

City Park Golf Course Redesign
Project/ Construction Management
Park Hill Phase V

AGENDA



Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

**Project / Construction
Management**

Program Controls

Q & A



Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A



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Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A



Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A



Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A

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

Summer 2017

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A



City Park Golf Course
A Legacy for the Future

A Great Golf Course **Today**

A Better Golf Course **Tomorrow**

A Bright Future For Our **Community**

Open Through 2017. Reopening in 2019.



Project Goals:

- High Quality Parkland Style Course for all Skill Levels
- Naturally Blended Detention and Water Quality
- Sensitive to Historical Character
- Aligned with Community Values

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction
Management

Program Controls

Q & A

Develop Design Criteria (Spring 2016)

8 Month Community Process

Development of Technical Requirements (Fall 2016)

Based on Community Input

RFQ (Oct 2016)/RFP Process (Jan 2017)

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

Interviews (July 2017)

Included 2 Community Members

Selection of Saunders D/B Team (July 2017)

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

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A



July 25, 2017

Saunders Construction

- 15 million sq. ft. of projects for public agencies
- 9th & Colorado Redevelopment – 26-acre, urban infill, civil infrastructure project
- Denver projects: DEN Hotel and Transit Center; Central Park Recreation Center

Aspen Corporation

- 250+ golf courses completed (Aspen Corporation)
- Golf Course Builders Association of America

iCon Golf Studio with Hale Irwin

- American Society of Golf Course Architects
- PGA Tour, World Golf Hall of Fame
- Glacier Club GC, Lodestone GC, Lakewood CC
- Over 40 projects built

Johnson Nathan Strohe Architecture

- Hyland Hills Golf Course Clubhouse
- Riverdale Golf Clubhouse



Program Overview

Project Context & History

City Park Golf Course

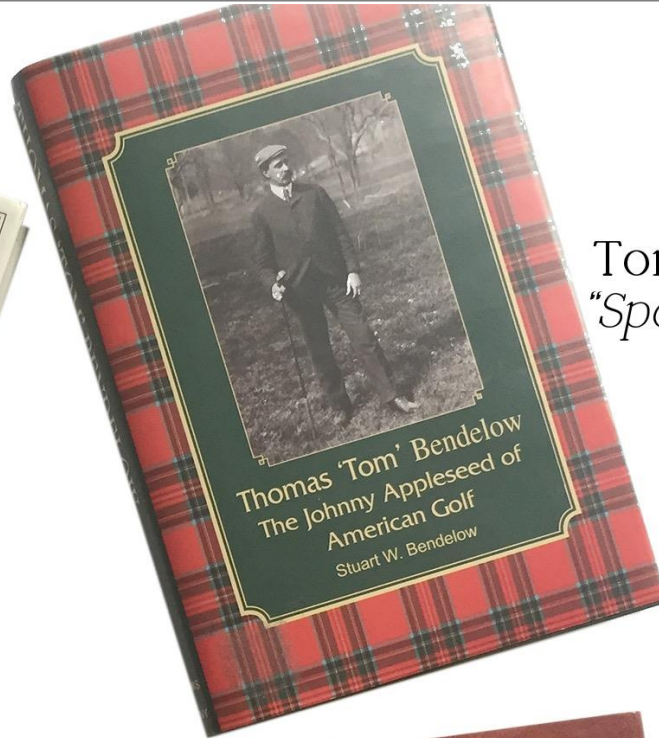
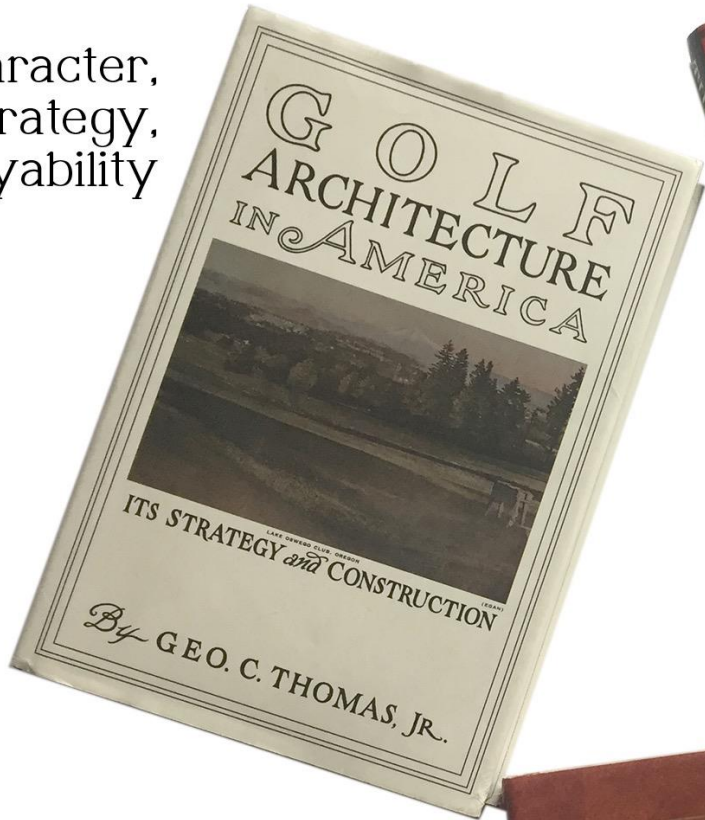
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Program Controls

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Character,
Strategy,
Playability



Tom Bendelow -
*"Sporty Course for
The Masses"*

Golden Age of
Golf Design,
1910 - 1930:
City Park -
National Register
of Historic Places



Program Overview

Project Context & History

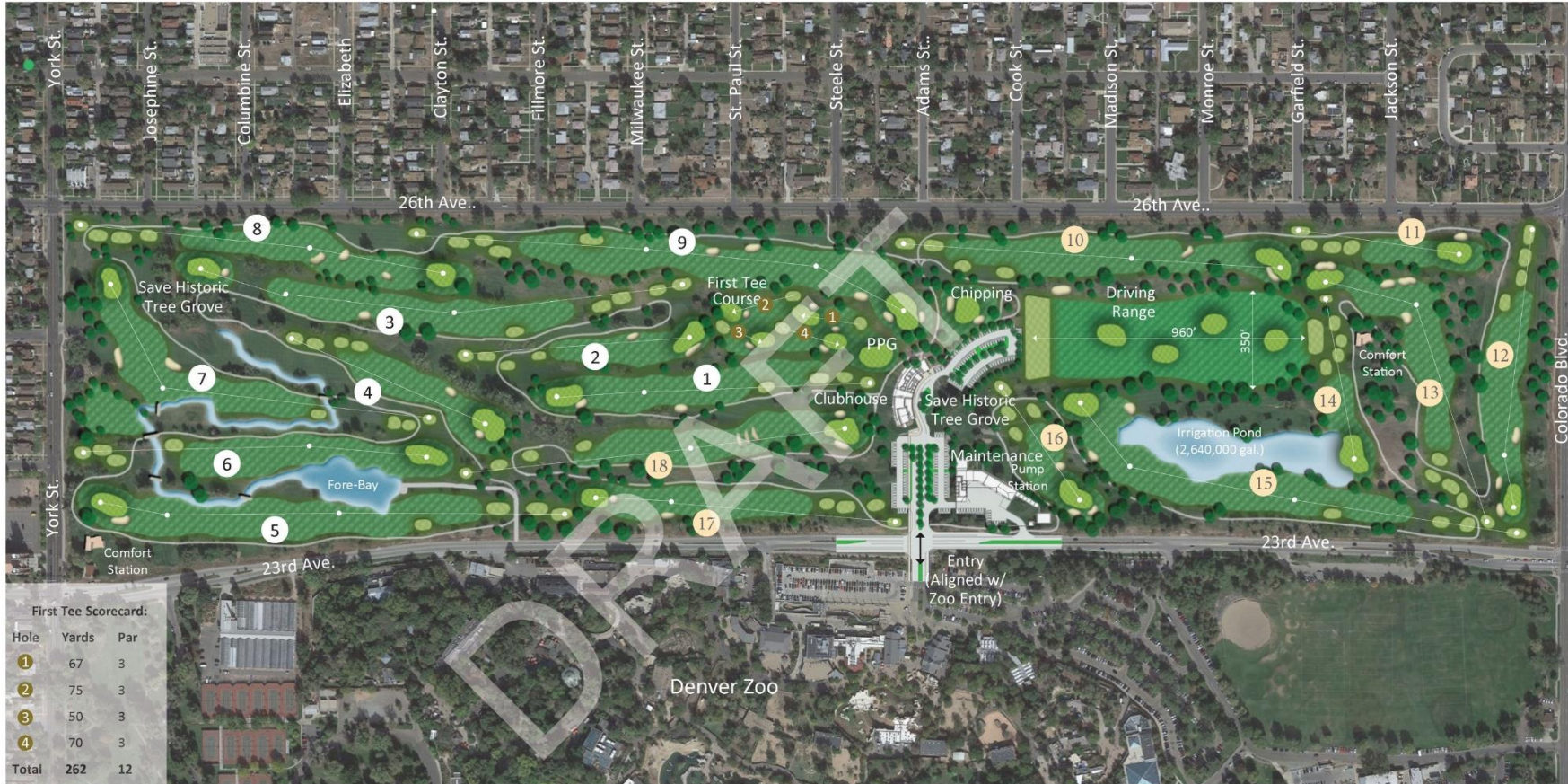
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Park Hill Phase V

Project / Construction
Management

Program Controls

Q & A



First Tee Scorecard:

Hole	Yards	Par
1	67	3
2	75	3
3	50	3
4	70	3
Total	262	12

REVISED SCORECARD (reflects proposed golf course routing, measured from middle of tees to middle of green) - new course is 218 yards longer

HOLE	1	2	3	4	5	6	7	8	9	Out	Existing	10	11	12	13	14	15	16	17	18	In	Existing	Total	Existing	+/-
BRONZE TEES 0 - 5	369	260	567	253	547	407	447	427	580	3857	3127	442	195	328	377	192	560	175	353	447	3069	3581	6926	6708	+218
GOLD TEES 6 - 14	340	240	547	223	520	393	433	407	540	3643	2963	411	173	300	350	167	520	151	329	413	2814	3322	6457	6285	+172
BLACK TEES 15 - 24	317	213	503	193	473	373	413	387	507	3379	2797	377	152	275	330	140	500	129	297	373	2573	3072	5952	5869	+83
HANDICAP																									
PAR	4	3	5	3	5	4	4	4	5	37		4	3	4	4	3	5	3	4	4	34		71		
SILVER TEES 25 +	262	195	395	188	390	322	335	362	385	2834	2519	335	140	262	309	121	482	116	283	357	2405	2699	5239	5239	+/- 0
HANDICAP																									
SILVER PAR																									
DATE	SCORER										ATTEST														

Conceptual Design- Subject to Change

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A



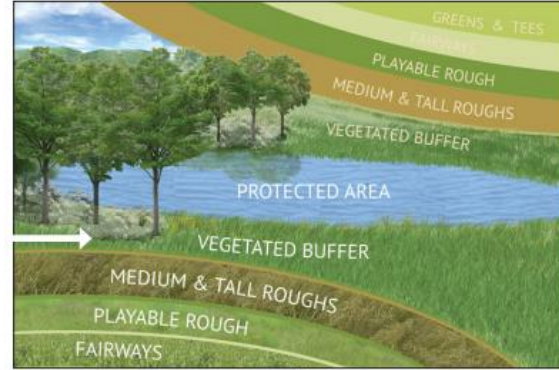
July 25, 2017

Integrated Detention

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Vegetative Water Quality Stream Corridor
(#s 6, & 7 at City Park)



Vegetative Water Quality Treatment Zones



Parkland Style Golf Integrated w/ Stormwater Management (TYP)



Fore-bay Character
(City Park hole's: 5, 6)



Fore-bay Leading to Low-flow Channel
(City Park hole's: 5, 6)



Low-flow Channel Integrated w/ Golf
(City Park hole's: 5, 6, 7)



Low-flow Channel Adjacent to Golf
(City Park hole's: 5, 6)



Low-Flow Channel in Out-of-Play areas
(City Park hole's: 4, 8)



Pond Appearance for Proposed #15 at City Park

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction
Management

Program Controls

Q & A



Foot Bridge
(City Park hole's: 5, 6, 7)



Cart Path Bridge
(City Park hole's: 6, 7)



Concrete Cart Path w/ Curb
Pull-outs at Greens & Tees



Brick Wall Edge Treatment for Pond on City Park Hole's 14 & 15
(clean edge for ease of maintenance and high-end appearance)



Simple Bunker Shapes for Ease of Maintenance (TYP)



Interesting Push-up Greens - Tom Bendelow Design Characteristic
(hole's: 4, 9, 12, 16)



Variety of Green Movement to Provide Interest and Variety (TYP)



Parkland Character Throughout (TYP)



Fewer Greenside Bunkers w/ more Fairway Bunkers to Dictate Tee-to-Green Playing Strategy, Create Unique "Bendelow" Shapes (TYP)

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction
Management

Program Controls

Q & A



Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A

West Façade

Conceptual Design -Subject to Change



Program Overview

Project Context & History

City Park Golf Course

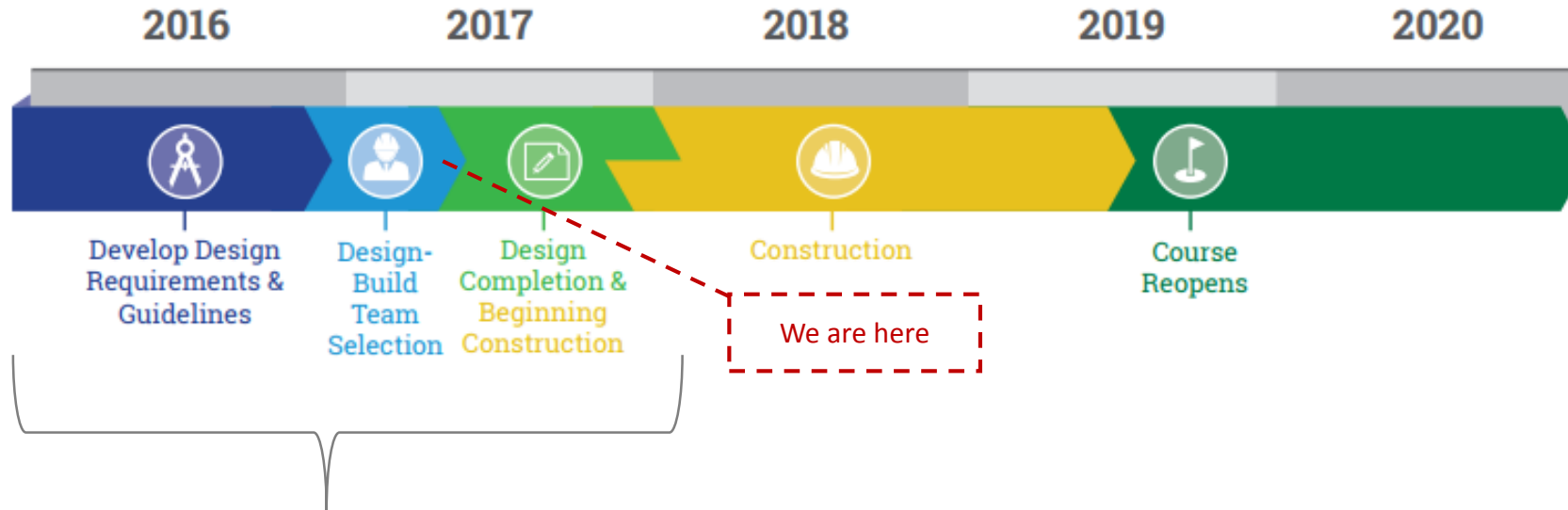
Park Hill Phase V

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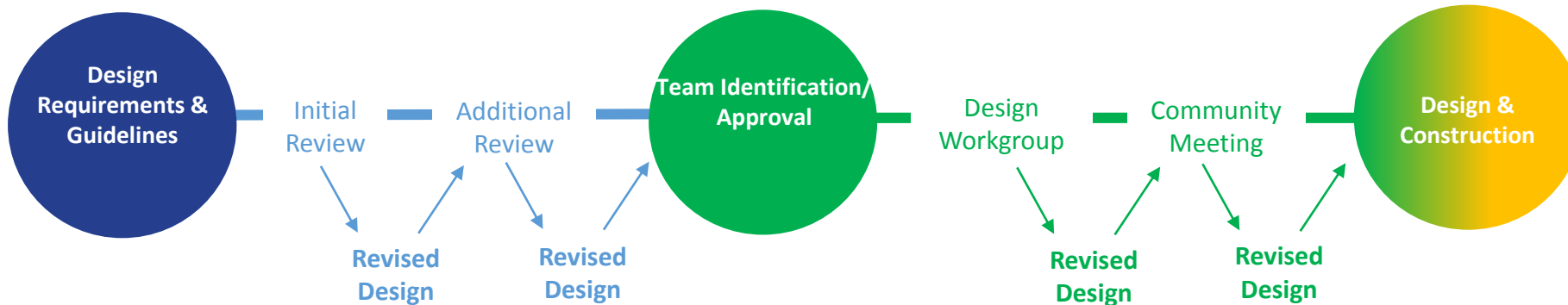
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TENTATIVE CITY PARK GOLF COURSE REDESIGN TIMELINE



DESIGN REFINEMENT PROCESS



Program Overview

Project Context & History

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Project / Construction Management

Program Controls

Q & A

- Design/Build Team Selected: Saunders Construction, LLC
- Lump Sum Contract: \$44,990,100
 - Less \$5,000,000 (Denver Water Reimbursable)
 - TOTAL =\$39,990,100
- Contract Term: Fall 2017 thru June 2020 (Closeout)
- 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 15%
 - Construction 17%

Program Overview

Project Context & History

City Park Golf Course

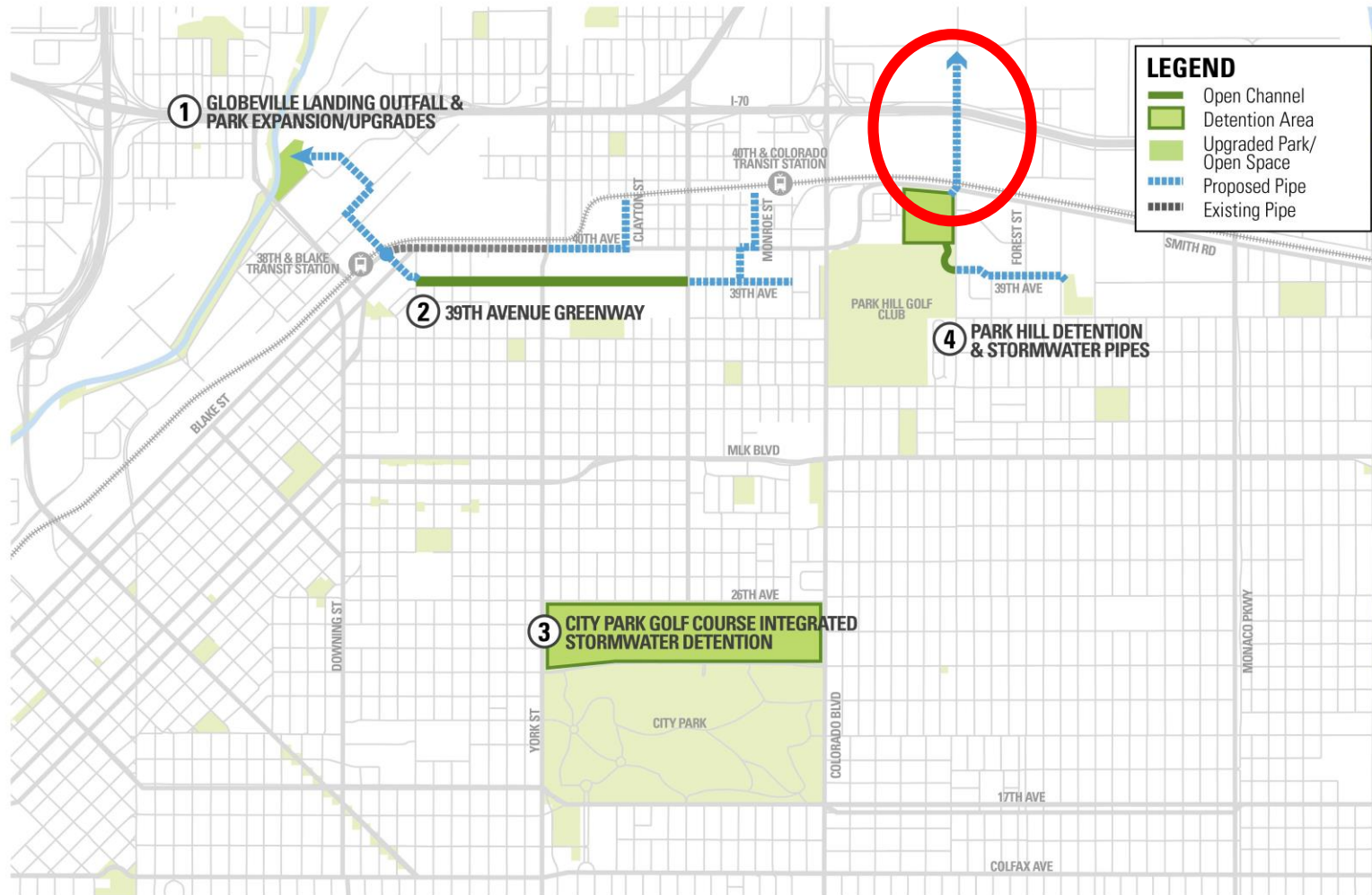
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Project / Construction Management

Program Controls

Q & A

*Park Hill Phase V
Pipe Improvements*



Program Overview

Project Context & History

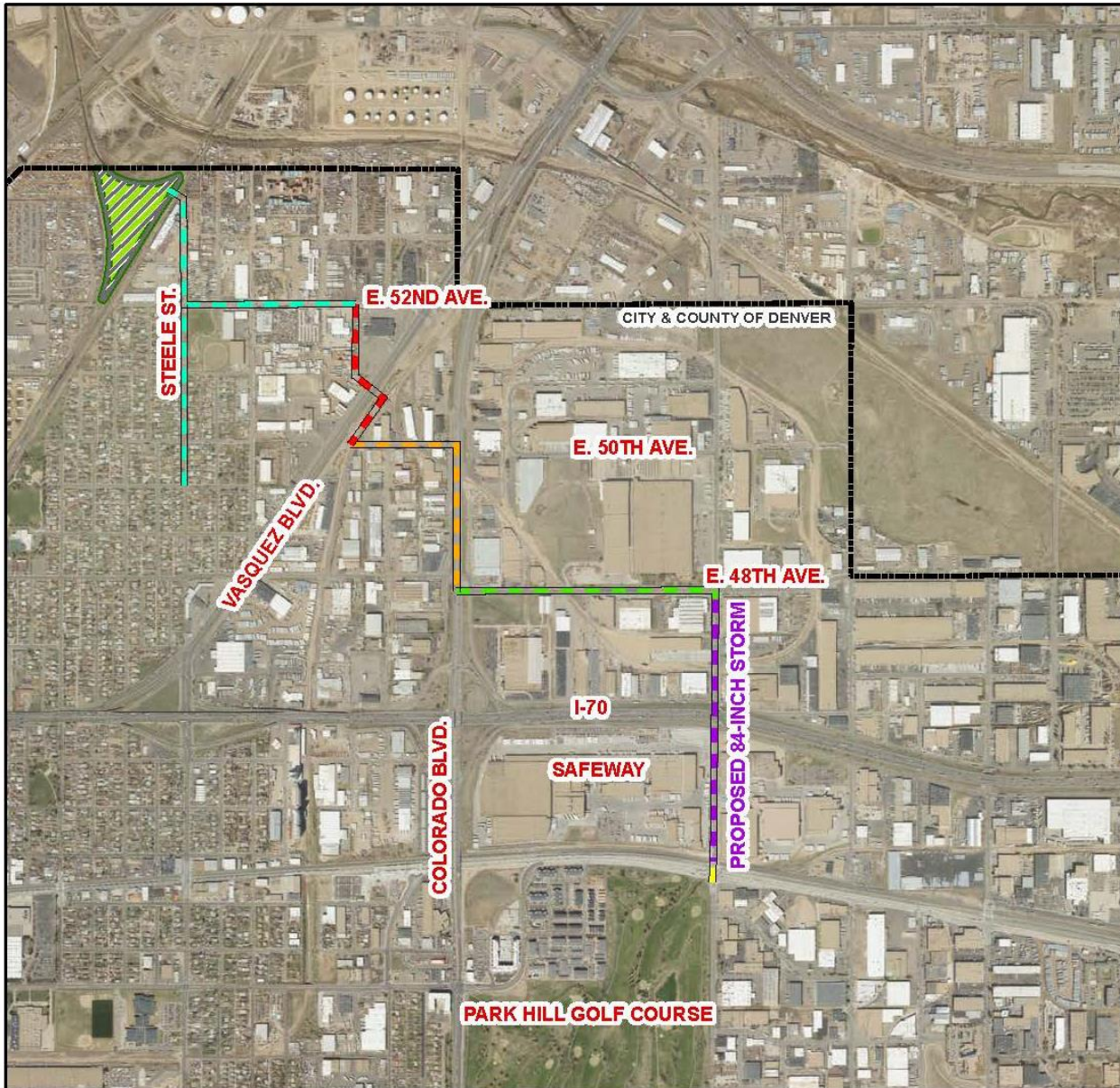
City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

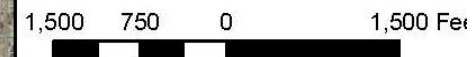
Q & A



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)



Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

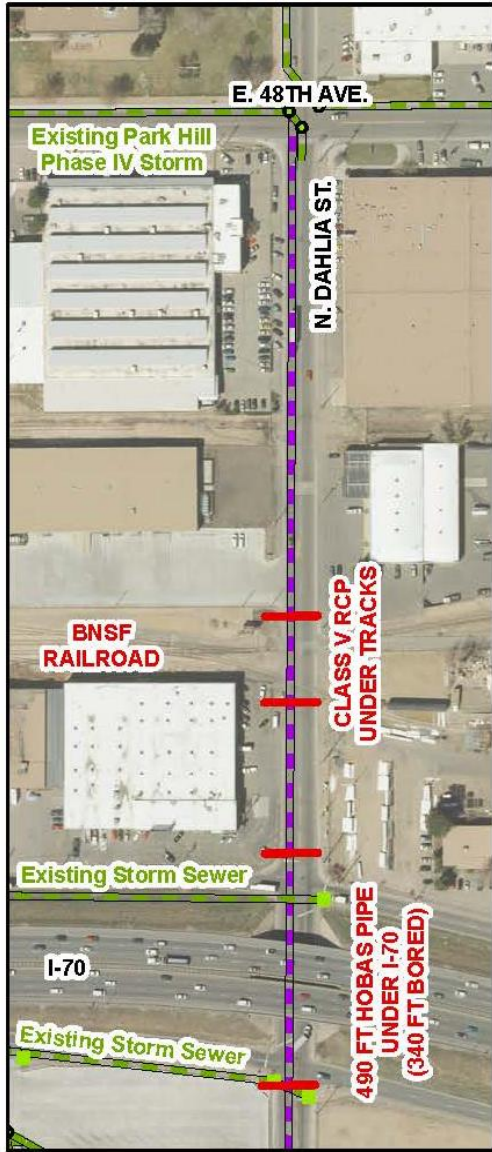
Project / Construction Management

Program Controls

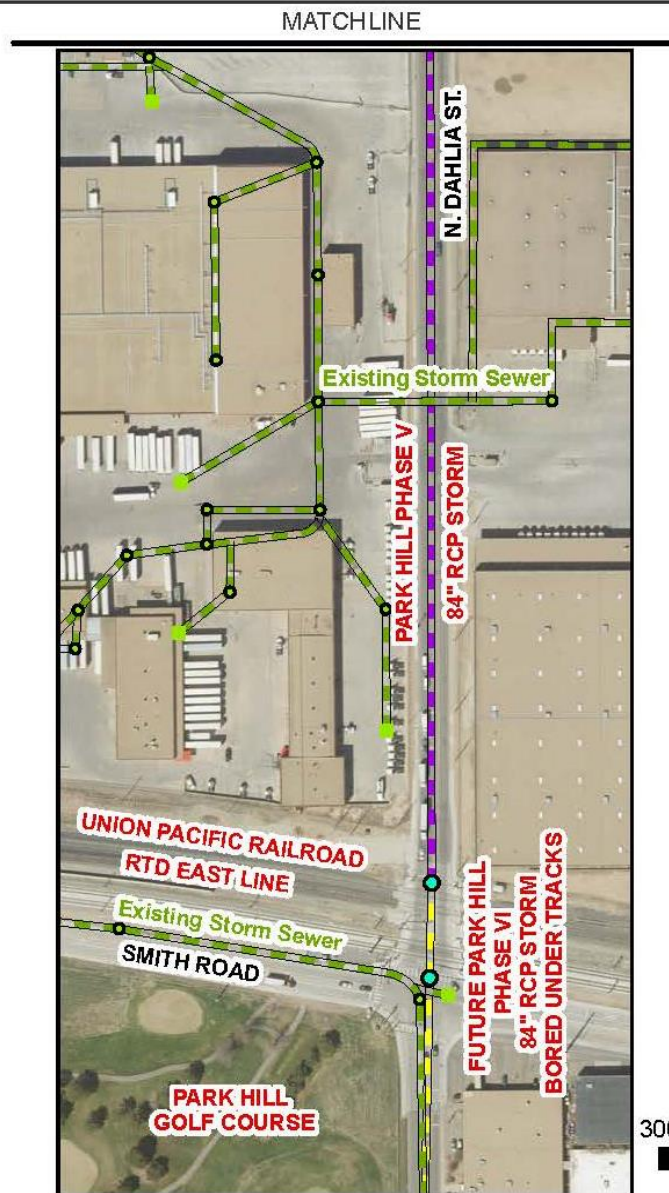
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Park Hill Phase V-Project Limits

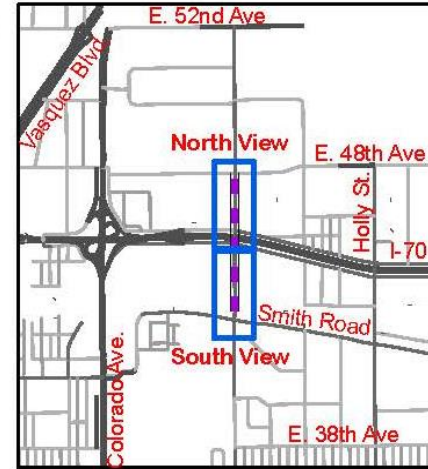
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MATCHLINE
NORTH VIEW






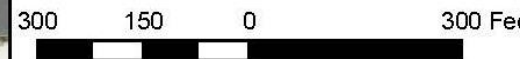
SOUTH VIEW



Legend

Existing Storm Main

-  Existing Storm Main
-  Proposed Storm Main
-  Future Storm Main



Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A

BID Advertised
April 14, 2017

BID Opening
June 6, 2017

Selection of Flatirons Constructors
June 15, 2017

Notice to Low Bidder
June 15, 2017

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

**Project / Construction
Management**

Program Controls

Q & A

- Team Selected: Flatiron Constructors
- Overall Contract Amount: \$7,638,647.98
- Contract Term: 1 year (Anticipate Construction Start date Sept 2017)
- Division of Small Business Opportunity (DSBO) Minority/Women Business Enterprise (M/WBE) Goal Requirement of 10%

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

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

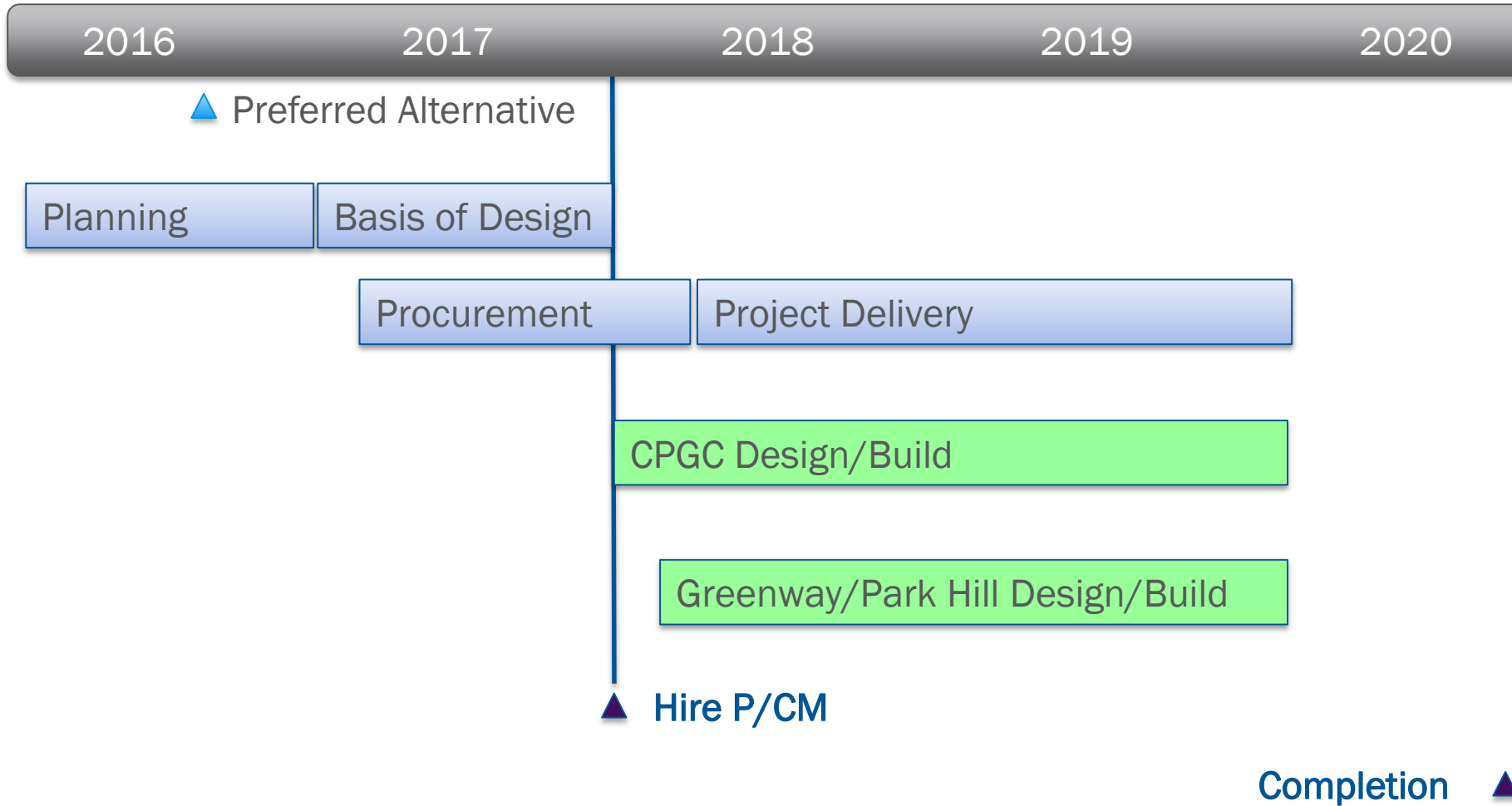
Program Controls

Q & A

*Project Construction
Management*

P2P Project Construction Management-Timeline

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Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A

**RFQ Advertised
January 4, 2017**

**3 Responses Received
February 1, 2017**

**3 Firms Interviewed
February 28, 2017**

**Selection of Parsons
April 21, 2017**

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

**Project / Construction
Management**

Program Controls

Q & A



Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A

- Team Selected: Parsons
- Overall Contract Capacity: \$6M
- Contract Term: 3 Years Performance Period
- Division of Small Business Opportunity (DSBO) Minority/Women Business Enterprise (M/WBE) Goal Commitment: 15%
- **Goal Established by City and County of Denver DSBO Professional Service Goals Committee*

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

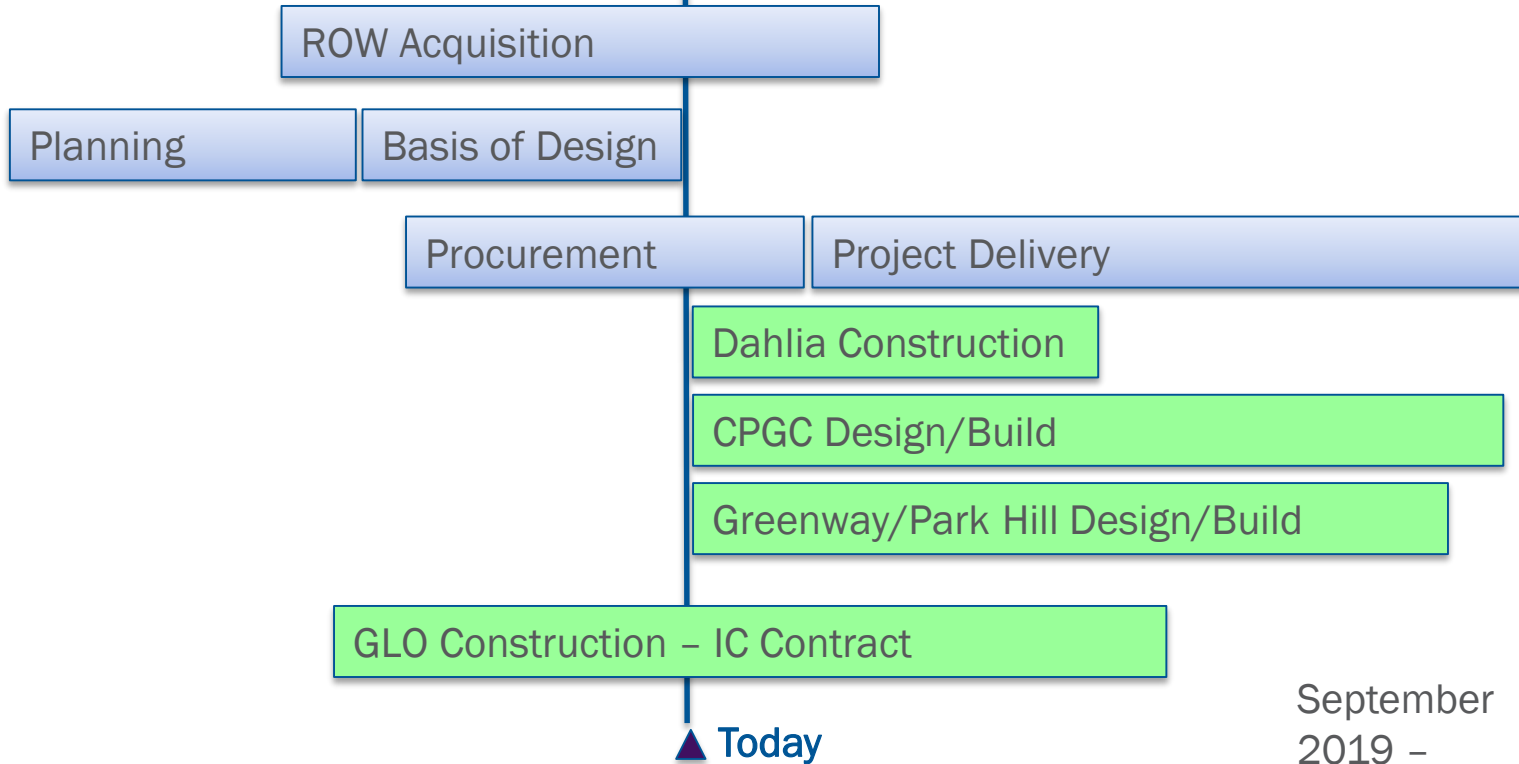
Program Controls

Q & A

Program Controls



- ▲ April 2016 – Preferred Alternative
- ▲ June 2016 – WMD Rate Increases
- ▲ June 2016 – Land Acquisition Ordinance



September 2019 – Substantial Completion ▲

- Program Overview
- Project Context & History
- City Park Golf Course
- Park Hill Phase V
- Project / Construction Management
- Program Controls**
- Q & A

Projects	Engineer's Cost Opinion (30%)	Engineer's Cost Opinion (100%)	Contract	Delta
CPGC	\$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	N/A	\$61.45	\$63.31	+\$1.86M

Program Overview

Project Context & History

City Park Golf Course

Park Hill Phase V

Project / Construction Management

Program Controls

Q & A



Q/A

City Park Golf Course
A Legacy for the Future