construction.

**6. City Attorney assigned to this request (if applicable):** John McGrath

**7. City Council District:** 3

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

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

**Key Contract Terms**

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

**Vendor/Contractor Name (including any dba's):** FCI CONSTRUCTORS, INC.

**Contract control number (legacy and new):** 202477399

**Location:** District 3 – located on what are currently two parcels of land, 4320 Morrison Rd. and 753 South Raleigh St., Denver 80219

**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 + 912 days

**Contract Amount (indicate existing amount, amended amount and new contract total):** \$43,037.896.00

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
\$43,037,896.00	N/A	\$43,037,896.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
NTP + 912 Days		NTP + 912 Days

**Scope of work:**

The Westwood Recreation Center scope of work includes the following: The Westwood Recreation Center is a 39,000 square foot building that will be located at the corner of Morrison Road and Walsh Place. The project scope includes construction of a large lap swimming pool, a lazy river pool, a waterslide, locker rooms, multipurpose room, craft areas, group exercise area, cardio and weightlifting equipment, kitchen, gymnasium, outdoor play areas, and an outdoor recreation field. The building will be all-electric with heating and cooling provided by an underground geothermal system.

**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:** Project is part of the 2017 Elevate Denver Bond Program. PRJ-10002614 (37405, 37404, 37405, 35404, 34804, 35050, 32050/ GO600 Parks & Rec, RJ009 Citywide Rec Center Rehabilitation, CW002 Energy Conservation Improvements, RY001 Westwood Rec Center). This contract has been approved for phased encumbrance.

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

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**WBE/MBE/DBE commitments (construction, design, Airport concession contracts):** 21%

**Who are the subcontractors to this contract?** TBD – DSBO has approved the FCI Constructors, Inc. Equity, Diversity, and Inclusion Plan

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