

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: **10/7/25**

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 contract with GERALD H. PHIPPS, INC. dba GH Phipps Construction Company for \$39,458,640.00 for term of 721 days to construct the Civic Center Next 100, Phase 1 project located in Civic Center Park, in Council District 10 (DOTI-202581407).

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: Ethan Frey, Michele Foust	Name: Alaina McWhorter
Email: ethan.frey@denvergov.org michele.foust@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

In 2021, the City and the Civic Center Conservancy facilitated a design initiative, Civic Center Next 100, to reimagine the future of Civic Center Park and Bannock Street in front of Denver's City & County Building. The project aimed to elevate and redefine Civic Center as the heart of Denver for the next 100 years through 4 key areas: the Greek Theater, Central Promenade, Central Gathering Feature and Bannock Street. Civic Center Park, Denver's first National Historic Landmark, is at the center of many of our city's key civic and cultural institutions. The park has served as our most significant gathering spot for public assembly, celebrations, and cultural events since its inception over 100 years ago.

The Civic Center Next 100 Phase 1 implementation project brings to reality what was imagined for the Greek Theater and Central Promenade after the successful completion of the Civic Center Next 100 Concept Design and Public Engagement effort.

This contract will provide construction services for the Civic Center - Greek Theater Improvements project, also known as "Civic Center Next 100, Phase 1" - scope of work to include improvements of three distinct but connected areas within Denver's Civic Center Park: The Greek Theater, the Central Promenade, and the South Plaza. Project site is located in central Denver at 101 14th Ave., and bound by Colfax Ave. to the north, Broadway to the east, and Bannock Street to the west.

6. City Attorney assigned to this request (if applicable): Jason Moore

7. City Council District: Council District 10

8. **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**

Vendor/Contractor Name (including any dba's): GERALD H. PHIPPS, INC. dba GH Phipps Construction Company

Contract control number (legacy and new): DOTI-202581407

Location: Civic Center Park – project site is located in central Denver at 101 14th Ave., and bound by Colfax Ave. to the north, Broadway to the east, and Bannock St. to the west.

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): contract execution + 525 days

Contract Amount (indicate existing amount, amended amount and new contract total): \$39,458,640.00

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
\$39,458,640.00	N/A	\$39,458,640.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
Contract Execution + 721 days	N/A	

Scope of work: Provide construction services for the Civic Center - Greek Theater Improvements project, also known as "Civic Center Next 100, Phase 1" - scope of work to include improvements of three distinct but connected areas within Denver's Civic Center Park: The Greek Theater, the Central Promenade, and the South Plaza. Project site is located in central Denver at 101 14th Ave., and bound by Colfax Ave. to the north, Broadway to the east, and Bannock Street to the west.

Primary scopes of work include historic restoration of the Greek Theater (improvements to the theater's stage, seating, lighting, and audio-visual systems), landscape and hardscape improvements through the Central Promenade and the South Plaza, and a fully accessible route from the improved South Plaza entrance at 14th Ave. to the Voorhies Memorial at Colfax.

Was this contractor selected by competitive process? Yes, RFP advertised on 10/19/23 (202369427) **If not, why not?**

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

Source of funds: PRJ-10003562; 2017 Elevate Denver Bond Funding and Denver Parks & Rec capital funds (Parks funds 30050, 35045, 35050, 36045, 36050, 37406, cost centers 7011100, 5011100) + GR00003120 Monuments Project – Denver Civic Center Park. This contract has been approved for progressive/phased encumbrance.

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

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Date Entered: _____

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): 15%

Who are the subcontractors to this contract? TBD – DSBO is finalizing the MWBE Utilization Plan with this vendor.

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