



CAC PROGRAM UPDATE

October 25, 2018

IMAGINE. DISCOVER. CULTIVATE.

Phase 1 & 2 | Roles & Responsibilities

BUILD IT



Mayor's Office of the National Western Center

- Responsible for NWC Phases 1 & 2 of Construction.
- Principal Land and Facility Owner.
- Signed 100-Year Lease with NWC Authority for management of the campus.

FILL IT



AUTHORITY

NWC Authority

- Non-profit Colorado Corporation with 100-Year Lease for the Campus.
- Responsible for campus programming, bookings (*excluding 3 NWSS events*), long-term operations and maintenance.
- Guided by a 13-member Board.
- Fulfill the campus vision of the master plan.

SHOW IT



NWSS / WSSA

- 100-Year Lease with NWC Authority.
- Produces the National Western Stock Show, Rodeo All-Star Weekend and Denver County Fair.
- Books other year-round equestrian and livestock events with the NWC Authority.
- Independent parcel owner for Legacy Building.

KNOW IT

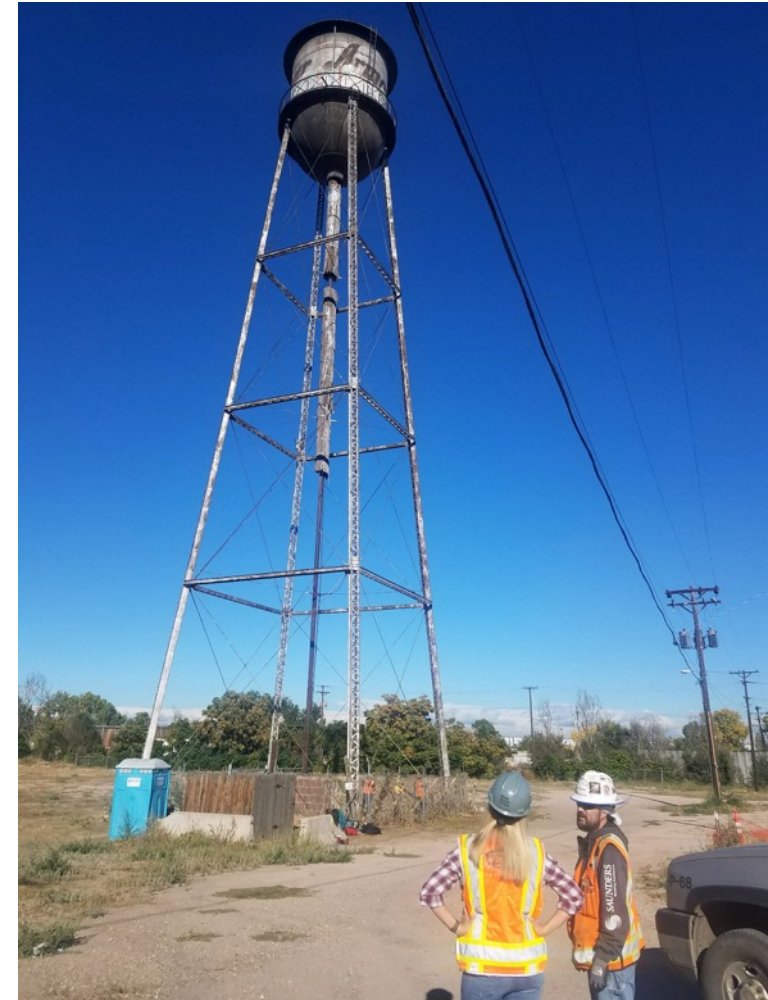


CSU

- Independent parcel owner of the funded CSU educational facilities (Water Resources Center, Animal Health Building, CSU Center).
- Provides year-round programming.



STRUCTURAL ASSESSMENTS

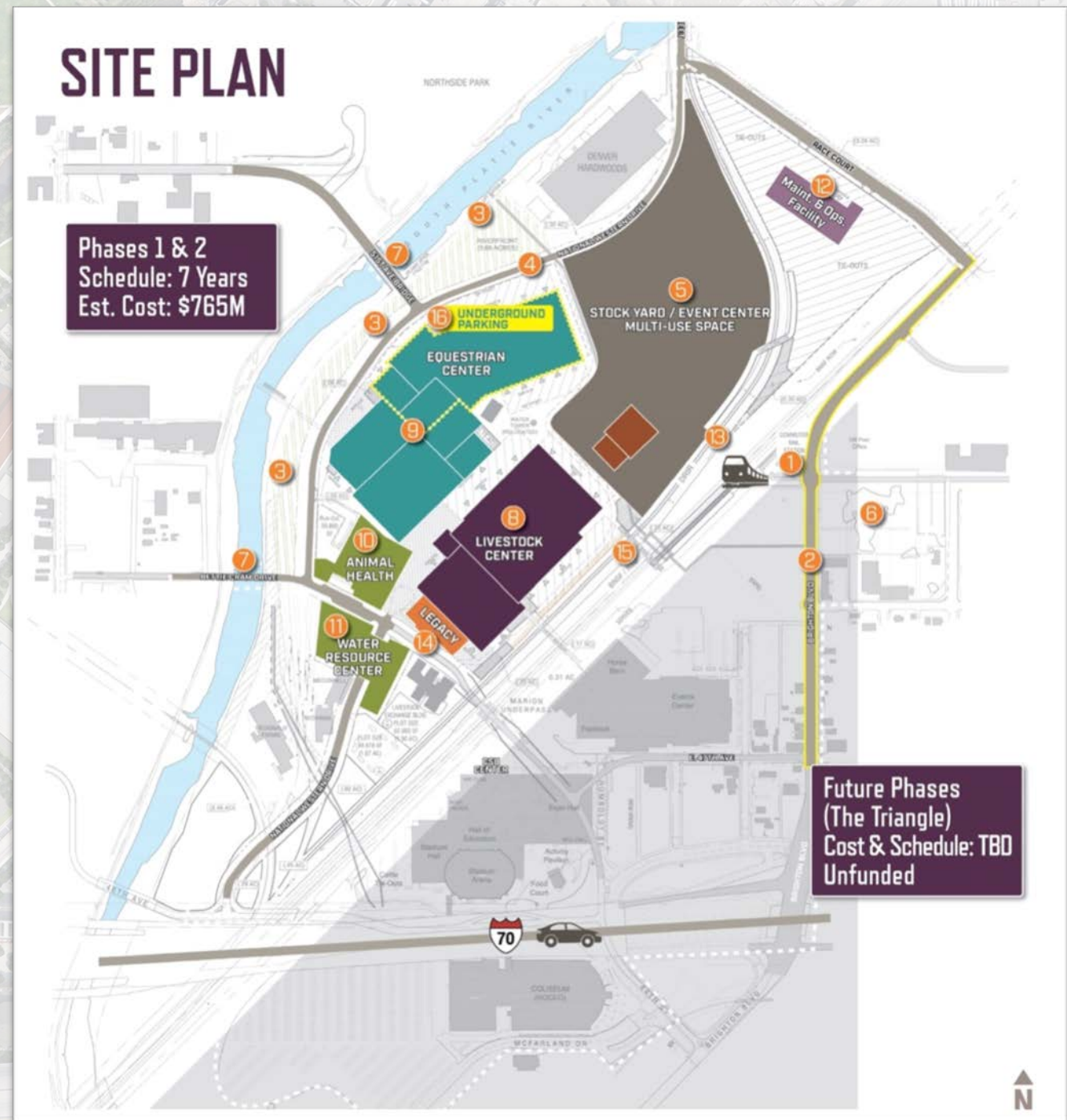


BRIGHTON BLVD. – 47TH – 48TH



WHAT WE ARE BUILDING

1. RTD Transit Station
2. Brighton Blvd. – 47th to Race Court
3. South Platte Riverfront
4. New National Western Drive
5. Stock Yard/Event Center Multi-Use Space
6. Campus-Related TOD
7. New Bridges Near 48th & 51st Avenues
8. Livestock Center
9. Equestrian Center
10. CSU Animal Health Facility
11. CSU Water Resources Center
12. Maintenance & Operations Facility
13. DRIR Rail Corridor
14. WSSA Legacy Building
15. Pedestrian Bridge
16. Underground Parking



WORK UNDERWAY

Campus Placemaking

MIG, Inc.

- Design
- M/WBE Goal of 24%

Design and guidelines for public spaces, campus character, cultural plans, etc.

Integrated Demolition

Saunders Construction

- Integrated Construction
- M/WBE Goal of 18%

Property management, demolition, abatement & site remediation

Brighton Boulevard - 3

Kiewit / Hamon

- Integrated Construction
- M/WBE Goal of 14%

Widening of Brighton Blvd. for added lanes, walking, cycle, amenity zones & Race Ct. bridge

Maintenance & Ops

SEH, Inc.

- Design
- M/WBE Goal of 30%

Renovation of existing building. Office/shop space, high bay vehicle maintenance, etc.

Horizontal Portfolio

Merrick & Company

- Design
- M/WBE Goal of 23%

Design services to enable the horizontal portfolio for the campus development

Horizontal Integrated

Hensel Phelps

- Integrated Construction
- M/WBE Goals assigned to each work order

Task and work order-based construction services to enable the horizontal portfolio

DRIR Railroad

Wilson & Company

- Design
- M/WBE Goal of 14%

Consolidation of the Denver Rock Island Railroad & replacement maintenance facility

Maintenance & Ops

GH Phipps — pending city council approval

- CMGC
- M/WBE Goal of 30%

Renovation of existing building. Office/shop space, high bay vehicle maintenance, etc.

WORK UNDERWAY

Stockyards / Event Ctr.

HKS — pending city council approval

- Design
- M/WBE Goal of 30%

Engineering and architectural services for the 20-acre NWC Stockyards and 43,000 SF Stockyard Event Center



Stockyards / Event Ctr.

Active Procurement

- CM/GC
- M/WBE Goal of 17%

Construction of the Stockyards and Stockyards Event Center multi-use space



- 20 acres of Stockyards with 800+ removable pens
- Catwalks and building terraces
- Multi-use events and festival space during non-Stock Show times
- Stockyards Event Center facility, including a 1000-seat Arena with 2 show rings and a 600-seat Auction Arena



FUTURE PROCUREMENTS

Equestrian Center & Parking Garage Design & Construction

DESIGN

RFQ: Oct. 2018
Est. RFP: Nov. 2018

CM/GC

RFQ: Nov. 2018
Est. RFP: Dec. 2018

Design & Construction of the Equestrian Center and Parking Garage, including:

- 4,500 Seat Event Center
- 500 Equestrian Show Arena
- 700-800 stall Horse Barn
- Two Paddocks and Covered Open-Air Warm Up areas
- 1,050 car Parking Garage

Livestock Center Design & Construction

DESIGN

RFQ: Early 2019
Est. RFP: Mid 2019

CM/GC

RFQ: Mid 2019
Est. RFP: Fall 2019

Design & Construction of the Maintenance and Operations Facility Renovation, including:

- Maintenance and Vehicle Shops with Yard
- Equipment and Material Storage
- Cattle Tie Areas for Annual Stock Show



THE TRIANGLE

FUTURE PHASES FOR THE CAMPUS

Four Required Assets:

- Redeveloped 1909 Historic Building
- New 10,000-Seat Arena
- New Expo Hall
- Supporting Structured Parking

Additional supporting development to activate the campus year-round



Estimated Procurement Timeline:



1909 HISTORIC BUILDING

Historic Structure Assessment

Draft - October 2018

Final – December 2018

Market Feasibility Study

Prelim Draft – August 2018

Final – January 2019*

Business Plan

Draft – December 2018

Final – January 2019

Advisory Working Group

Meetings held in April, June, July, August

Final meeting in January 2019



Can we adaptively reuse the 1909 Stadium building as Denver's 1st Public Market?



* Note: January dates may be pushed to Feb. due to Stock Show

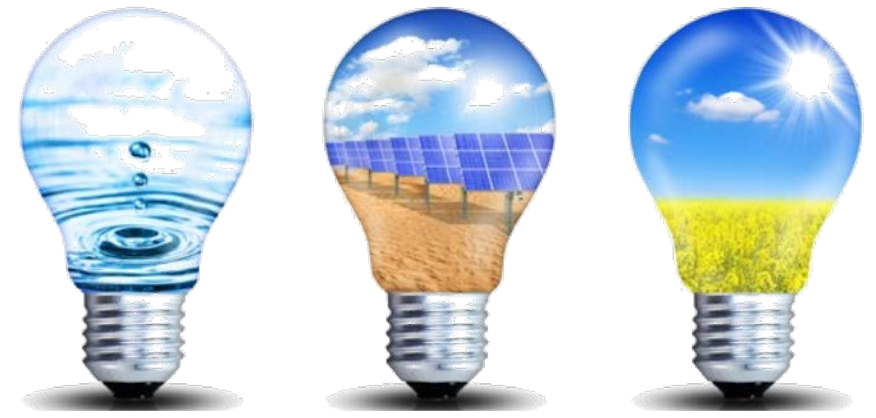


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CAMPUS ENERGY



Goal: Partner with a construction and financing entity to optimize NWC campus energy toward creation of a **Zero Energy District** focusing on solar and sewer heat recovery.



- EAS Energy Partners selected as the preferred proposer through a robust procurement process
- EAS commits to working with the City and the Authority in an open-book fashion to deliver an innovative campus energy system at a cost comparable to traditional energy
- NWCO has worked collaboratively with Xcel Energy, Metro Wastewater and Department of Energy / National Renewable Energy Lab (NREL)



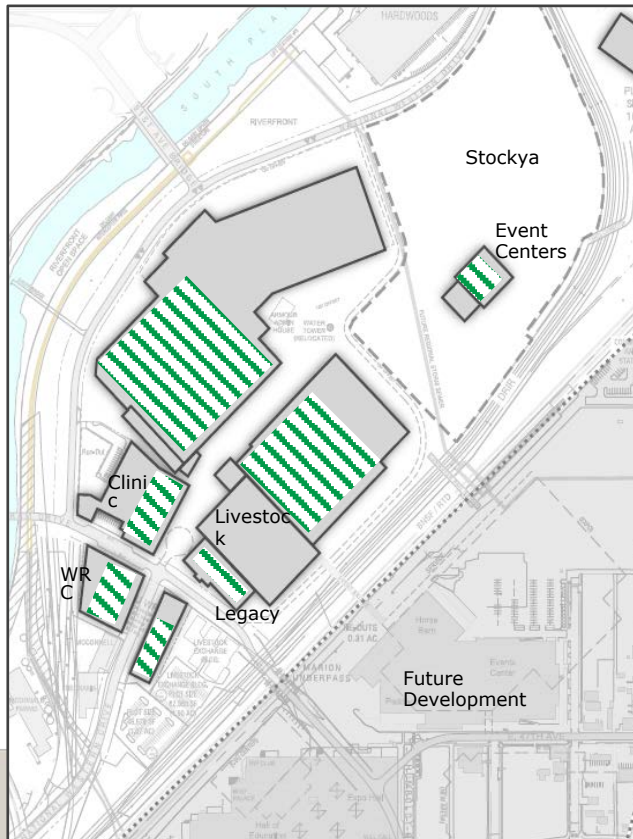
EAS ENERGY PARTNERS

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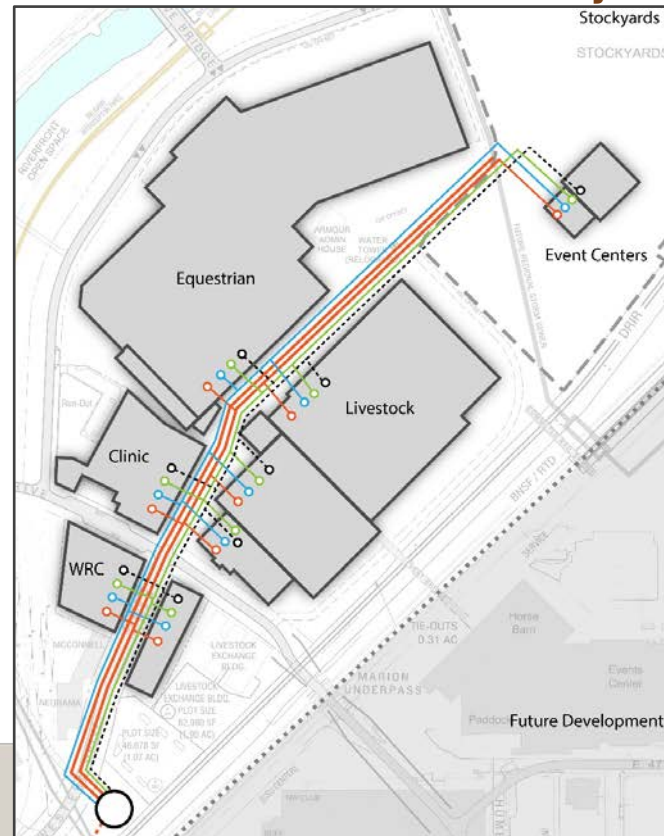
PROCUREMENT TIMELINE



Rooftop Solar



District Thermal Energy with Sewer Heat Recovery



NWC Campus
“Net-Zero Energy”
Concept



CAMPUS ENERGY – PREDEVELOPMENT PHASE

1. Validate and refine campus energy concept
2. Coordinate with Utilities
 - Metro Wastewater
 - Xcel Energy
 - Denver Water
3. Align with NWC Program
4. Negotiate long-term agreement





THANK YOU



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