Denver Parks and Recreation

201 W. Colfax Avenue, Dept. 613
Denver, CO 80202

www.denvergov.org/parksandrecreation

DENVER
THE MILE HIGH CITY

MEMORANDUM

TO: Jolon Clark, Executive Director, DPR
FROM: Zachary Lovato, Parks Project Manager, DPR
SUBJECT: Executive Order 8 Bidding Exception
DATE: May 16, 2024

Re: PARKS-202473847 JV LoDo Denargo LLC Denargo Market Cost Sharing and Funding Agreement

Dear Jolon,

I am writing to request your approval for an exception to the bidding requirement specified in Executive Order 8 for both design and construction of Denargo park improvements.

In 2020 DPR began a partnership with the developer (Golub) and a newly formed Metropolitan District for the Denargo Market redevelopment, with the intent to share the cost of designing, constructing and maintaining public parks along the South Platte River on city-owned land. The developer committed to cover the cost of design, 2/3 of construction and ongoing maintenance as part of a cost sharing agreement. DPR funding was allocated in the amount of $3,000,000 from CIP funds.

At the time this partnership was initiated, the Developer/Metro District already had a design team selected (Sasaki Associates) and a CM/GC General Contractor on board (Swinerton). The consultant and general contractor were both selected through a competitive process led by the Developer without DPR involvement. This selection process was not completed per City procurement rules because it occurred prior to the City agreeing to share costs for construction. Upon review of their qualifications for the work, we found that both Sasaki and Swinerton are qualified to work on DPR projects. Sasaki is on DPR's current design on-call contract and Swinerton is prequalified by DOTI contracts. Currently, Swinerton is prequalified in categories 2A at $50M, 2B at $50M and in 2C at $1.5M. Through the cost sharing agreement they have agreed to all prevailing wage, DSBO, and public art stipulations required by all City procured construction contracts.

The construction of park improvements at Denargo is a relatively small proportion of the overall site development program that Golub, the Metro District and Swinerton are undertaking. The remaining work consists of public and private rights of way, utilities, streets, sidewalks, landscaping and urban design amenities to build out the entire community. The benefit to DPR is that for a relatively small investment, DPR will receive important assets that benefit both the new development and the larger community.

Sincerely,

Zachary Lovato

Zachary Lovato, Parks Project Manager
Denver Parks & Recreation

Reviewed by:	
Craig Coronato	**X**
Emily Ziegler	**x**
Gordon Robertson	**x**

APPROVED: Sheila K. Urban
Sheila Urban, Director of Finance

APPROVED: Scott Gilmore
Scott Gilmore, Deputy Executive Director of Parks

APPROVED: _____ DATE: 06/11/2024
Jolon Clark, Executive Director of Parks & Recreation