



**DENVER**  
THE MILE HIGH CITY

# **Colorado Convention Center Expansion Project (CCC-XP)**

## **Professional Program Management & Architectural/Engineering Services**

City Council Committee Presentation

January 30<sup>th</sup>, 2018

FOR CITY SERVICES VISIT [DenverGov.org](http://DenverGov.org) | CALL 311

- Resolution Request Summary
- Summary of Activities to Date
- Professional Program Management Services
- Professional Architectural/Engineering Services
- Governance
- Next Steps

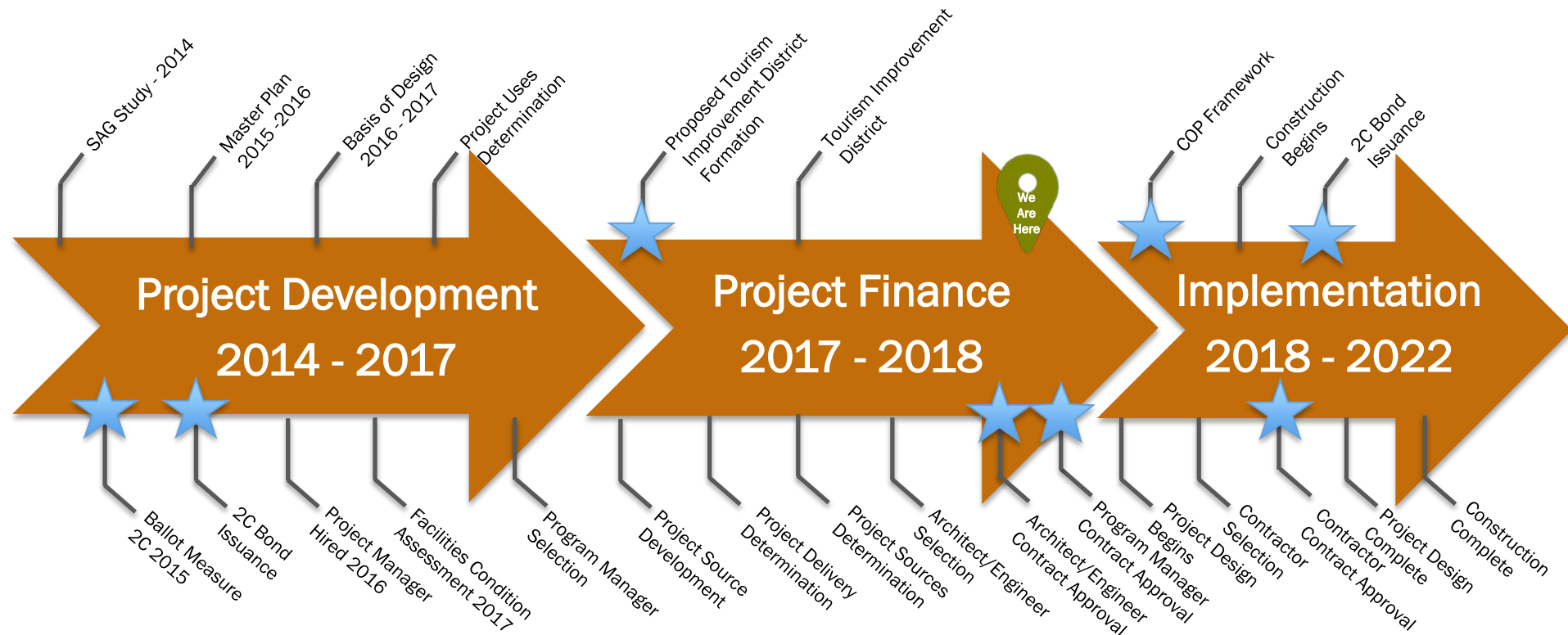
# Resolution Request Summary

## Seeking approval for:

- Resolution Request – Program Management Services for the implementation of the Colorado Convention Center Expansion
- Resolution Request – Architectural/Engineering Services for the design and construction administration of the Colorado Convention Center Expansion

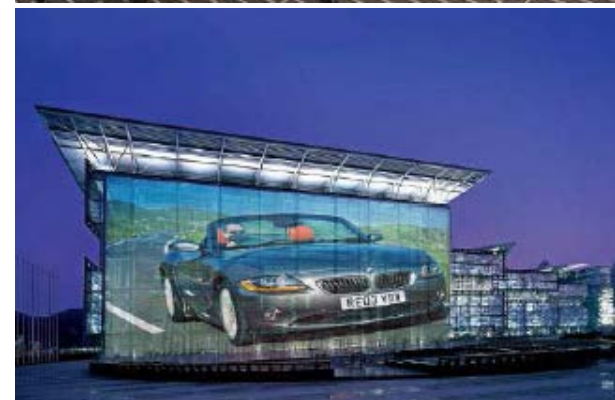
# Activities to Date

## Timeline



### Market Feasibility Study

- **Competitive Industry Cities** building new convention & meeting infrastructure
- **Focus on growth of smaller/mid sized events** in order to grow this market
- **New meeting and event spaces** to accommodate additional convention business, public events and activation of the center.
- **Enhance technology** services and capacities throughout the center that will expand bandwidth and Wi-Fi access to accommodate growing demand
- **Create innovative specialty space** for business networking throughout the center to enhance continuing education, business development, and innovation



### Economic Impact

- 25 additional center users per year
- More than **\$85 million** in annual economic impact
- **\$47.2 million** annual direct spending
- Negative impact of doing nothing could result in millions of dollars of lost business



## Master Plan – Scope Elements

- Rooftop Expansion
  - Increase multi-function flexible meeting space
  - Rooftop Terrace
  - Additional Support Space
- D & E Lobby Improvements
  - Modify lobbies to accommodate access to rooftop expansion
- B Lobby Improvements
  - Enhance the arrival experience from Welton
- Interior & Exterior Wayfinding
  - Improved Navigation
- Other Improvement Opportunities
  - RTD station
  - Street Edges



# Activities to Date

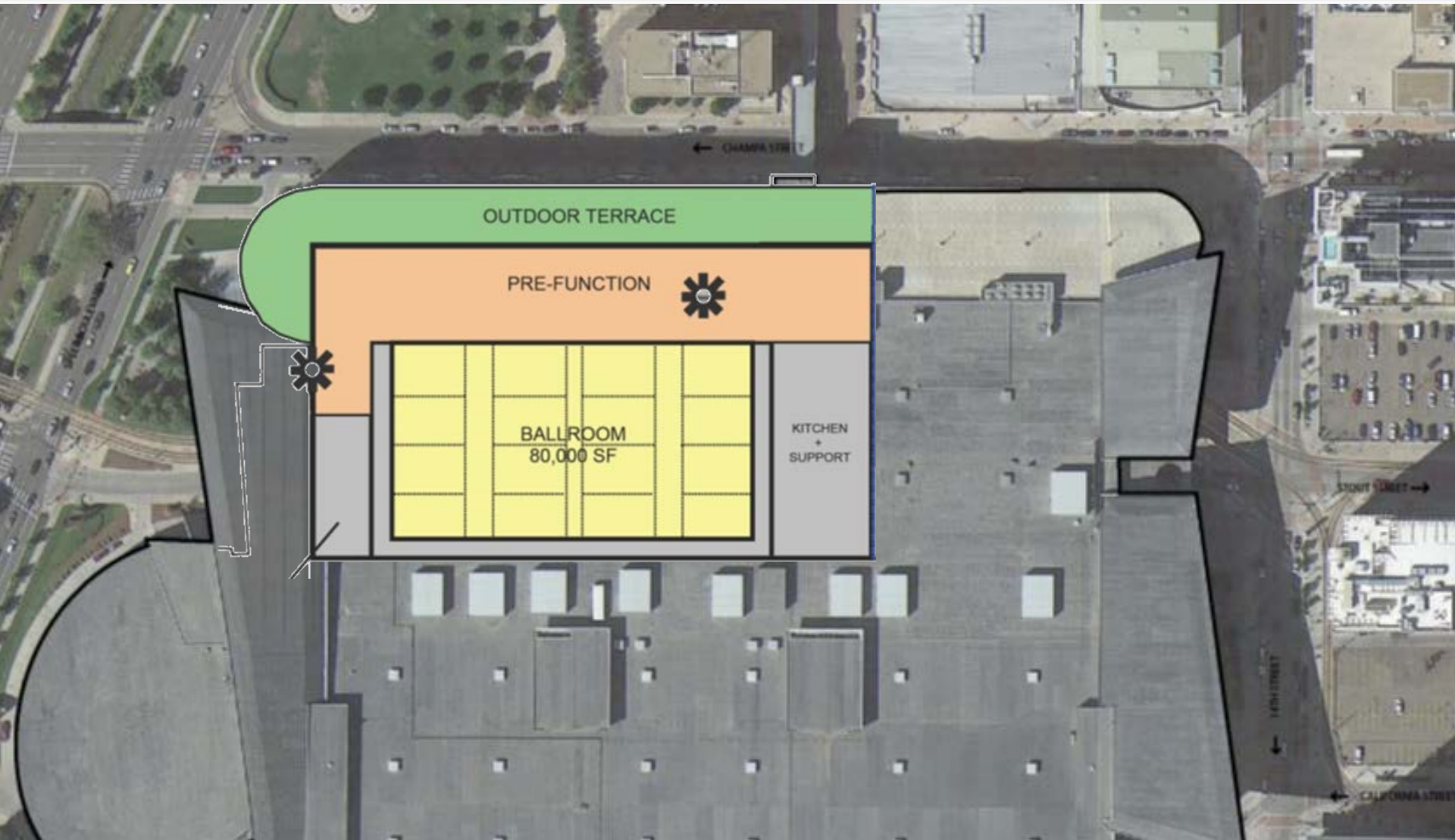
## Project Development





# Activities to Date

## Project Development



## Basis of Design

- A more detailed evaluation of each of the improvements identified in the Master Plan (preliminary engineering review, including fire, life, safety needs)
- Identified and estimated core project elements = \$233M\*
  - Rooftop Expansion including Multi-Function Room and Support Space
  - Improvements to Lobby Spaces (B, D, and E)
  - Interior and Exterior Wayfinding



### Program Management Services

- The coordinated oversight of the project through increased cost efficiencies, accountability and transparency
- Increased and sustained capacity to delivery work
- Centralizes Convention Center Expansion activities increasing delivery speed
- Implements the goals, strategic objectives and overall delivery strategy developed by the Project Leadership Team
- Responsible for overall program outcome

### Professional Architectural/Engineering Services

- Project Scope includes:
  - Design and construction administration services for approximately 250,000 sq.ft. of vertical expansion, renovation of approximately 120,000 sq.ft. of lobby space, new vertical conveyances, and other required code & life safety upgrades.
- Coordinate/Supervise disciplines including, but not limited to:
  - Structural, mechanical, electrical, plumbing, civil, landscaping, interior design, curtainwall/ exterior enclosure, sustainability/LEED, vertical transportation, acoustical, lighting, waterproofing, wind engineering, data and communications, security, signage/graphics, and code compliance.



### Program Management Services

#### Competitive Selection Process

- Organized Selection Committee
  - Diverse Committee representing MO, VD, DAV, CPD, DOF & PW
- Request for Qualifications
  - Three highly qualified teams submitted
- Request for Proposals and Interview
- Finalist Recommendation

#### Trammel Crow Company

- Key personnel introductions
- Key Accomplishments
  - Denver Water
  - Denver Union Station
  - Ralph J. Carr Colorado Justice Center
  - History Colorado Center
  - Wellington E. Webb

### Architectural and Engineering Services

#### Competitive Selection Process

- Organized Selection Committee
  - Same committee as program
- Request for Qualifications
  - Six teams submitted
- Request for Proposals and Interview
  - Three teams invited to interview
- Finalist Recommendation

#### Fentress Architects

- Key personnel introductions
- Key Accomplishments
  - Ralph L. Carr Colorado Justice Center
  - Mile High Stadium
  - Denver International Airport
  - Colorado Convention Center Phase 2 Expansion
  - Colorado Convention Center Phase 1

### Program Management Services

#### Scope of Services:

- Program Management, Controls & Communications
- Management Policies and Procedures
- Program Implementation and Support
- Document Management and Administrative Support
- Project Management
- Assist the City in Workforce Development activities

#### Terms:

- 3-Year contract with optional 2-Year Renewal
- \$9M Capacity
- M/WBE Participation 12%

### Architectural and Engineering Services

#### Scope of Services:

- Program Verification
- Conceptual & Schematic Design
- Design Development
- Construction Documents
- Construction Administration

#### Terms:

- 3-Year contract with optional 2-Year Renewal
- \$12.45M, funded through 2C & TID
- M/WBE Participation 12%



Harold Massop Associates Architects, P.C.  
Architecture · Planning · Interior Design



San Engineering LLC  
Civil and Structural Engineering



- **1<sup>st</sup> & 2<sup>nd</sup> Quarter 2018**
  - Notice to Proceed to Program Management Team
  - Notice to Proceed to Design Team
  - Program Mobilization and Organization
  - Design Kick-off
- **3<sup>rd</sup> & 4<sup>th</sup> Quarter 2018**
  - Continued Stakeholder Outreach
  - Continued Design
  - Contractor Selection
  - COP Issuance