



# PROGRAM UPDATE CITIZENS ADVISORY COMMITTEE

IMAGINE. DISCOVER. CULTIVATE.

January 31, 2019

# 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

- 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.

### Adolfson and Peterson

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

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

## Equestrian Center & Parking Garage

### Populous

- Design
- M/WBE Goal of 24%

Design contract 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



# FUTURE PROCUREMENTS

## Equestrian Center & Parking Garage

### CM/GC

RFQ: Dec. 2018

Est. RFP: Early 2019

Construction contract 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

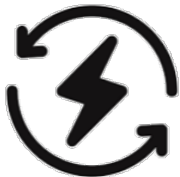
Est. RFP: Mid 2019

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



# CAMPUS-WIDE SERVICES



## ENERGY & WATER

### INITIATIVE

Campus District Energy

*Predevelopment agreement January 2019  
Long-term agreement mid-2019*

### PARTNERSHIPS

Xcel Energy  
Metro Wastewater  
Denver Water



## FOOD, BEVERAGE & MERCHANDISING

*Strategy development to evaluate outsourcing vs insource vs hybrid options.  
Potential RFI in 2019.*



## IT INFRASTRUCTURE

*Trunk infrastructure design. Develop use cases to inform technology master plan.  
Potential RFI in 2019.*



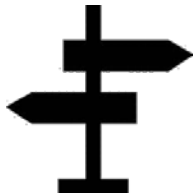
## SECURITY

*Draft security master plan in review.  
Work plan draft Q1 2019*



## SOLID WASTE

*Initiating work on a solid waste master plan to be completed in mid-2019.*



## DIGITAL SIGNAGE & ADVERTISING

*Coordinate with CCD Community Planning and Development and Authority to determine timing of future sign plan.*

# THE TRIANGLE

## FUTURE PHASES FOR THE CAMPUS

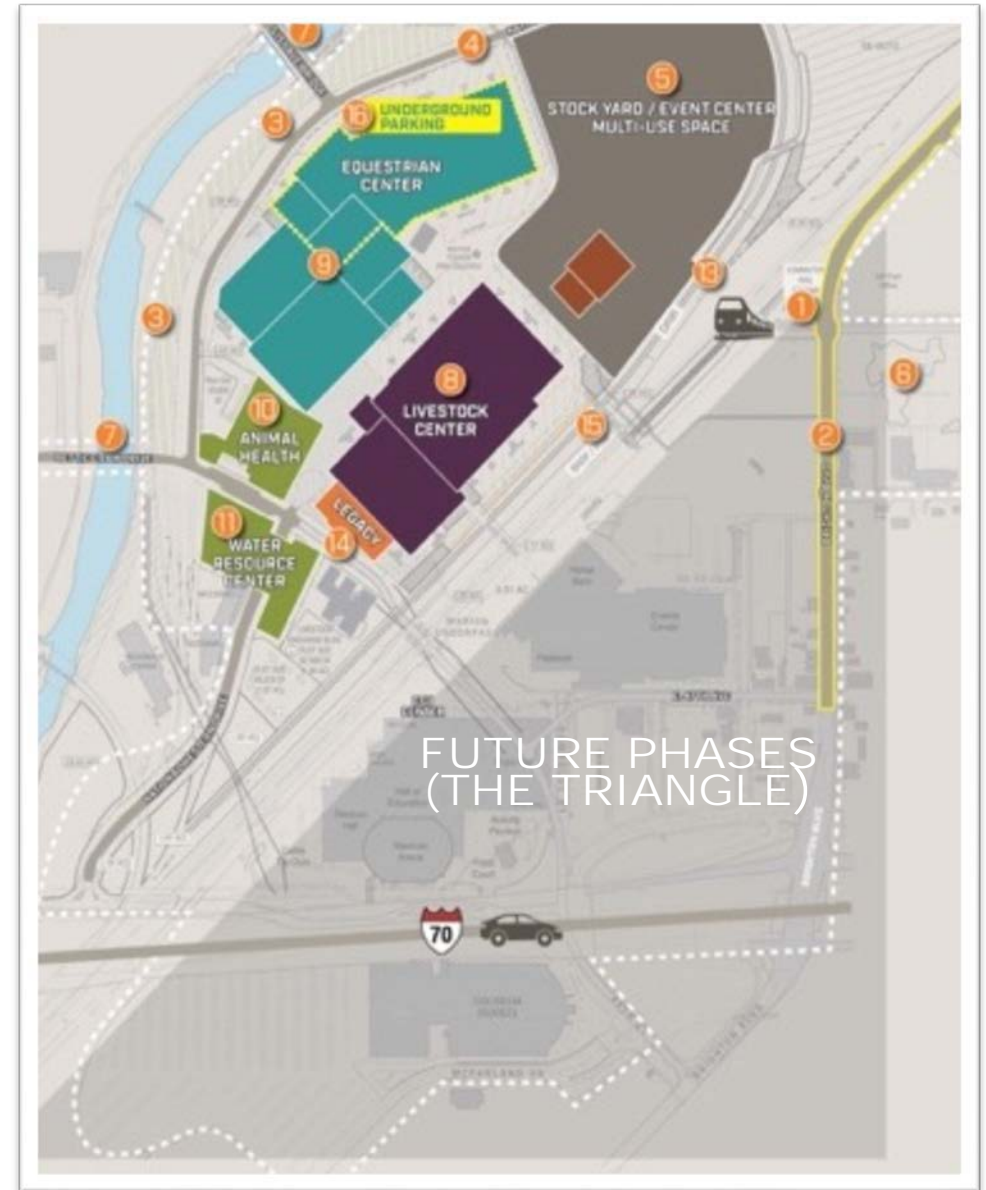
### Four Required Assets:

- 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) – March 1
- One on One Meetings w/ Shortlisted Firms
- Request for Proposals (RFP)
- Interviews



# TRIANGLE ROLES & RESPONSIBILITIES

## City and County of Denver

Principal land and facility owner.

## City and County of Denver | PBI Office

Leading the procurement process to select a development partner.

## Mayor's Office of the National Western Center

Sponsoring agency for the Triangle development with the PBI Office responsible for the procurement.  
Responsible for construction of Phases 1 & 2.

## The National Western Center Authority

100-year lease with the City and County of Denver.  
Signatory to the Framework Agreement.

### City Council

- Contract Approval
- Stakeholder engagement

### Development Partner

- Procurement Process
- Contract Negotiations
- Signatory to Agreement
- Management





# TIMELINE OF MAJOR MILESTONES

Citizen's  
Advisory  
Committee  
Formed

**2013**

Campus Master Plan,  
HB 15-1344, Ballot  
Measure 2C, RTA  
Award

**2015**

Framework  
Agreement,  
Program Baseline

**2017**

Phases 1 & 2  
Construction

**2019**

**2012**

Mayor Hancock  
commits to keep  
the Stock Show  
in Denver

**2014**

Venue Feasibility  
Study (SAG)

**2016**

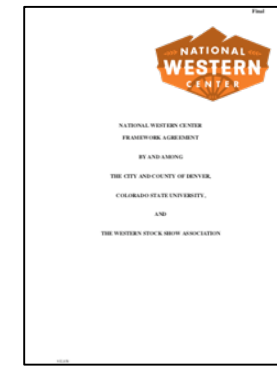
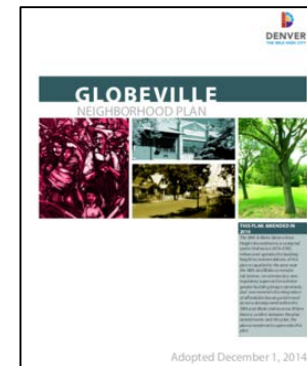
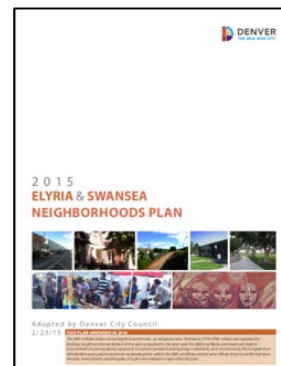
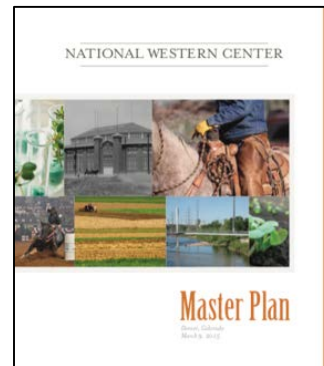
Mayor's Office of the  
National Western  
Center Formation

**2018**

Authority  
Board  
Formed

PBI Office,  
NWC  
Sponsoring  
Agency

**Guiding  
Documents**



# TENTATIVE STRUCTURING & PROCUREMENT NEXT STEPS

Activity	Date
City Council and Community Outreach	January/February/Ongoing
Triangle Opportunity Day (PBI Industry Forum)	February 11, 2019
<b>Triangle RFQ Issuance</b>	<b>March 1, 2019</b>
One on One Meetings w/ Proposers	Q2 2019
City Council and Community Meetings	Q2 2019
<b>Request for Proposals*</b>	<b>Q3 2019</b>
Interviews	Q4 2019
Proposal Submission	Q2/Q3 2020
Selection of Preferred Proposer	Q3 2020
City Council Approval of Project Agreement	Q4 2020
Execution of Final Project Agreement	Q4 2020

# STAKEHOLDER ENGAGEMENT BEFORE RFQ RELEASE

Stakeholder Group / Audience	Frequency
<p><b>City Council</b> Briefings and Committee Meetings</p>	Ongoing
<p><b>Industry</b> Triangle Partnership Opportunity Forum</p> <ul style="list-style-type: none"> <li>• Mayor, Council, Authority, PBI, NWCO</li> <li>• M/WBE Networking</li> <li>• Campus Tour</li> <li>• One-on-One Meeting with qualified teams</li> </ul>	2/11/19
<p><b>Community</b> Citizen Advisory Committee (CAC Meetings) Public Meetings Facebook Live Surveys, Email Messaging</p>	<p>1/31, 2/28 2/14, 2/26 2/21 tentative January and February</p>

# HISTORIC WORKPLAN

- Manage structural and object-based preservation:
  - Adaptive reuse and salvage of historic elements on campus
  - Submittal of local landmark applications
  - Creation of historic structure assessments
  - Development of grant proposals
- Ensure coordination of historic elements with the master plan, campus cultural plan and with the Design Manager
- Manage historic partner relationships
- Manage oral history program
- Support community outreach
- Develop temporary historic signage plan based on completed work and future consultation with historic partners, including the CAC
- Study preservation and potential interim use of properties near 47<sup>th</sup> and Baldwin Ct.
- Manage archaeological elements as needed

