

Better Denver Bond Program Proposed Cultural Projects Companion Ordinance

City Council LUT Committee
January 15, 2013





Agenda

- Purpose
- Background
 - Cultural Facilities – Ballot Measures
 - Boettcher Concert Hall
- Proposed Projects and Funding For Approval
- Proposed Companion Ordinance Changes
- Proposed Project Scopes (preliminary)
- Next Steps – City Council and Bond Program



Background

- Cultural facilities improvements were approved by voters in two ballot measures in 2007:
- Measure G:
 - Deferred Maintenance for Cultural Facilities
 - Included funding for four projects: DBG, Boettcher Concert Hall, DPAC (Buell rehearsal space), DMNS
- Measure H:
 - New Construction of Cultural Facilities
 - Included funding for two projects: Boettcher Concert Hall, DMNS



Background – Boettcher Concert Hall

- Boettcher Concert Hall included Better Denver Bond funding:
- Measure G (Purpose 2):
 - Deferred Maintenance for Cultural Facilities
 - \$20,700,000
- Measure H (Purpose 8):
 - New Construction of Cultural Facilities
 - \$40,000,000
- Total Bond Funding \$60,700,000



Background – Boettcher Concert Hall (cont.)

- In funding agreement between the City and the Colorado Symphony Association, the CSA agreed to contribute at least \$30 Million to the Project (both the deferred maintenance and new construction projects were to be carried out simultaneously).
- Total Project Funding:
 - Bond Funding \$60,700,000
 - CSO Funding \$30,000,000 (minimum)
 - Total \$90,700,000 (minimum)



Background – Boettcher Concert Hall (cont.)

- Studies and options for implementing the Project funding commenced in mid-2008.
- At the end of this “Discovery Phase” in fall 2009, four Project options ranging from \$92 Million to \$150 Million were identified.
- At the same time, and in part due to fundraising challenges during the “Great Recession”, the CSA determined that additional funds could not be raised to enable any of the options to move forward. The Project work was stopped.



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Background – Boettcher Concert Hall (cont.)

- In Spring 2012, the funding agreement between the City and the CSA was formally terminated.





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Proposed New Projects and Funding





Proposed New Projects

- In Fall 2012, the Mayor's Office formed a steering committee to consider and assess opportunities for using the remaining \$57.1 Million in authority for cultural facility purposes
- Basic criteria for new project consideration:
 - Consistent with context and purpose of original ballot measures
 - Must be for improvements to City-owned assets



Proposed New Projects - Cultural Committee

Steering Committee formed. Members included:

- Stephanie Y. O'Malley, Deputy Chief of Staff, CCD
- Peggy Lehmann, Councilwoman District 4
- George Delaney, COO Public Works, CCD
- Dorothy Horrell, President Bonfils-Stanton Foundation
- Gretchen Hollrah, Deputy Chief Financial Officer, CCD
- Maja Rosenquist, Vice President, Mortenson Construction
- Jennifer Welborn, Assistant City Attorney, CCD



Outcome, Status and Proposed Action

Process Outcome:

- The Mayor's Office reviewed the committee's work and issued a press release in Oct 2012, identifying and proposing eleven (11) projects totaling \$57.1 Million.
- Five (5) project proposals included contributions of additional funds estimated at \$7.5 Million.

Current Status and Proposed Action:

- The proposed new projects and funding, as reflected in the proposed ordinance request, require changes to the "Companion Ordinance".
- These proposed changes require approval by City Council (10% Rule), hence LUTI Committee today



Proposed Projects – Measure G / Purpose 2 Deferred Maintenance for Cultural Projects

	Measure G
	Purpose 2
Cultural Projects	Def Maint.
1 Boettcher Concert Hall	\$6,700,000
2 DPAC Champa Street Bridge	
3 Denver Art Museum - Ponti Building	
4 Denver Botanic Gardens - Café, Restroom and Science Pyramid	
5 Denver Center for the Performing Arts (Bonfils)	\$9,932,000
6 Denver Museum of Nature and Science and Denver Zoo - shared parking	
7 Levitt Pavilion Amphitheater at Ruby Hill	
8 McNichols Building Improvements	\$700,000
9 Red Rocks Amphitheater	
Total	\$17,332,000
Purpose Contingency	\$ 610,000
Bond and Program Management	\$ 555,000
	\$ 1,165,000
Proposed Project Total and Future Debt Issuance (rounded)	\$18,497,000





Proposed Projects – Measure H / Purpose 8

New Construction of Cultural Projects

	Measure H
	Purpose 8
Cultural Projects	New
1 Boettcher Concert Hall	\$10,075,000
2 DPAC Champa Street Bridge	\$2,500,000
3 Denver Art Museum - Ponti Building	\$3,000,000
4 Denver Botanic Gardens - Café, Restroom and Science Pyramid	\$6,619,000
5 Denver Center for the Performing Arts (Bonfils)	
6 Denver Museum of Nature and Science and Denver Zoo - shared parking	\$4,400,000
7 Levitt Pavilion Amphitheater at Ruby Hill	\$2,000,000
8 McNichols Building Improvements	\$4,800,000
9 Red Rocks Amphitheater	\$2,800,000
Total	\$36,194,000
Purpose Contingency	\$ 1,275,000
Bond and Program Management	\$ 1,160,000
	\$ 2,435,000
Proposed Project Total and Future Debt Issuance (rounded)	\$38,629,000





Proposed Projects - Summary

	Measure G	Measure H	
	Purpose 2	Purpose 8	
Cultural Projects	Def Maint.	New	Total
1 Boettcher Concert Hall	\$6,700,000	\$10,075,000	\$16,775,000
2 DPAC Champa Street Bridge		\$2,500,000	\$2,500,000
3 Denver Art Museum - Ponti Building		\$3,000,000	\$3,000,000
4 Denver Botanic Gardens - Café, Restroom and Science Pyramid		\$6,619,000	\$6,619,000
5 Denver Center for the Performing Arts (Bonfils)	\$9,932,000		\$9,932,000
6 Denver Museum of Nature and Science and Denver Zoo - shared parking		\$4,400,000	\$4,400,000
7 Levitt Pavilion Amphitheater at Ruby Hill		\$2,000,000	\$2,000,000
8 McNichols Building Improvements	\$700,000	\$4,800,000	\$5,500,000
9 Red Rocks Amphitheater		\$2,800,000	\$2,800,000
Total	\$17,332,000	\$36,194,000	\$53,526,000
Purpose Contingency	\$ 610,000	\$ 1,275,000	\$1,885,000
Bond and Program Management	\$ 555,000	\$ 1,160,000	\$1,715,000
	\$ 1,165,000	\$ 2,435,000	\$ 3,600,000
Proposed Project Total - Future Debt Issuance (rounded)	\$18,497,000	\$38,629,000	\$57,126,000





Proposed Projects - Companion Ordinance

	Measure G	Measure H	
	Purpose 2	Purpose 8	
Cultural Projects	Def Maint.	New	Total
Proposed Projects Total - Future Debt Issuance (rounded)	\$18,497,000	\$38,629,000	\$57,126,000
Prior Debt Issuance - Boettcher Concert Hall	\$2,203,000	\$1,371,000	\$3,574,000
Total Boettcher Concert Hall - Original Companion Ordinance	\$20,700,000	\$40,000,000	\$60,700,000
Less Proposed New Cultural Projects (lines 2-9 above)	\$10,632,000	\$26,119,000	\$36,751,000
Total Boettcher Concert Hall - Proposed Companion Ordinance	\$10,068,000	\$13,881,000	\$23,949,000



Proposed Project Scope Summaries

(Note: all projects are subject to final scope determination and available budget, and will go through a “scope to budget” process)



Purpose 2 - Deferred Maintenance

3 Proposed Projects:

- Boettcher Concert Hall
- Two new projects :
 - Denver Center for Performing Arts (Bonfils)
 - McNichols Building Improvements



Boettcher Concert Hall (AVD)

Purpose 2 Deferred Maintenance Funding: \$6,700,000

- Mechanical, electrical and plumbing modernization
- Life safety and fire alarm detection / suppression
- Utility improvements



Denver Center for Performing Arts – Bonfils

Purpose 2 Deferred Maintenance Funding: \$9,932,000

Modernization of Stage Theatre:

- Seating
- Lighting
- HVAC
- Hydraulic lift system removal
- Fire/life safety modifications

Modernization of Space Theatre:

- Seating
- Lighting
- Fire/life safety modifications
- Network infrastructure
- Terrace and Ballroom Renovations





McNichols Building Improvements (AVD)

Purpose 2 Deferred Maintenance Funding: \$700,000

- New freight elevator
- IT upgrades



Purpose 8 - New Construction

8 Proposed Projects:

- Boettcher Concert Hall
- 7 new projects :
 - DPAC – Champa Bridge
 - Denver Art Museum
 - Denver Botanic Garden
 - DMNS and Zoo Shared Parking
 - Levitt Pavilion at Ruby Hill
 - McNichols Building Improvements
 - Red Rocks Amphitheatre



Boettcher Concert Hall (AVD)

Purpose 8 New Construction Funding: \$10,075,000

- Lobby and Pavilion renovation
 - glass pavilion ticketing space, roofing, food/beverage concessions area
 - configuration of entry doors, ticketing and concessions
 - Main level windows
- New seating
- New studio area with acoustic walls



DPAC Champa St. Bridge (AVD)

Purpose 8 New Construction Funding: \$2,500,000

- New pedestrian bridge linking the Convention Center parking garage with the walkway leading to the Denver Performing Arts Complex;
- Construct a new entrance to DPAC



Denver Art Museum – Ponti Building

Purpose 8 New Construction Funding: \$3,000,000

- Re-purpose 10,000 SF on the North Building first floor
- Art movement and temporary storage
- Lighting, technology and security upgrades



Denver Botanic Gardens – Café, Restrooms and Science Pyramids

Purpose 8 New Construction Funding: \$6,619,000

- Reconstruct deck areas at outdoor café, Le Potager (kitchen garden) and Monet deck;
- Construct new restrooms;
- Construct new Science Pyramid to replace earthen pyramid at top of Amphitheatre;
- Install interactive audio/visual equipment in Science Pyramid as well as an actual weather station.



Denver Museum of Nature & Science and Denver Zoo – Shared Parking

Purpose 8 New Construction Funding: \$4,400,000

- New Zoo / DMNS entry improvements and re-configuration, with improved signaling, roads and new / additional parking



Levitt Pavilion Amphitheatre at Ruby Hill

Purpose 8 New Construction Funding: \$2,000,000

- New 2,000 SF stage and roof structure
- Terrace seating built into the natural "bowl"
- Supporting infrastructure: utilities, irrigation, parking and accessibility



McNichols Building Improvements (AVD)

Purpose 8 New Construction Funding: \$4,800,000

- New AVD offices and tenant improvements on a portion of the 3rd floor
- Construction of new grand staircase at the main entrance and a terrace on the south side (scope to budget following conceptual estimates)



Red Rocks Amphitheatre (AVD)

Purpose 8 New Construction Funding: \$2,800,000

- Water Supply: Connection to municipal water supply for potable water
- Facility improvements, including new spotlight booths



Next Steps

Three City Council Actions:

- 1) City Council consider and approve proposed **Companion Ordinance changes** for proposed new projects and funding (January / February)
- 2) Treasury propose **new debt issuance ordinance**, present to City Council for consideration and approval (February / March). Debt issuance later in 2013, as dictated by project schedule and funding needs, market conditions
- 3) **Project funding agreements / contracts** be drafted and presented to City Council for consideration and approval (April-September)

Bond Program Actions:

- Develop preliminary project budgets and schedules
- Work with all project parties to assess project needs, timing, resources, roles and responsibilities
- Programming and aligning scopes of work with budget constraints
- Initial scope, budget and tracking in Q1 2013 Bond Program report



Thank you for your time!

Questions?



Five (5) project proposals included contributions of additional funds estimated at \$7.5 Million

(To be confirmed during development of project funding agreements]

	Bond	Additional
Cultural Projects	Funding	Funding
Denver Art Museum - Ponti Building	\$3,000,000	\$ 75,000
Denver Botanic Gardens - Café, Restroom and Science Pyramid	\$6,619,000	\$ 1,534,000
Denver Center for the Performing Arts (Bonfils)	\$9,932,000	\$ 3,309,000
Denver Museum of Nature and Science and Denver Zoo - shared parking	\$4,400,000	\$ 600,000
Levitt Pavilion Amphitheater at Ruby Hill	\$2,000,000	\$ 2,000,000