

November 1, 2021

NATIONAL WESTERN CENTER



Denver City Council
Budget and Policy Committee



DENVER
THE MILE HIGH CITY

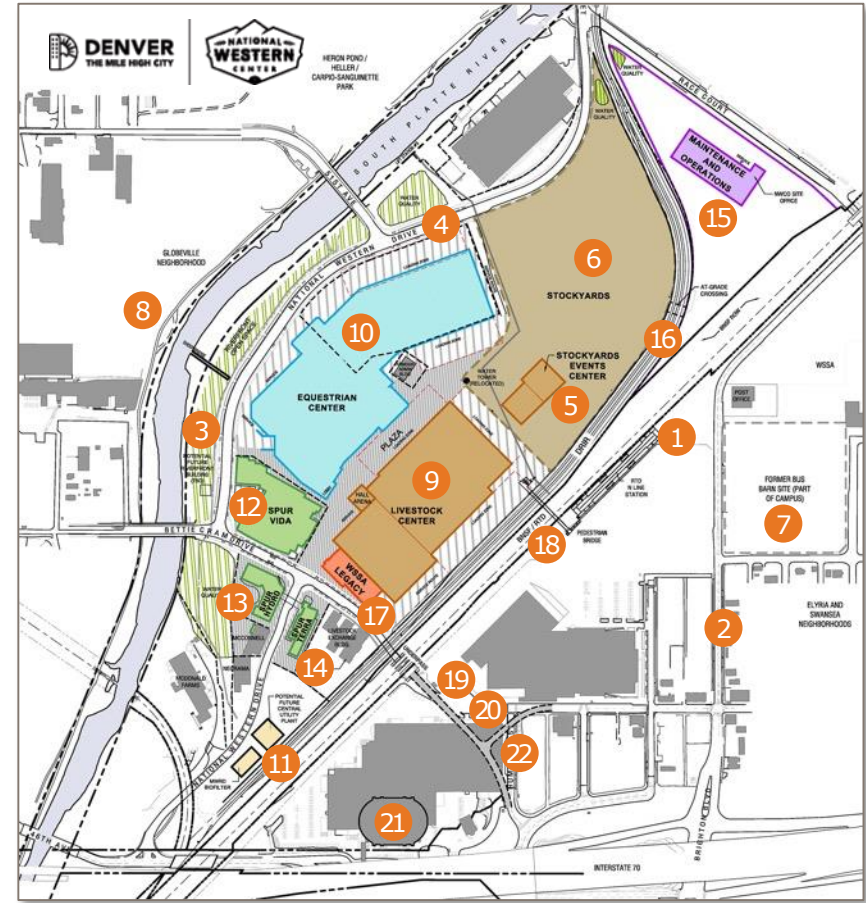


AGENDA

- Project Overview
- Partner Roles
- Vision/ Mission
- Construction Status Update
- Concurrent Operations – Stock Show 2022
- Financial Status Report
- Upcoming Contracts
- Campus Programming and Next Steps

NWC CAMPUS PLAN

1. RTD Transit Station
2. Brighton Blvd. – 47th to Race Court
3. South Platte Riverfront
4. New National Western Drive
5. Stockyards Events Center
6. The Yards Multi-Use Space
7. Campus-related transit-oriented development (TOD)
8. New Bridges Near 48th & 51st Avenues
9. Livestock Center
10. Equestrian Center
11. District energy system's central utility plant (CUP)
12. CSU System Spur: Vida (health)
13. CSU System Spur: Hydro (water)
14. CSU System Spur: Terra (food)
15. Maintenance & Operations Facility
16. DRIR Rail Corridor
17. WSSA Legacy Building HQ
18. Pedestrian Bridge
19. Arena
20. Expo Hall
21. 1909 Rehabilitation
22. Supporting Development



MILESTONES

2012

Mayor Hancock commits to keep the Stock Show in Denver.

2013

Citizen's Advisory Committee formed

2014

Venue feasibility study.

2015

Master plan.

Funding.
(HB 15-1344, Ballot Measure 2C, RTA award)

2016

Mayor creates city office to lead construction.

2017

Framework Agreement.

2018

Authority Board of Directors and CEO.

Construction begins.

2019

Call for programming ideas.

2020

Contract to source clean energy from wastewater.

Public artists selected.

2021

Stockyards Event Center and stockyards complete.

2022 and Beyond

CSU Spur opens, multiple buildings, plazas, bridges & riverfront are complete

THE PARTNERS: ROLES & RESPONSIBILITIES



Mayor's Office of the National Western Center is responsible for construction of the campus, holds the lease and is the principal landowner.



The NWC Authority is responsible for programming and maintaining the campus for the next 100 years.



The Western Stock Show Association is building their own headquarters, the Legacy Building, and will continue to host the Stock Show, Denver County Fair and All-Star Rodeo.



The CSU Spur campus is made up of 3 buildings focused on food, water and health and will be a hub for research related to important world issues and be open to the public as a place for experiential education.

Further programming by:





VISION

To be the global destination for agricultural heritage and innovation.

MISSION

Convene the world at the National Western Center to lead, inspire, create, educate and entertain in pursuit of global food solutions.

AN URBAN HUB FOR FOOD AND AG DISCOVERY

In the Heart of the American West

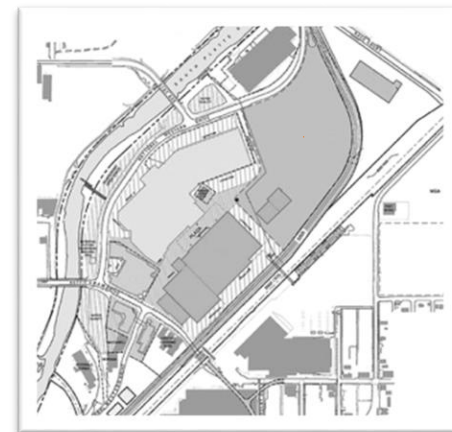


MAYOR'S OFFICE OF THE NATIONAL WESTERN CENTER

Construction Update

HORIZONTAL INFRASTRUCTURE

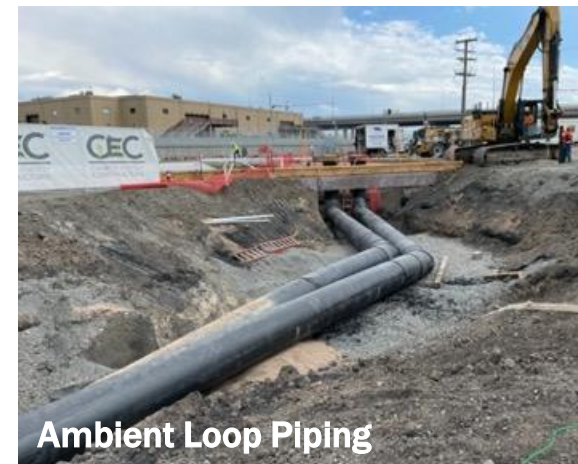
UNDERGROUND UTILITIES



Montclair Outfall



Delgany Wastewater Pipe

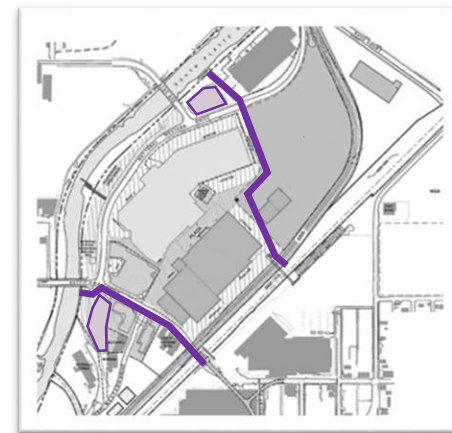


Ambient Loop Piping

HORIZONTAL INFRASTRUCTURE

UNDERGROUND UTILITIES

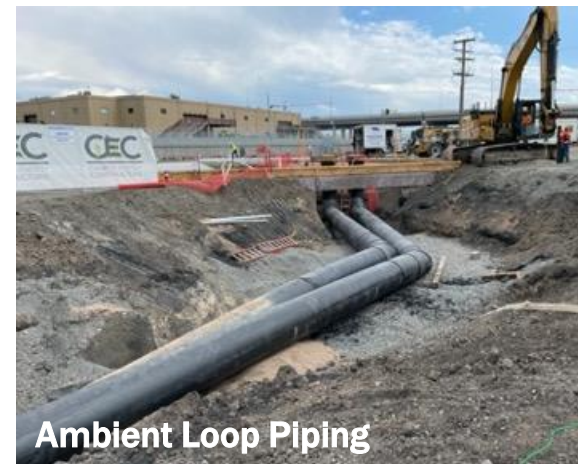
Regional Storm Sewer



Montclair Outfall



Delgany Wastewater Pipe



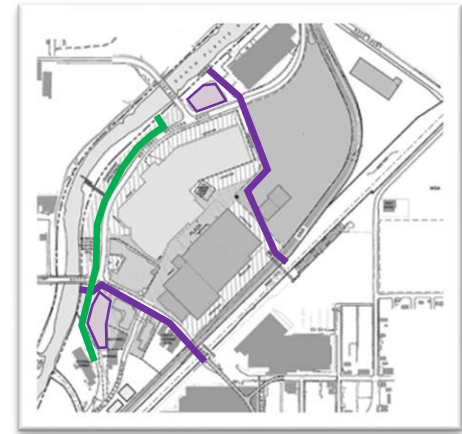
Ambient Loop Piping

HORIZONTAL INFRASTRUCTURE

UNDERGROUND UTILITIES

Regional Storm Sewer

Delgany Relocation



Montclair Outfall



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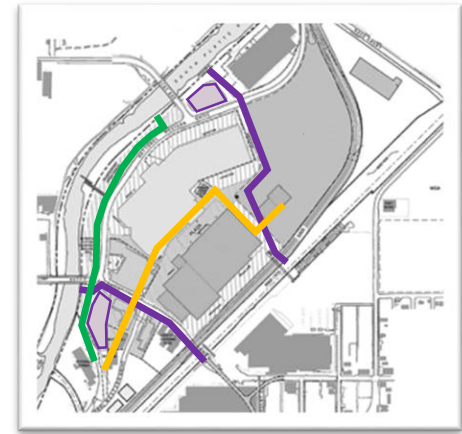
HORIZONTAL INFRASTRUCTURE

UNDERGROUND UTILITIES

Regional Storm Sewer

Delgany Relocation

Campus Ambient Loop



Montclair Outfall



Delgany Wastewater Pipe



Ambient Loop Piping

HORIZONTAL INFRASTRUCTURE

UNDERGROUND UTILITIES

Regional Storm Sewer

Delgany Relocation

Campus Ambient Loop

Campus IT - Fiber



Montclair Outfall



Delgany Wastewater Pipe



Ambient Loop Piping

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Delgany Relocation

Campus Ambient Loop

Campus IT - Fiber

Waste Water



Montclair Outfall



Delgany Wastewater Pipe



Ambient Loop Piping

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UNDERGROUND UTILITIES

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Delgany Relocation

Campus Ambient Loop

Campus IT - Fiber

Waste Water

Natural Gas



Montclair Outfall



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Delgany Relocation

Campus Ambient Loop

Campus IT - Fiber

Waste Water

Natural Gas

Campus Water



Montclair Outfall



Delgany Wastewater Pipe



Ambient Loop Piping

HORIZONTAL INFRASTRUCTURE

UNDERGROUND UTILITIES

Regional Storm Sewer

Delgany Relocation

Campus Ambient Loop

Campus IT - Fiber

Waste Water

Natural Gas

Campus Water

Campus Electric



Montclair Outfall



Delgany Wastewater Pipe



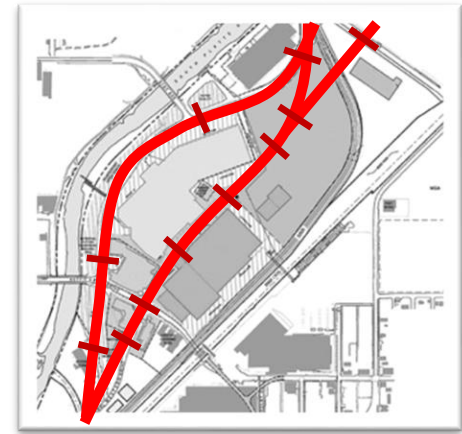
Ambient Loop Piping

BRIGHTON BOULEVARD

47TH AVENUE TO RACE COURT



EXISTING DRIR RAIL CORRIDORS



NEW DRIR RAIL CORRIDOR

“One of the key elements of the NWC is to consolidate the Denver and Rock Island Railroad tracks through the site to be able to provide better access to the east side of the river.”

- Masterplan 2015





RAIL TRANSFORMATION



RAIL TRANSFORMATION



RAIL TRANSFORMATION

CITY AND COUNTY OF DENVER

RTD TRANSIT STATION

The new RTD N line at the National Western Center station opened in September 2020 and gives residents of Elyria-Swansea and Globeville easy access to Union Station, Commerce City, Northglenn and Thornton.



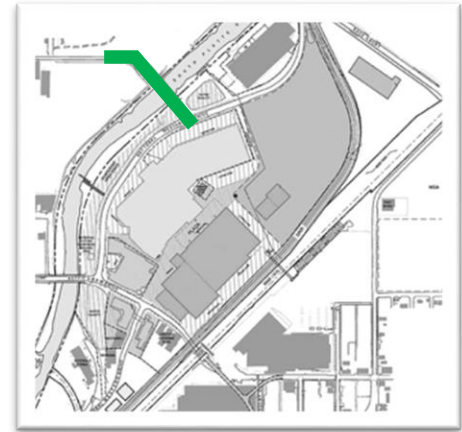
MAINTENANCE & OPERATIONS

RENOVATION OF EXISTING FACILITY



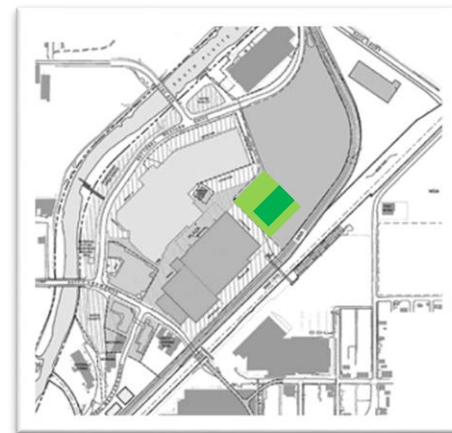
51ST AVENUE BRIDGE

BRIDGE OF THE SUN

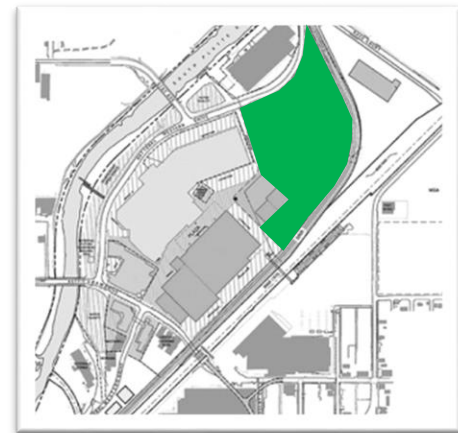


STOCKYARDS EVENT CENTER

PLAZAS AND BISON PENS



THE YARDS/ MULTI-USE SPACE



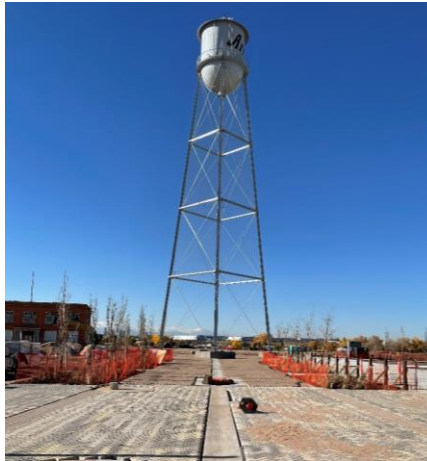
NATIONAL WESTERN DRIVE & BETTIE CRAM DRIVE



PREPARATIONS FOR THE 2022 STOCK SHOW

Construction you will see at the January 2022 Stock Show

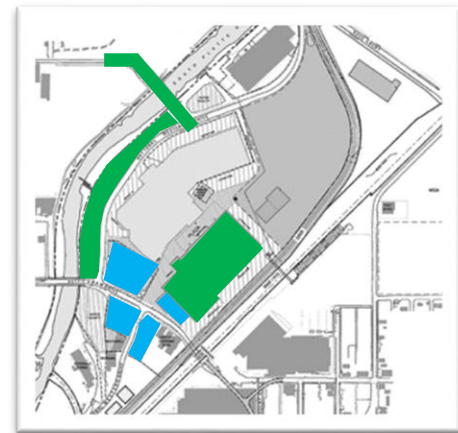
- **Livestock Center** – early mobilization activities
- **Riverfront Open Space** – with the rail removed and wastewater pipes relocated, site work will be underway
- **51st Ave. Bridge** – construction to connect Washington St. to National Western Drive
- **National Western Drive** – Open for public use
- **Bettie Cram Drive** - Open for public use
- **Campus Energy System** - Construction on the system that uses sewer heat recovery technology
- **CSU Spur** - The first building (Vida) will open to the public in January; two additional buildings will open by November 2022



CONSTRUCTION LOOK AHEAD

Q4 2021 THROUGH Q4 2022

- Livestock Center
- Riverfront Open Space
- 51st Ave. Bridge
- Campus Energy System
- Campus Partner Facilities



CONSTRUCTION STATUS



NATIONAL WESTERN CENTER - PHASES 1 & 2 Program Status Report

Q3-2021

HANDOUT

QUARTERLY STATUS	
Overview:	Horizontal:
- HSSE: 1 recordable incident this quarter	- Design in-progress: interim plaza, campus IT, riverfront open space
- NWC Program schedule - SPI 1.00 *	- Procurement in-progress: campus IT, FF&E and stockyards assets
- NWC Program budget - CPI 1.00 *	- Continued land acquisition and relocation
	- Construction in-progress: pad-ready sites for plaza, riverfront, and stockyards;
Program-Wide:	- NW Drive and Bettie Cram Dr and associated utilities; 51st Ave River Bridge
- Continued horizontal / vertical procurements	- Completed: demolition of above-ground Delgany Interceptor along S. Platte river
- Continued regulatory planning and permitting	
- Public Art process continued	Vertical:
	- SYEC: SYEC facility FF&E, IT, audio visual work continued
	- Stockyards: utilities completed; asphalt, pavers and Bison Pen area commenced
	- Equestrian Center: in design development; construction start TBD *
* Continuing to assess potential COVID-19 impacts and recovery opportunities and priorities on program and schedule	- Livestock Center: in design development; construction start TBD *

New National Western Drive and Riverfront (Delgany Interceptor now below ground)

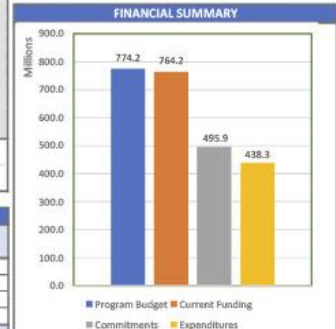


MAJOR CONTRACTS AND PROCUREMENT STATUS				
	Vendor	Description	Contracted Date	Amount
Contracted	Wilson & Co	Brighton Blvd Design	Dec 2016	\$ 1,050,044
	Moore Iacofano Goltsman (MIG)	Campus Placemaking	Jun 2017	\$ 5,000,000 *
	Saunders Construction LLC	Demolition and Abatement	Sep 2017	\$ 18,000,000 *
	Kiewit Infrastructure Co	Brighton Blvd Construction	Dec 2017	\$ 12,604,322
	Merrick & Company	Horizontal Design	Apr 2018	\$ 25,000,000 *
	Wilson & Co	DRIR Rail Consolidation	Apr 2018	\$ 2,190,687
	Hensel Phelps Construction	Horizontal Integrated Construction (HIC)	Jun 2018	\$ 275,000,000 *
	Short, Elliot and Hendrickson (S.E.H)	Maint. & Ops Facility - Design	Sep 2018	\$ 776,758
	IHS, Inc.	Stockyards Event Cntr / Stockyards - Design	Nov 2018	\$ 2,651,014
	G.H. Phipps	Maint. & Ops Facility - Precon	Dec 2018	\$ 15,000
	Adolfson & Peterson	Stockyard Event Cntr / Stockyards - Precon	Mar 2019	\$ 37,500
	Populus	Equestrian Center / Parking Garage - Design	May 2019	\$ 10,831,281
	G.H. Phipps	Maint. & Ops Facility- CM/GC	Dec 2019	\$ 5,335,422
	Adolfson & Peterson	Stockyard Event Cntr / Stockyards - CM/GC	Dec 2019	\$ 8,529,490
	Whiting - Turner	Equestrian Center / Parking Garage - Precon	Dec 2019	\$ 487,660
	Populus	Livestock Center - Design	Feb 2020	\$ 7,972,311
	Whiting - Turner	Livestock Center - Precon	Oct 2020	\$ 682,000
Projected	Whiting - Turner	Livestock Center - CM/GC	TBD **	TBD
	Whiting - Turner	Equestrian Center / Parking Garage - CM/GC	TBD **	TBD

* Capacity ** Continuing to assess potential COVID-19 impacts, recovery opportunities / priorities on program and schedule

BUDGET, COMMITMENTS AND COST				PROGRESS/PERFORMANCE	
Portfolio	Budget	Program To Date		Percent Complete	SPI
		Commitment	Cost		
Planning and Design Studies	4,793,446	4,793,445	4,793,445	100.0%	1.00
Horizontal	398,617,227	366,268,047	337,985,511	83.0%	1.00
Vertical	306,888,902	81,266,841	55,272,608	21.5%	1.00
Program Wide	63,939,931	43,561,820	40,294,063	63.9%	1.00
Total Program	774,239,506	495,890,154	438,345,627	57.1%	1.00

KEY PERFORMANCE INDICATORS	
Description	
Health , Safety, Security, and Environment	
Cost	
Schedule	
Design	
Community	
ReNEWWW	
Concurrent Operations	





COUNCIL ACTIONS AND NEXT STEPS

Next 3 Months:

Contract Amendments:

- Pre-Con Livestock - Whiting Turner
- Design Livestock – Populous
- SYEC Design – HKS

Next 6 Months:

New Contract:

- Livestock CM/GC -Whiting Turner
- Grant agreements

Continue community and industry outreach and engagement around Future Phases



NATIONAL WESTERN CENTER AUTHORITY

Our three areas of focus in 2022





FOCUS AREAS

- Events
- Facilities and Stock-Show readiness
- Community





EVENTS

- Robust demand for hosting events in the Stockyards Event Center (SYEC)
- Now hiring
 - Building engineer
 - Event operations manager



FACILITIES & STOCK-SHOW READINESS






- First event hosted (in part) on the campus will be in January
 - The 2022 National Western Stock Show
- Stockyards Event Center and Yards are our first revenue-generating assets
 - Will host events throughout the year after Stock Show is over
- Procurements for campus-wide services
 - Subject to all social ordinances, will comply w/prevailing wage, MWBE/SB goals.
 - Seeking short- and long-term contracts



COMMUNITY

- Community engagement is a priority for the Authority
 - One of the first policies adopted by the board was the Community Benefits Guiding Principles
- Board's Community Benefits Committee is led by Lucia Guzman
 - Sen. Guzman worked with CW Ortega & CdeBaca to form the Community Investment Fund Committee
- Denver City Council supported the Authority's grant request for \$400,000 in technical assistance for GES
- We support the community's goal of self-governance for the Community Investment Fund

THANK YOU!

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