

# South Terminal Redevelopment Program



Presented to Economic Development Committee | Denver City Council  
by Kim Day | Manager of Aviation  
July 21, 2010

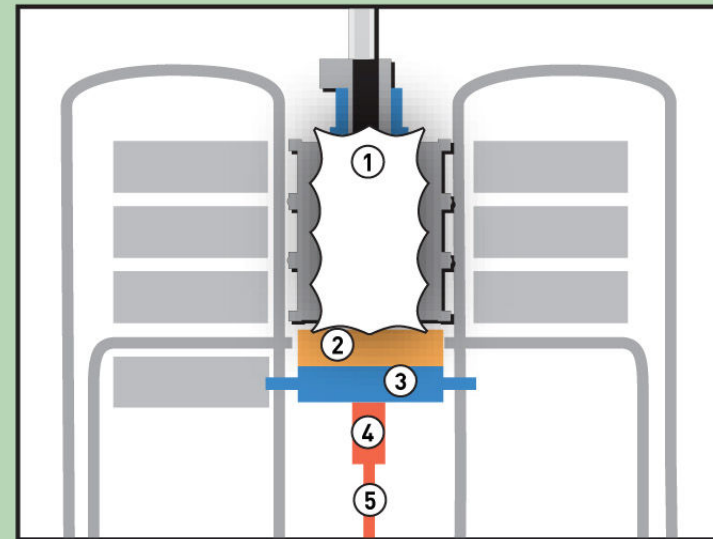
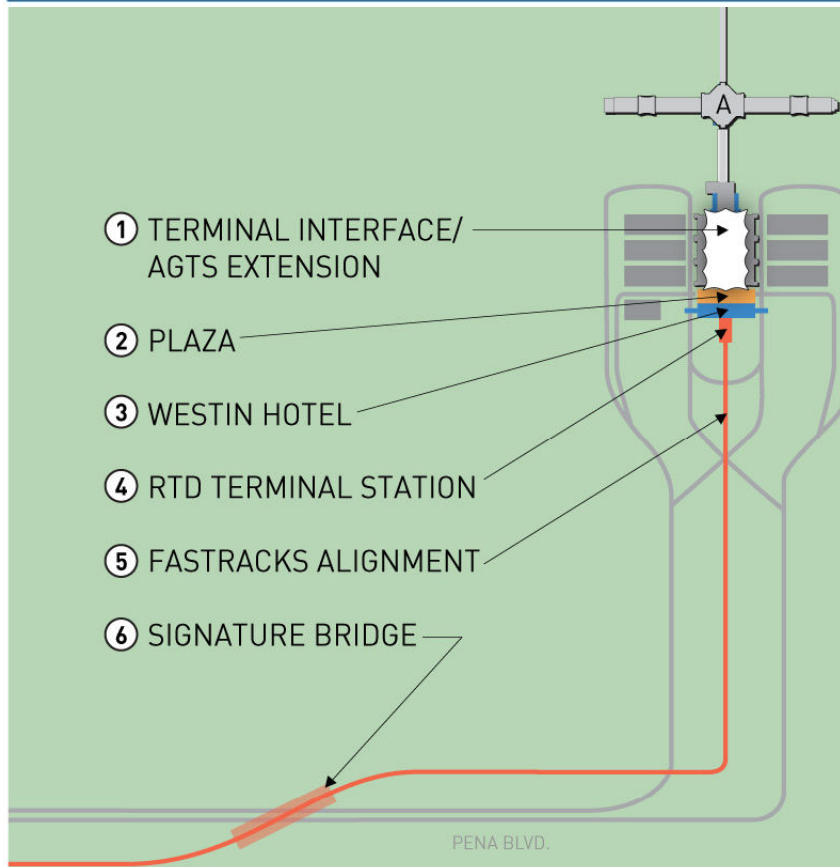
# Agenda

- Overall South Terminal Redevelopment Program update
- Kiewit Contract
- Finance update

# South Terminal Redevelopment Program Update



# Near-term (2015) Program Elements



## ENABLING PROJECTS

- TENT ANCHOR MODIFICATIONS
- UTILITY MODIFICATIONS
- ROADWAY MODIFICATIONS
- EXCAVATION, SHORING & DRAINAGE
- CONTRACTOR STAGING AND PARKING AREAS

# Program Update – Key Activities

## **Progressing Significant Work Activities**

- Hotel pre-schematic design
- Utility, drainage, and enabling conceptual plans
- Survey and geotechnical work
- Programming/Criteria planning and advanced planning
- Environmental permitting

## **Upcoming Significant Work Activities**

- Coordination with RTD P3 concessionaire
- Enabling projects design
- Foundation design
- Hotel schematic design
- Bridge schematic design
- Final advanced planning

# Program Update - Procurement

## Project Procurement

- **CM/GC Enabling Construction** - Contract negotiated and signed by Kiewit
- **CM/GC Peña Boulevard Bridge** - Proposals received; evaluation and negotiations ongoing
- **Peña Boulevard Bridge Design** - Proposals received; evaluations and selection ongoing

## Program Administration/Diversity Plan Compliance

- **Document Control** - Task order executed, staff to start July 2010
- **Administrative Services** - Subconsultant Agreement executed and staff on board
- **Strategic Communications** - Negotiations completed; Subconsultant Agreement drafted, task order in preparation

## Concept Design Status

- Upcoming presentation of design concept on Thursday, July 29, to select government, business and community leaders along with the media
- DIA employees to get a preview on July 28<sup>th</sup>
- Design to be displayed at a location in Jeppesen Terminal and will be accessible to the public

# Enabling CM/GC Contract – Kiewit Contract





# Kiewit CM/GC Contract

- Maximum contract value: \$50 Million
- Pre-construction task order: \$567,515
- Construction period: November 2010 – August 2011
- M/WBE participation: 20%
- Job creation: Will create approximately 250 construction jobs
- Contract & Selection
  - RFP issued requesting pre-construction services fee and CM/GC Fee %
  - Three proposals received
  - Kiewit selection based 70% on proposal and 30% on fee
  - Individual construction packages to be bid separately

# Scope of Enabling Packages

- Development of contractor staging/trailer area and parking for South Terminal Redevelopment Program
- Early excavation package including 450,000 cubic yards of soil
- Additional 400,000 cubic yards excavation package
- Relocation of T1 service road and associated utilities
- Terminal tent anchor modifications

# Kiewit Services

## **Pre-Construction Services**

- Estimating and scheduling
- Phasing and feasibility services
- Design coordination
- Permit applications
- Establishing a Guaranteed Maximum Price (GMP) for all the enabling packages

## **Construction Services**

- Self-perform some work as General Contractor
- Bid remaining work
- Maximum contract amount: \$50 Million

# Kiewit's Diversity Commitment

To meet or exceed the established goal of 20% M/WBE participation by utilizing focused approach:

- Offering **meaningful** opportunities
- Providing **mentoring**
- Developing a **technical assistance** and **training** program

# M/WBE Outreach

- Create opportunities to inform M/WBE subcontractors and suppliers of subcontracting opportunities
- Use community services and organizations to assist in the recruitment of M/WBEs
- Reach out directly to individual M/WBE subcontractors and suppliers and encourage them to prequalify for work packages
- Initiate follow-up calls and emails to qualified subcontractors and suppliers
- Conduct one-on-one M/WBE subcontractor and supplier interviews

# Assistance Approach

- Provide interested M/WBEs with complete information regarding plans, specifications and project requirements
- Assist in locating bonding, lines of credit, insurance, necessary equipment, supplies, materials or related assistance or services to aid M/WBE participation
- Communicate to non-selected firms so they may learn how to better propose on work
- Continue to partner and team with key M/WBE firms so we develop and nurture trusting and open relationships for our mutual benefit

# Finance Update



# Finance Update

- Kiewit services to be financed with General Airport Revenue Bonds (GARBs)
- Funds will be borrowed and encumbered as notice to proceed (NTP) orders are issued
- Currently assessing bond issuance this fall for some portion of projects, including Build America Bonds for the hotel



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