

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

# AGENDA

**Program Overview**

**Project Context & History**

**City Park Golf Course**

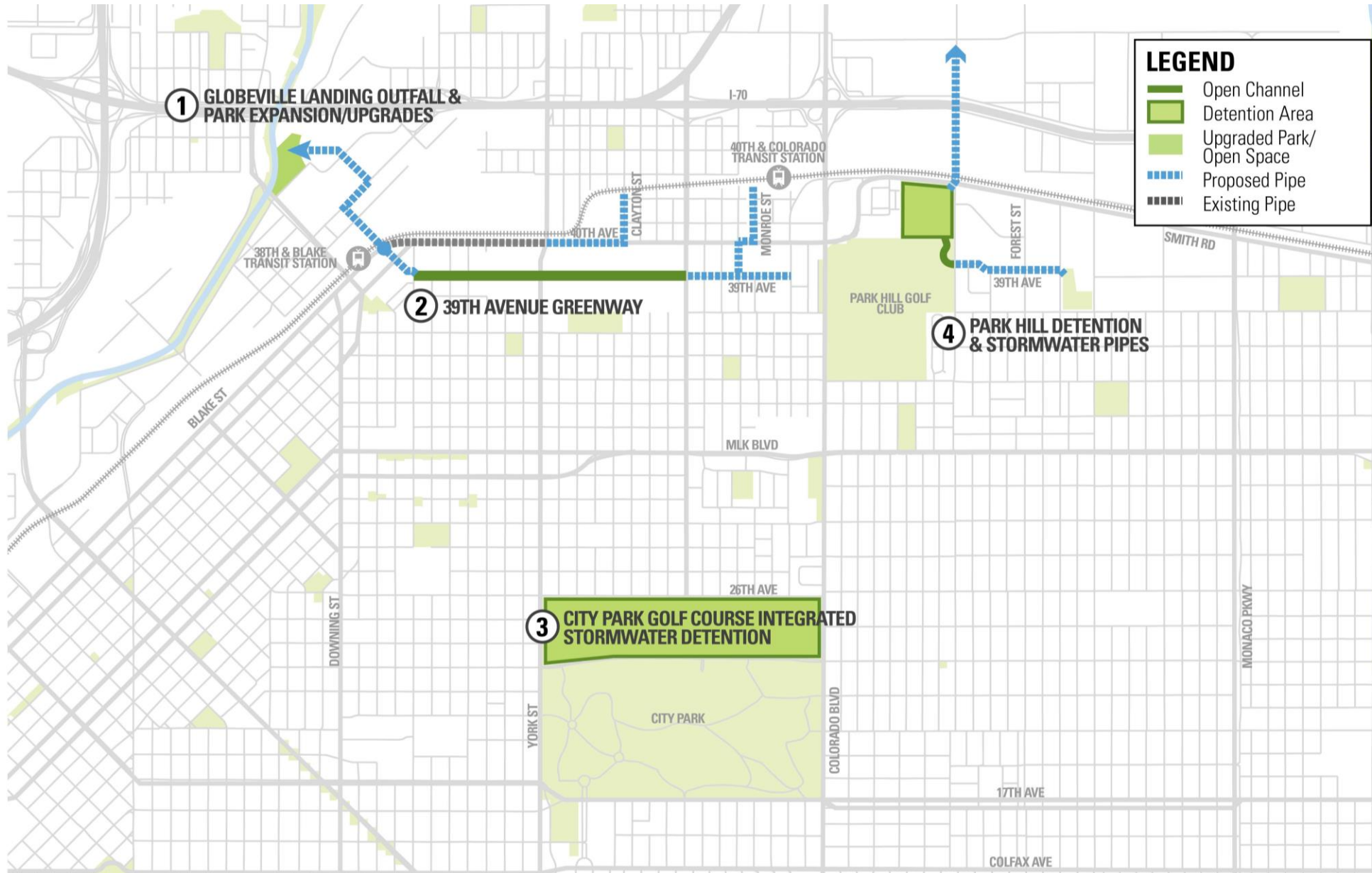
**Park Hill Phase V**

**Project / Construction Management**

**Program Controls**

**Q & A**





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## Park Hill Phase V

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# 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

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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

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**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*

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July 25, 2017

### Saunders Construction

- 15 million sq. ft. of projects for public agencies
- 9<sup>th</sup> & 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



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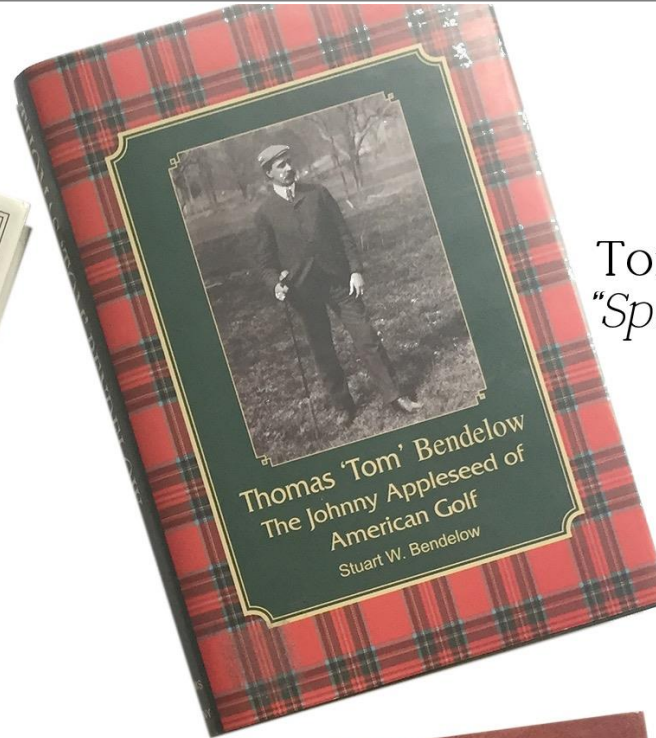
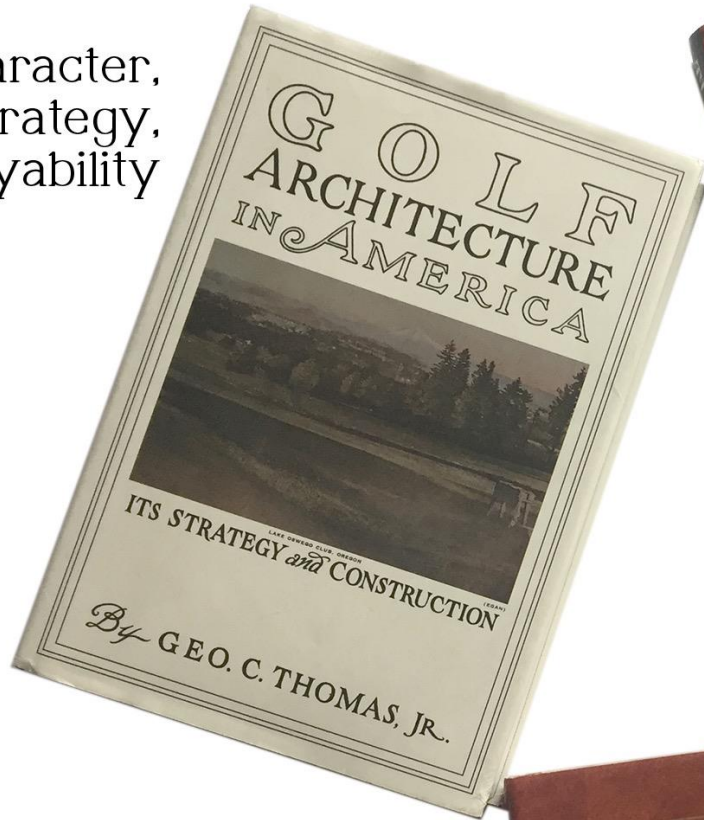
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Character,  
Strategy,  
Playability



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

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



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First Tee Scorecard:

Hole	Yards	Par
1	67	3
2	75	3
3	50	3
4	70	3
<b>Total</b>	<b>262</b>	<b>12</b>

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**

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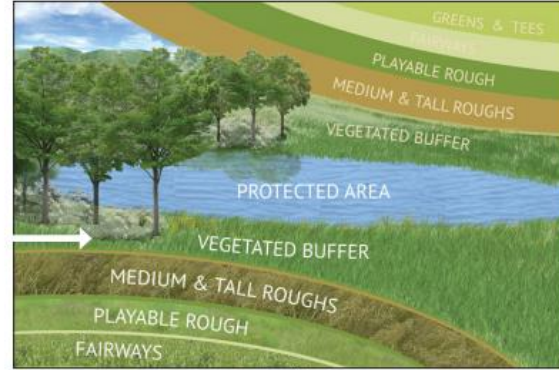
July 25, 2017

# Integrated Detention

## AGENDA



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

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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)

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West Façade

Conceptual Design -Subject to Change



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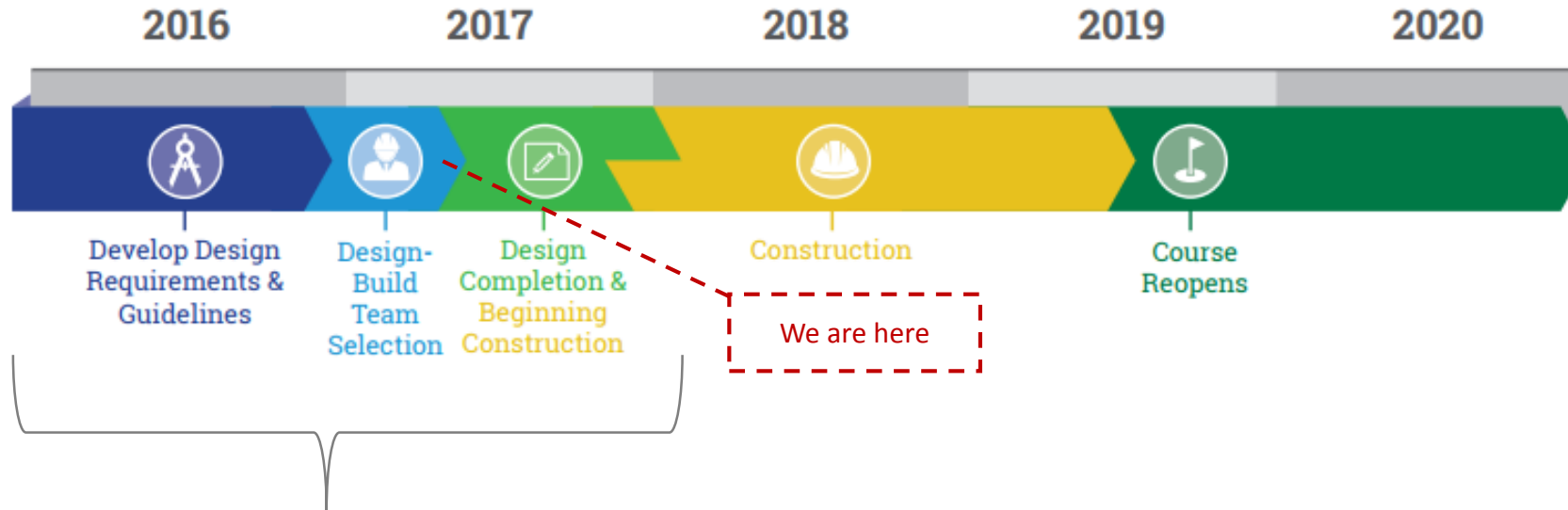
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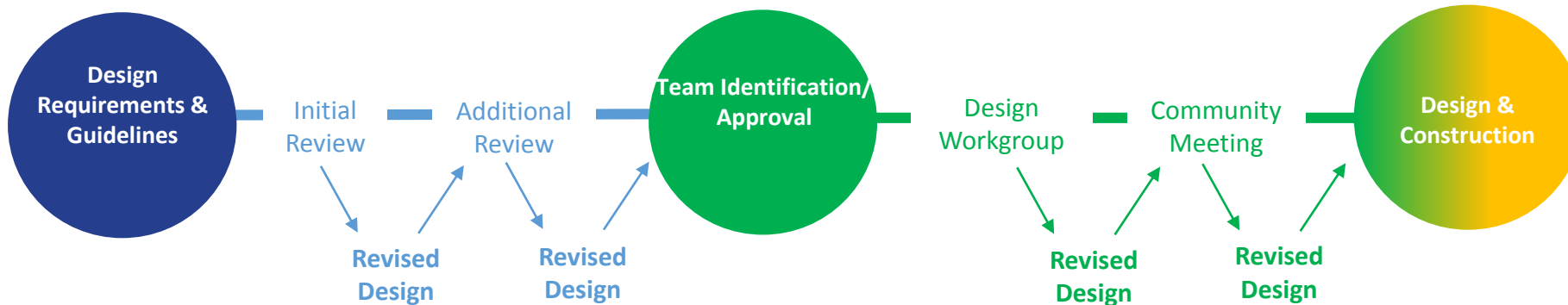
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### TENTATIVE CITY PARK GOLF COURSE REDESIGN TIMELINE



#### DESIGN REFINEMENT PROCESS



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- 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%

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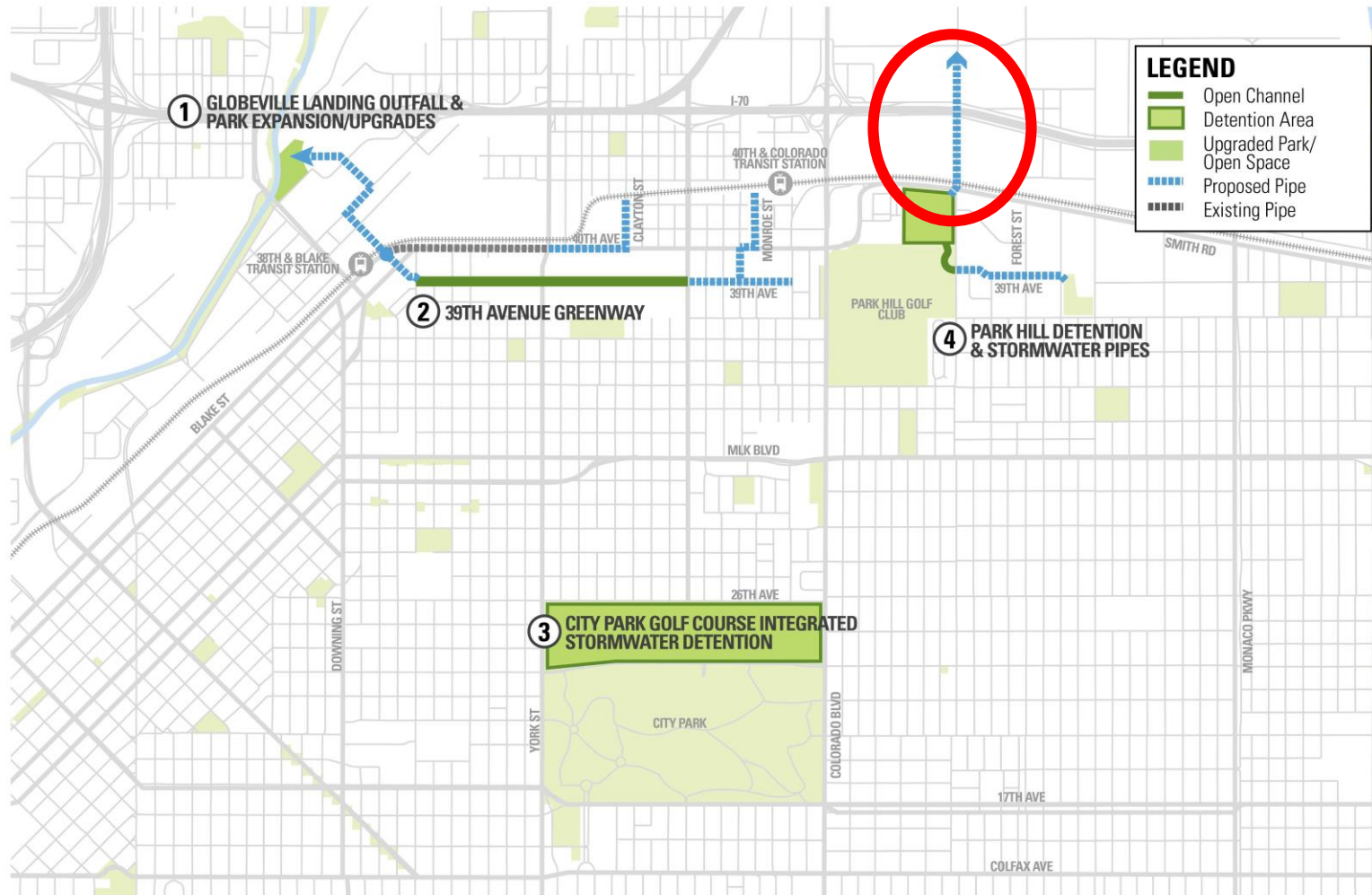
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*Park Hill Phase V  
Pipe Improvements*



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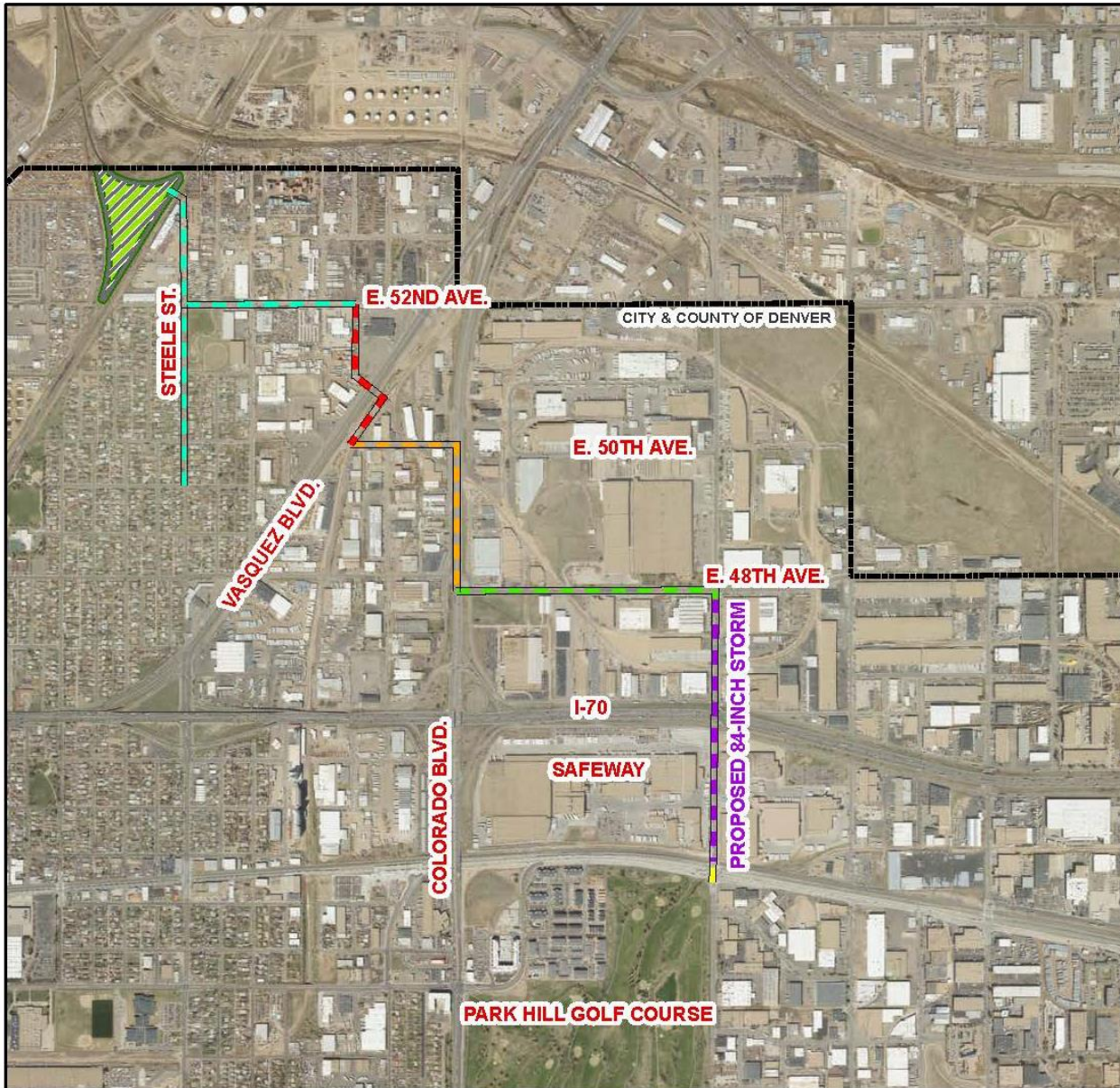
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### Legend

#### 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)



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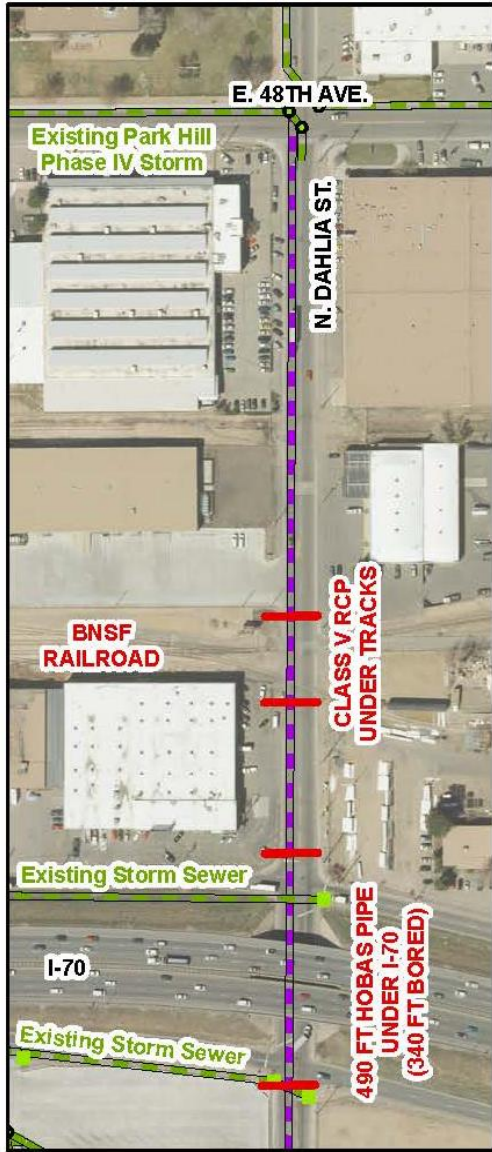
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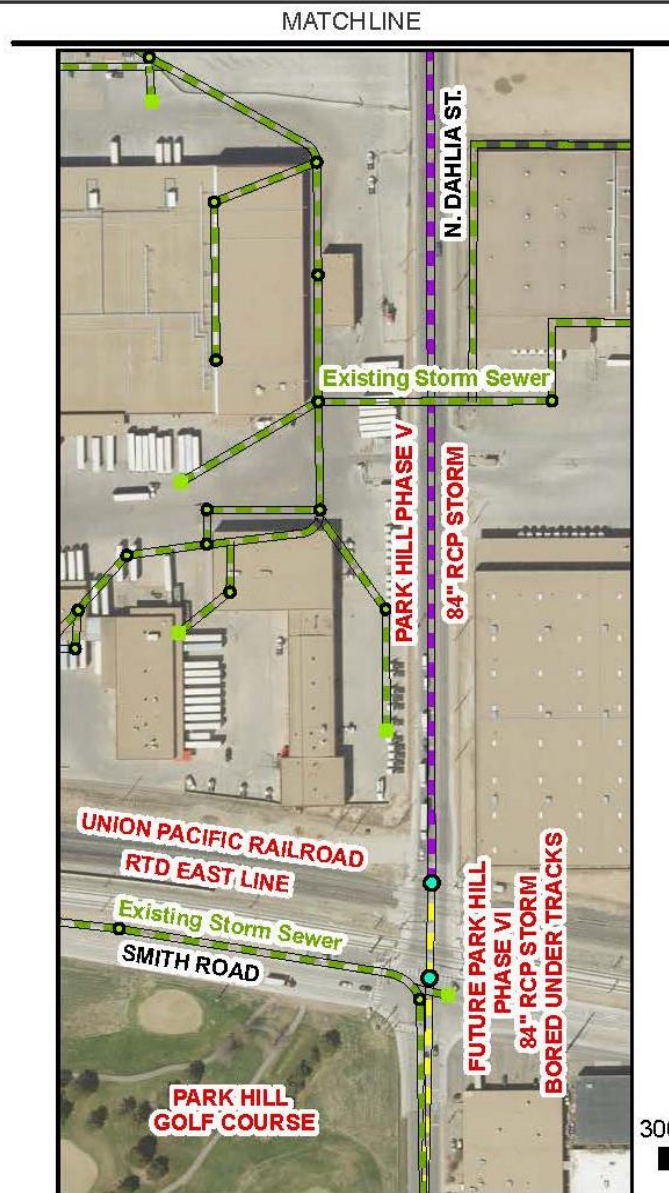
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# Park Hill Phase V-Project Limits

## AGENDA



MATCHLINE  
NORTH VIEW






SOUTH VIEW



### Legend

#### Existing Storm Main

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



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**BID Advertised**  
**April 14, 2017**

**BID Opening**  
**June 6, 2017**

**Selection of Flatirons Constructors**  
**June 15, 2017**

**Notice to Low Bidder**  
**June 15, 2017**

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- 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*

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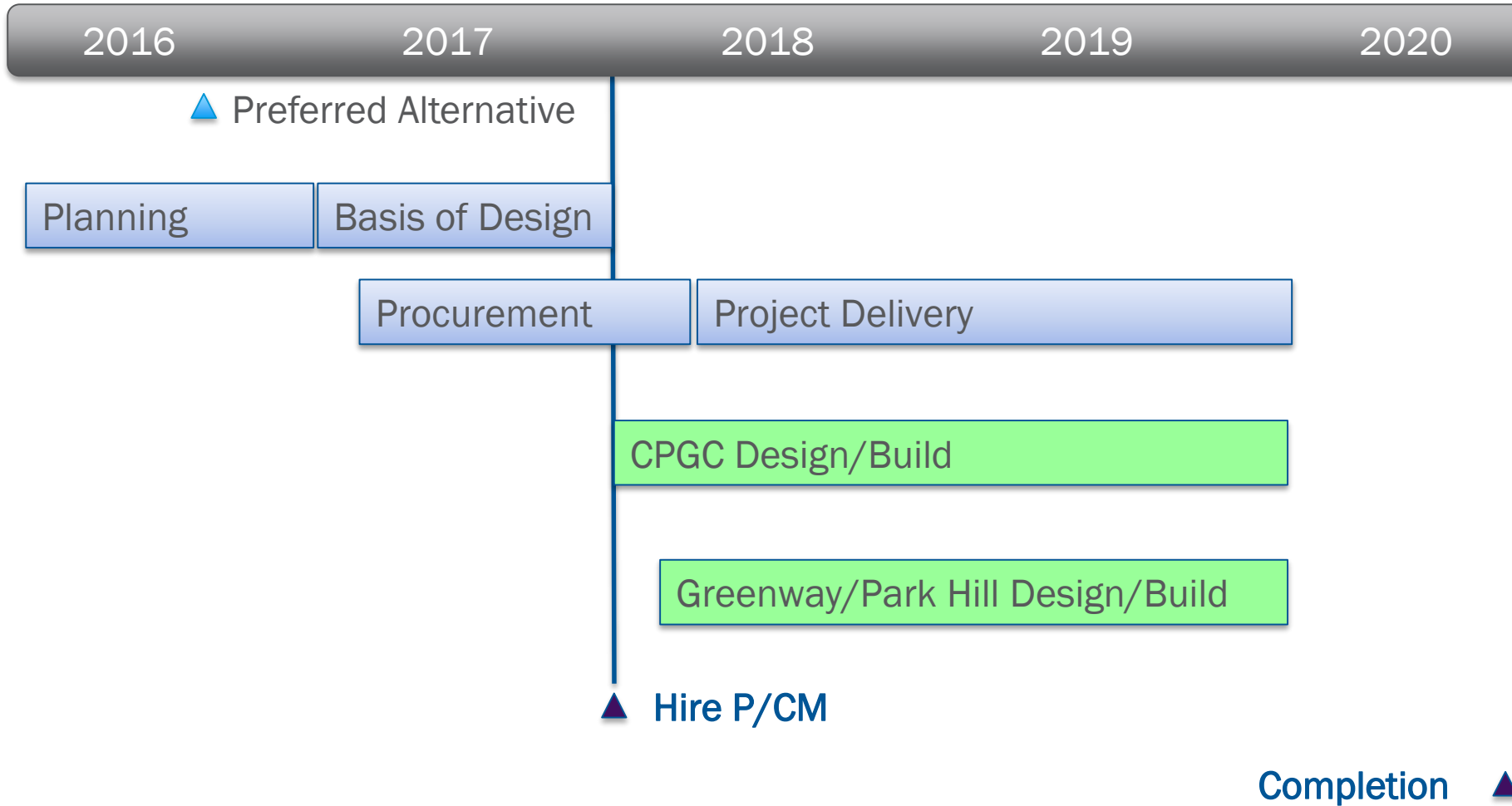
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*Project Construction  
Management*

# P2P Project Construction Management-Timeline

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**RFQ Advertised  
January 4, 2017**

**3 Responses Received  
February 1, 2017**

**3 Firms Interviewed  
February 28, 2017**

**Selection of Parsons  
April 21, 2017**

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- 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*

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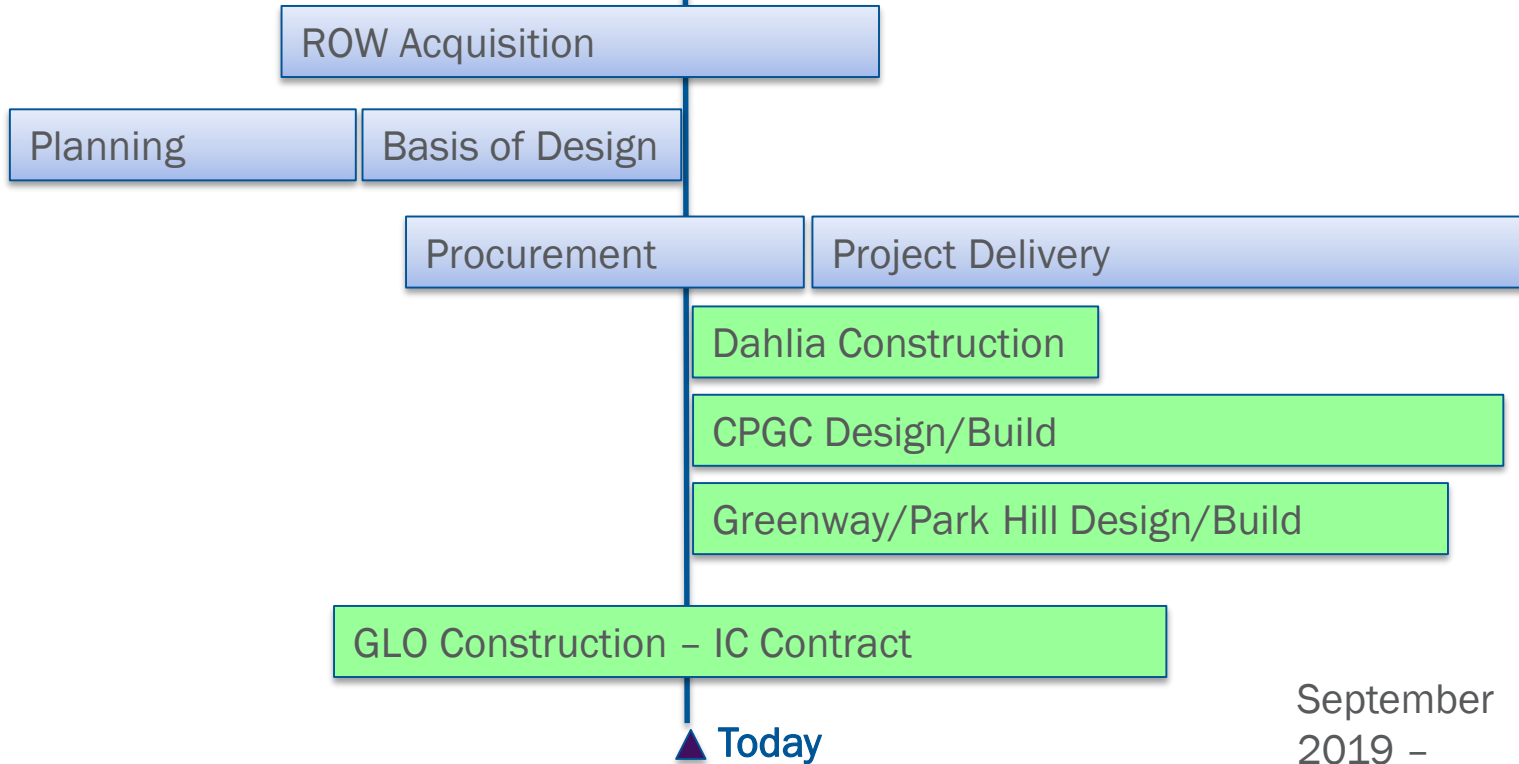
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# *Program Controls*





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



September 2019 – Substantial Completion ▲

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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

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Q/A

City Park Golf Course  
*A Legacy for the Future*