



# PROGRAM UPDATE CITIZENS ADVISORY COMMITTEE

November 29, 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.
- 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.

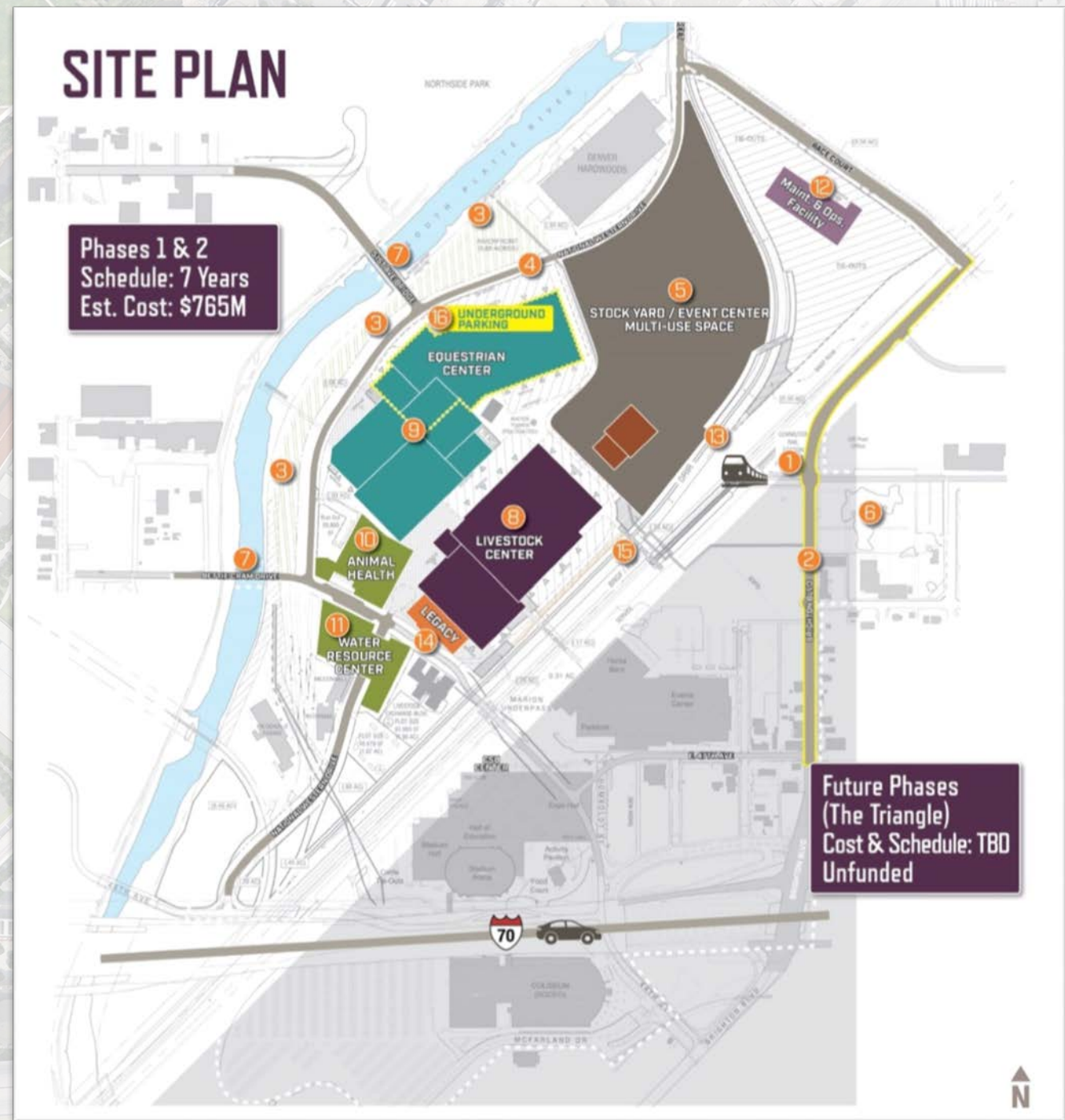


# BRIGHTON BLVD. - 47<sup>TH</sup> - 48<sup>TH</sup>



# WHAT WE ARE BUILDING

1. RTD Transit Station
2. Brighton Blvd. – 47<sup>th</sup> 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 48<sup>th</sup> & 51<sup>st</sup> 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 Demolition
- M/WBE Goal of 18%

Property management, demolition, abatement & minor 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%

Engineering and architectural services for renovation of existing building.

## 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

- CM/GC
- M/WBE Goal of 28%

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

# WORK UNDERWAY

## Stock Yards / Event Ctr.

### HKS

- Design
- M/WBE Goal of 30%

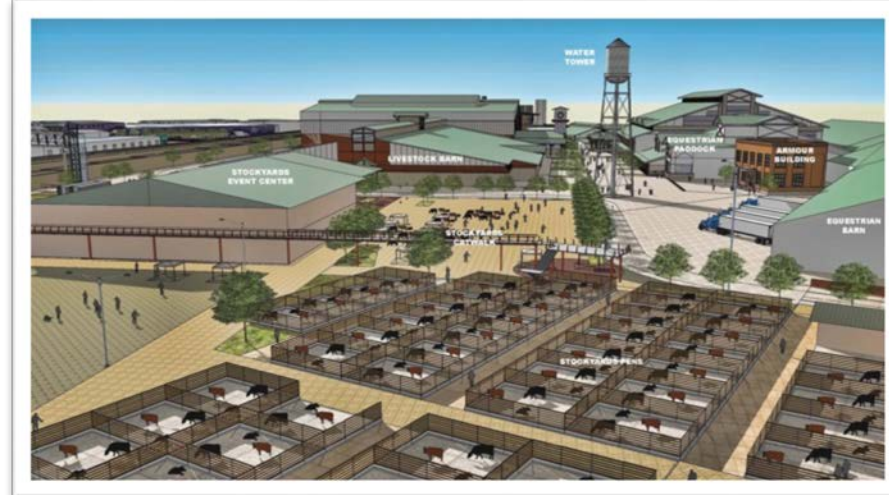
Engineering and architectural services for the 20-acre NWC Stock Yards and 43,000 SF Stock Yards Event Center

## Stock Yards / Event Ctr.

### Active Procurement

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

Construction of the South Stock Yards and Stock Yards Event Center multi-use space



- 20 acres of Stock Yards with 800+ removable pens and 50 permanent pens
- Catwalks and building terraces
- Multi-use events and festival space during non-Stock Show times
- Stock Yards Event Center facility, including a 1000-seat Show Arena with 2 show rings and a 600-seat Auction Arena



# FUTURE PROCUREMENTS

## Equestrian Center & Parking Garage

### DESIGN

Active Procurement  
M/WBE Goal of 24%

### CM/GC

RFQ: Dec. 2018  
Est. RFP: Early 2019

Separate Design & Construction contracts for 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

RFQ: Early 2019  
Est. RFP: Mid 2019

### CM/GC

RFQ: Mid 2019  
Est. RFP: Mid 2019

Separate Design & Construction contracts for the Livestock Center including:

- 3000 seat (expandable to 5000 seats) Stadium Arena
- 700 seat Auction Arena
- 200,000 s.f. Livestock Hall
- Multi-Use and flexible spaces



# THE TRIANGLE

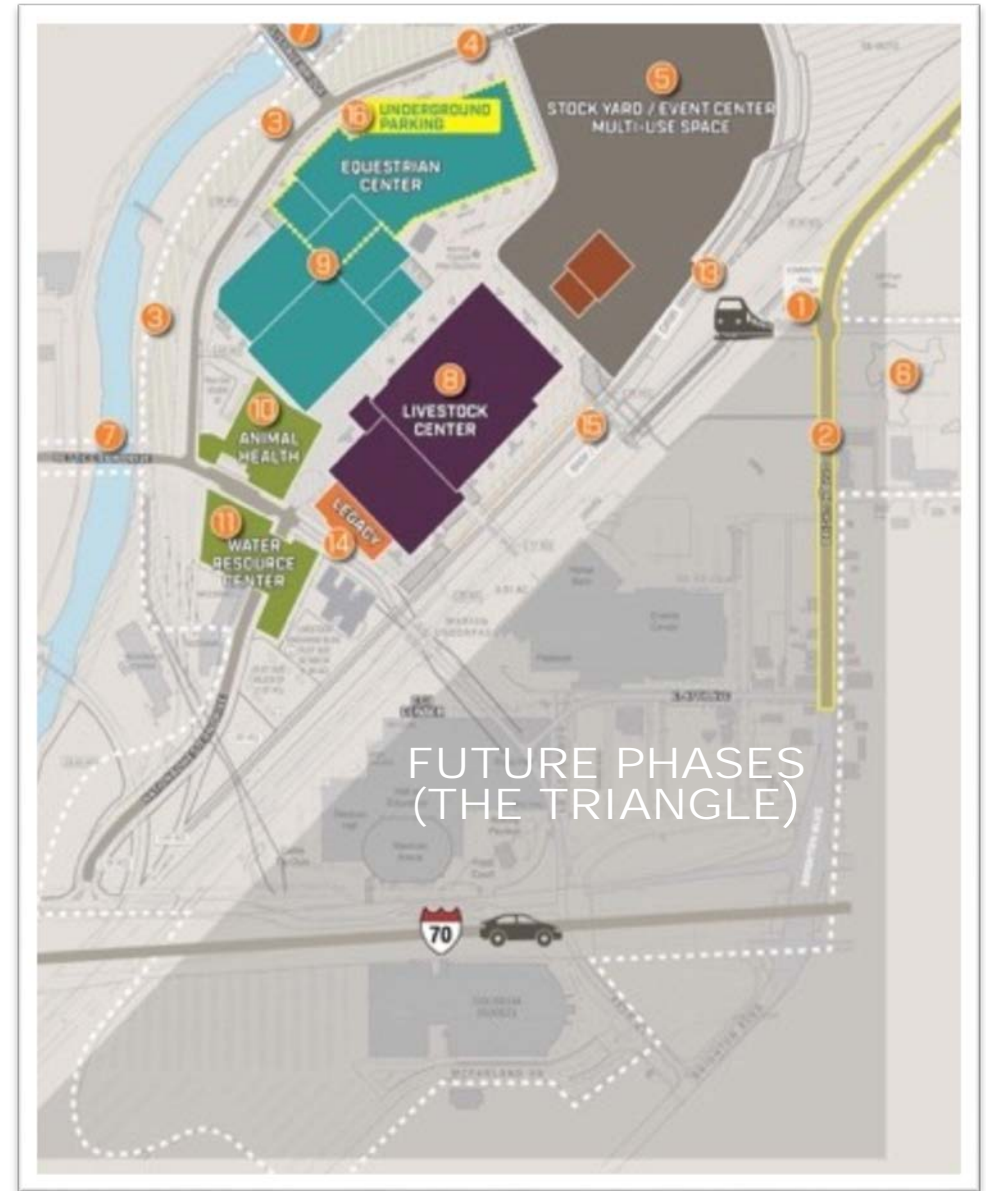
## FUTURE PHASES FOR THE CAMPUS

### 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

### Anticipated Procurement Process:

- Outreach Throughout Process
- Request for Qualifications (RFQ)
- One on One Meetings w/ Shortlisted Firms
- Request for Proposals (RFP)
- Interviews





# 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 1<sup>st</sup> Public Market?



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



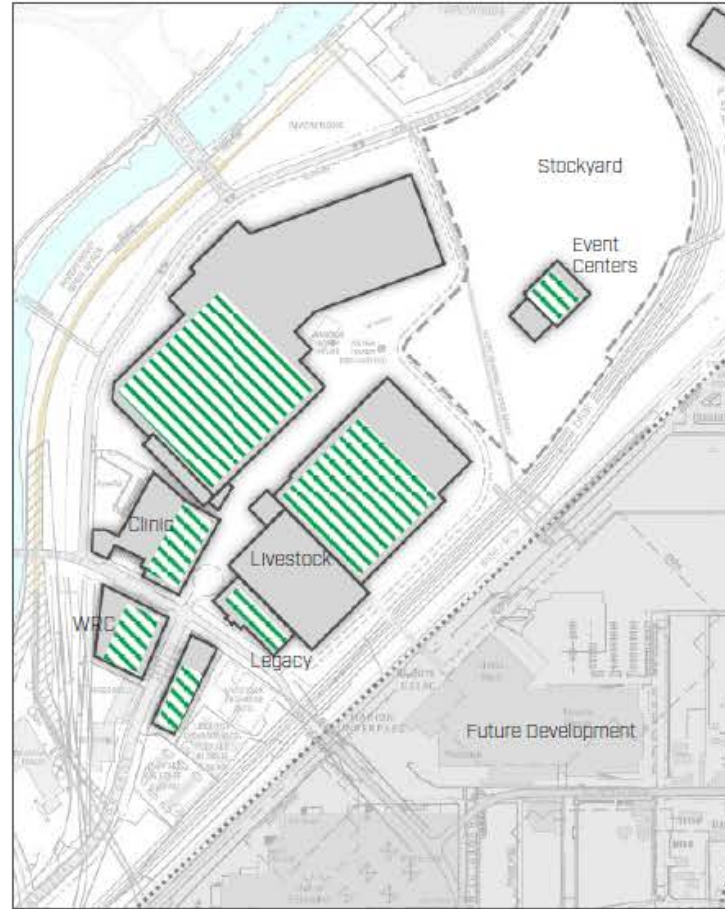
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# PROCUREMENT TIMELINE

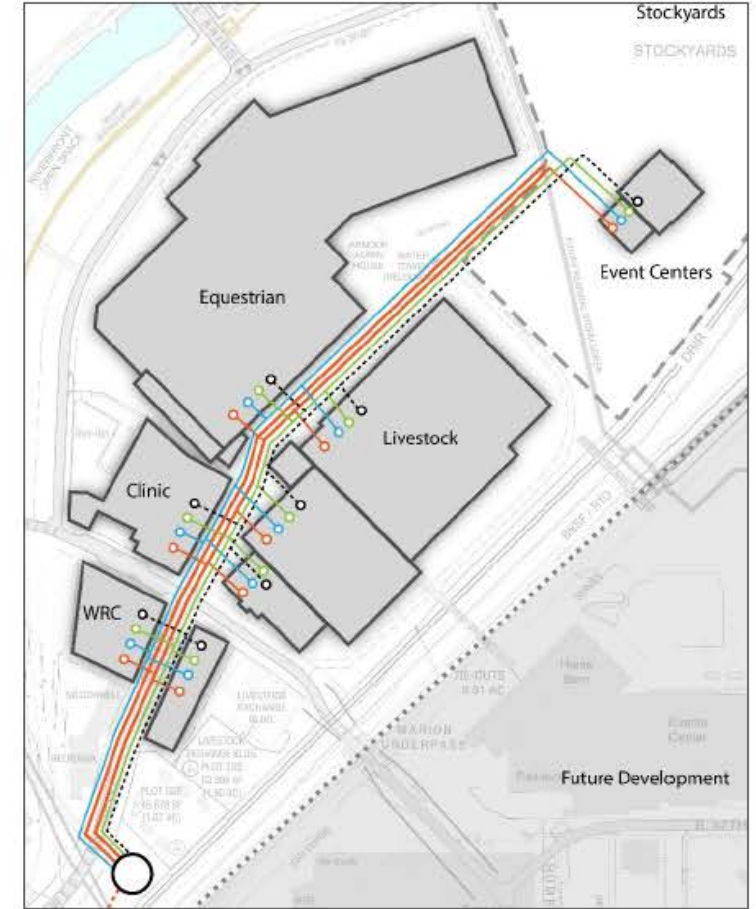
## NWC Campus Energy



### Rooftop Solar



### District Thermal Energy with Sewer Heat Recovery



### PROJECT TIMELINE



# CAMPUS ENERGY – PREDEVELOPMENT PHASE

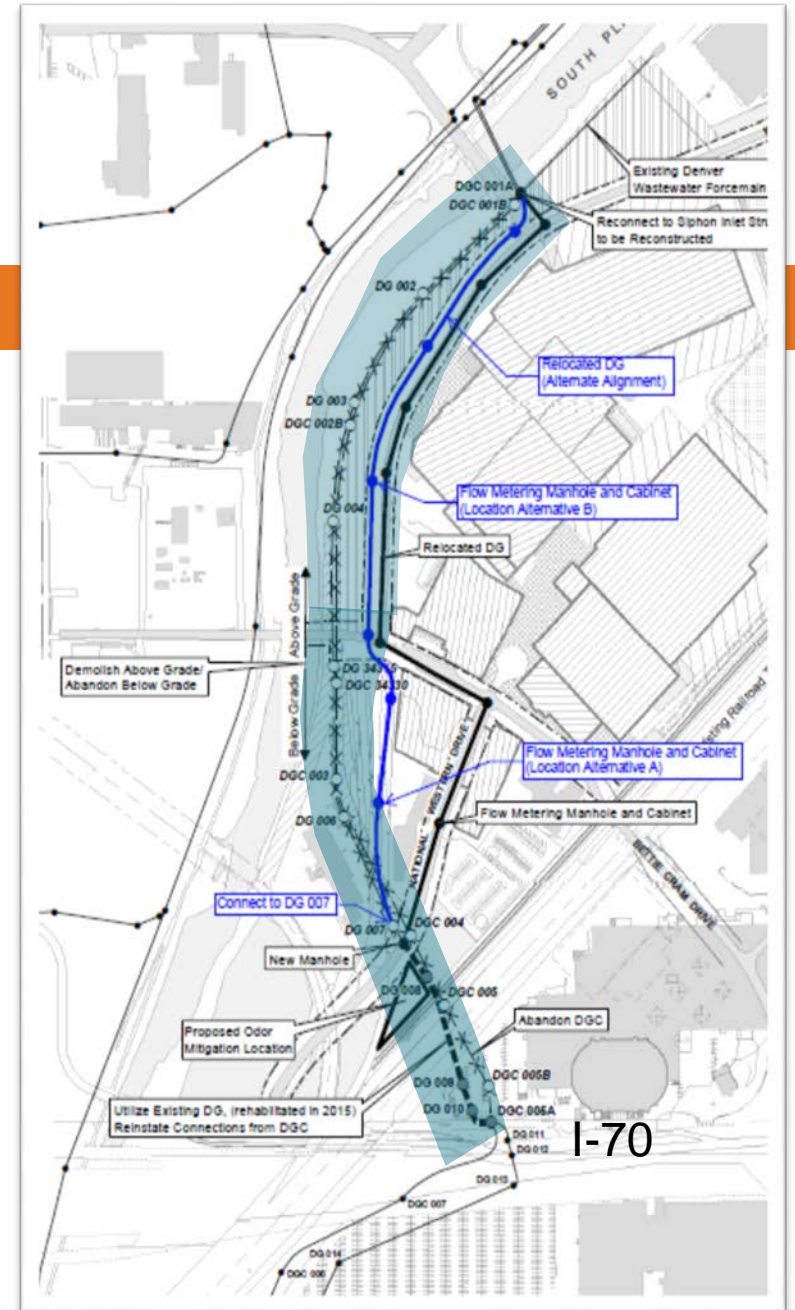
1. Validate and refine campus energy concept
2. Coordinate with Utilities
  - Metro Wastewater
  - Xcel Energy
  - Denver Water
3. Align with NWC Program
4. Negotiate long-term agreement



# METRO WASTEWATER IGA

## IGA: Intergovernmental Agreement

- Three primary objectives:
  1. Relocate and bury the Delgany Interceptor
  2. Provide access to sewer heat for the NWC Campus Energy Partner
  3. Mitigate odors from the Delgany via a new biofilter
- Going to Metro Board and City Council for approval in December



# OUTREACH & ENGAGEMENT



## INDUSTRY FORUM

PLEASE JOIN THE NATIONAL WESTERN CENTER AND ELEVATE DENVER PROGRAM TEAMS ON DECEMBER 12TH FOR AN INDUSTRY FORUM NETWORKING EVENT



Elevate Denver is a 10-year, \$937 million general obligation bond program approved by voters in 2017, that will enhance the City and County of Denver by providing critical improvements to the city's infrastructure – improving roads and sidewalks, parks and recreation centers, libraries, cultural centers, Denver Health, public-owned buildings and safety facilities.

The National Western Center represents a visionary transformation of the National Western Complex site into a year-round destination for entertainment, education and research and the next generation of agribusiness. The Mayor's Office of the National Western Center is leading the construction of Phases 1 & 2 with a schedule of 7 years and budget of \$765M.

### WHO SHOULD ATTEND?

Architects | Engineers | General Contractors | Small, M/WBE Businesses

### WHY ATTEND?

Come and learn about upcoming work, connect with trade partners and network with industry.

### WHO'S GOING TO BE THERE?

You and...

National Western Center Program Team | Elevate Denver Program Team | Office of Economic Development  
Division of Small Business Opportunity | North Denver Cornerstone Collaborative  
Public Works | Western Stock Show Association | WORKNOW

**DECEMBER 12, 2018**  
**DENVER COLISEUM**

4600 Humboldt Street, Denver, CO 80216

7:30am - 9:30am



THANK YOU



[www.nationalwesterncenter.com](http://www.nationalwesterncenter.com)