



NATIONAL WESTERN CENTER

LOCAL IMPACT  GLOBAL REACH



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Hispanic Contractors of Colorado

April 19, 2017

THE NEXT 100 YEARS

National Western Stock Show
Formed in 1906



FIVE PARTNERS BANDED TOGETHER



OUR SHARED VISION



Be the global destination for agricultural heritage and innovation

OUR SHARED MISSION



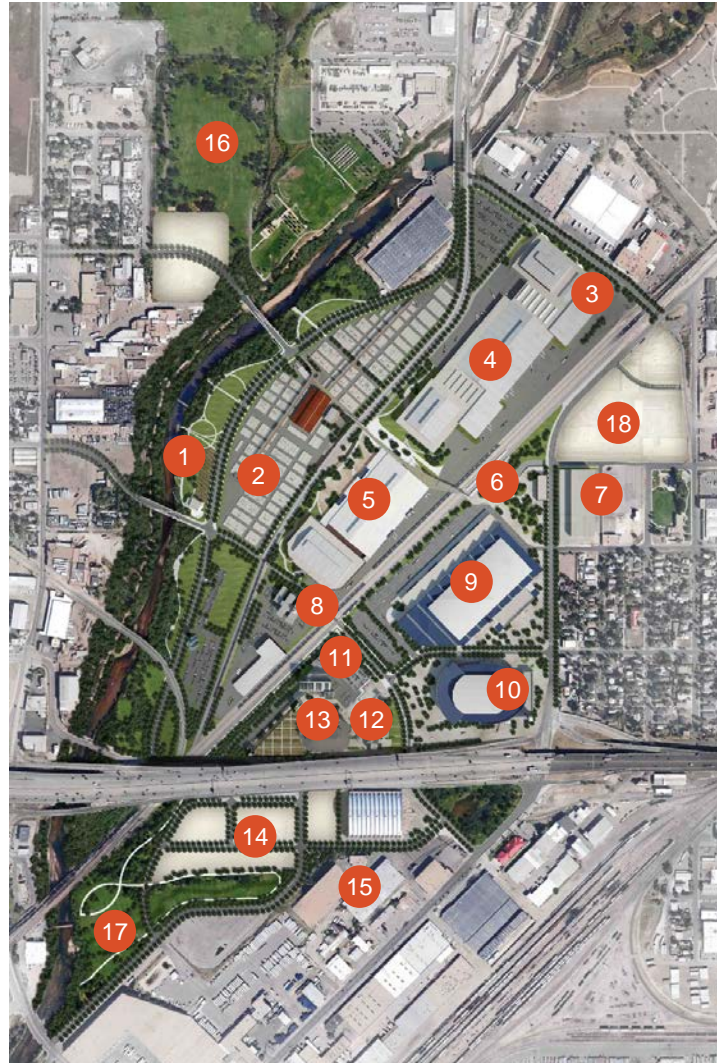
**Convene the world at the National Western Center
to lead, inspire, create, educate, and entertain
in pursuit of global food solutions**

THE NWC GUIDING PRINCIPLES



NWC MASTER PLAN

- Connects neighborhoods
- Restores S. Platte River
- Unanimously adopted by City Council
- Moves all event activity north of I-70
- Doubles the size of the NWC from 130 to 250 acres
- Doubles the economic impact
- Creates a dynamic, year-round destination around entertainment, education/research and agribusiness



1. Water Resources Center and South Platte Riverfront
2. Stockyards/Event Pavilion
3. CSU Equine Sports Medicine Clinic
4. Equestrian Center
5. Livestock Center
6. NWC Transit Station
7. Shared Use/TOD Parking Structure
8. Livestock Exchange Building/Flex Space
9. Trade Show/Exhibition Hall
10. New Arena
11. CSU Center
12. Colorado Commons
13. Stadium Arena Market
14. Coliseum Redevelopment
15. Forney Transportation Museum
16. Heron Pond/Northside Park
17. Globeville Landing Park
18. NWSS Operations

THE CAMPUS, LOCAL IMPACT – GLOBAL REACH

Creating a Critical Convergence of Opportunities - Past, Present & Future

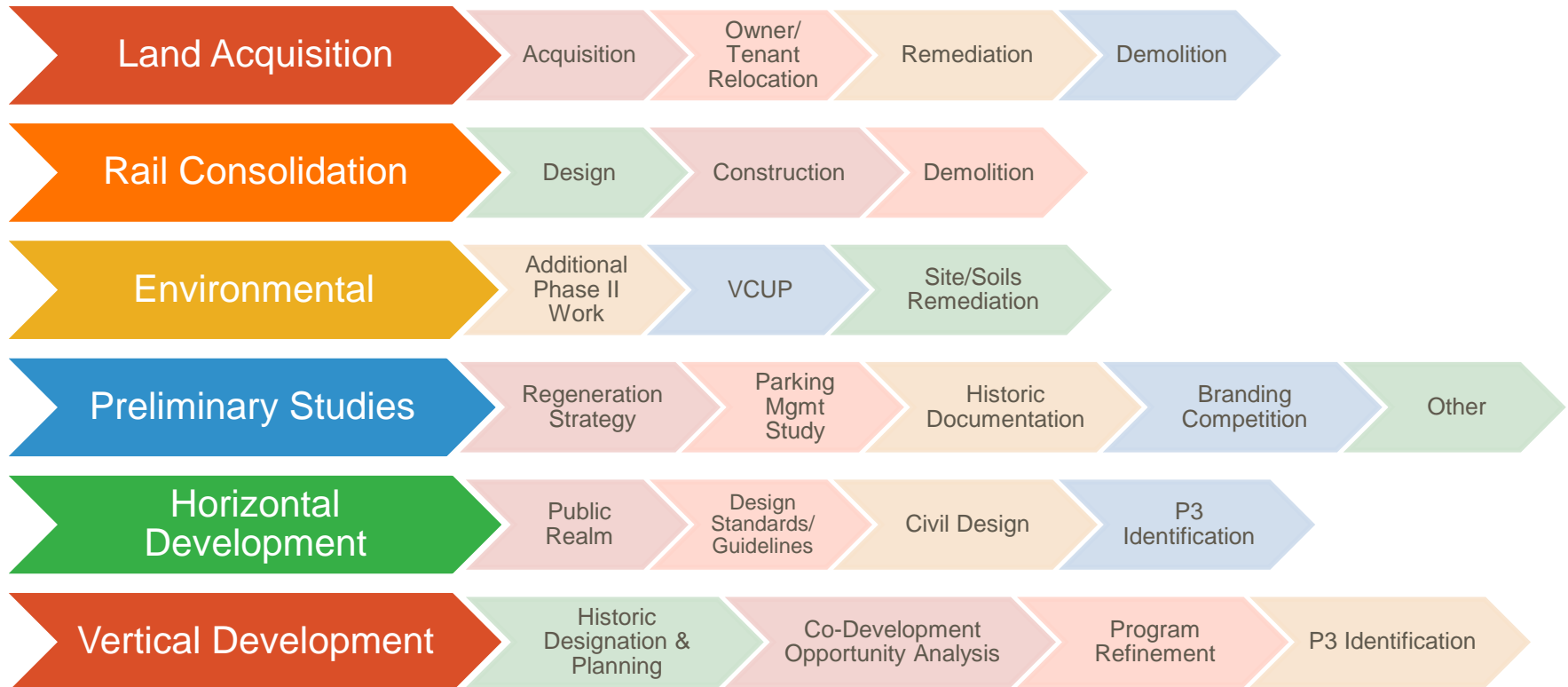
- An estimated 250 acres at buildout
- Honoring our past for future generations
- Approximately 2.8 million SF in new and/or renovated facilities
- Brings synergy across commerce, experiential learning, research, entertainment and the arts onto one site
- Campus serves as a critical “bridge” between rural and urban food interests



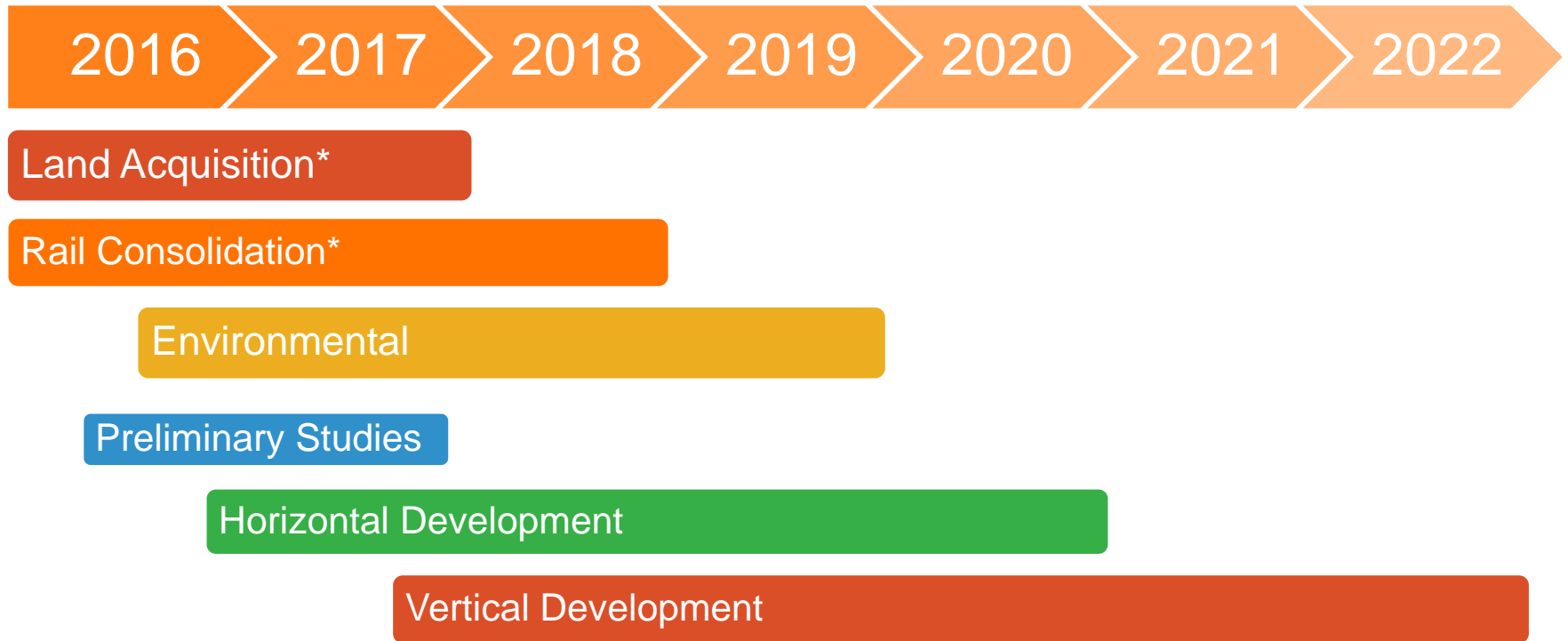
ACTIVITY TRACKS - EFFORTS SHIFT TO IMPLEMENTATION

Critical Issues:

- Land Acquisition & Entitlements
- Rail Consolidation
- Site Remediation



PRELIMINARY ROADMAP



*Design and construction timelines will depend completely on the trajectory and schedule of the Land Acquisition and Rail Consolidation programs.

WHAT WE'VE BEEN WORKING ON

- ✓ Land Acquisition
- ✓ Rail Consolidation
- ✓ Program Management & Reporting
- ✓ NextGEN Agribusiness Economic Development Strategy (local and global)
- ✓ Parking & Transportation Demand Management Study
- ✓ Kicked off 100% Design for Brighton Blvd. 44th to Race Court
- ✓ Delgany Interceptor Study



- **Continued acquisition of land to fulfill campus vision**
- Shortline railroad path forward, including rail preferred consolidation plan (begin design)
- Start demo to clear the path
- **Development (detailing) of program scope, schedule and budget and release first official schedule**
- **Development of program controls process**
- NextGEN Agribusiness Economic Development Strategy 2.0
- Coordination with CSU & Denver Water on the Water Center planning
- NDCC project coordination with Washington Street and Heron Pond/Heller Open space planning

WHAT'S COMING UP....

Project	Consultant	Status
Campus Placemaking	TBD	RFP process in progress
Demolition	TBD	RFP to be released early May
Brighton Blvd. 47 th to Race Court – Construction	TBD	Integrated Construction Contract (Kiewit) – RFQ/P released fall 2017
Historic Structure Assessment & Market Study – 1909 Stadium Arena	TBD	RFP to be released May 2017

WHERE ARE CITY OPPORTUNITIES ADVERTISED?

- ✓ The Daily Journal
3 days (mandated by XO8)
- ✓ www.work4denver.com
- ✓ Look ahead by quarter as well as current and historic
- ✓ www.QuestCDN.com
- ✓ Office of Economic Development – Opportunity Update
Contracting leads and events from DSBO

www.Denver.mwdbe.com



**Kinds of
Certifications**



Get Certified



Project Goals



**Bidding
Opportunities**

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Colorado State University

CSU EQUINE SPORTS MEDICINE

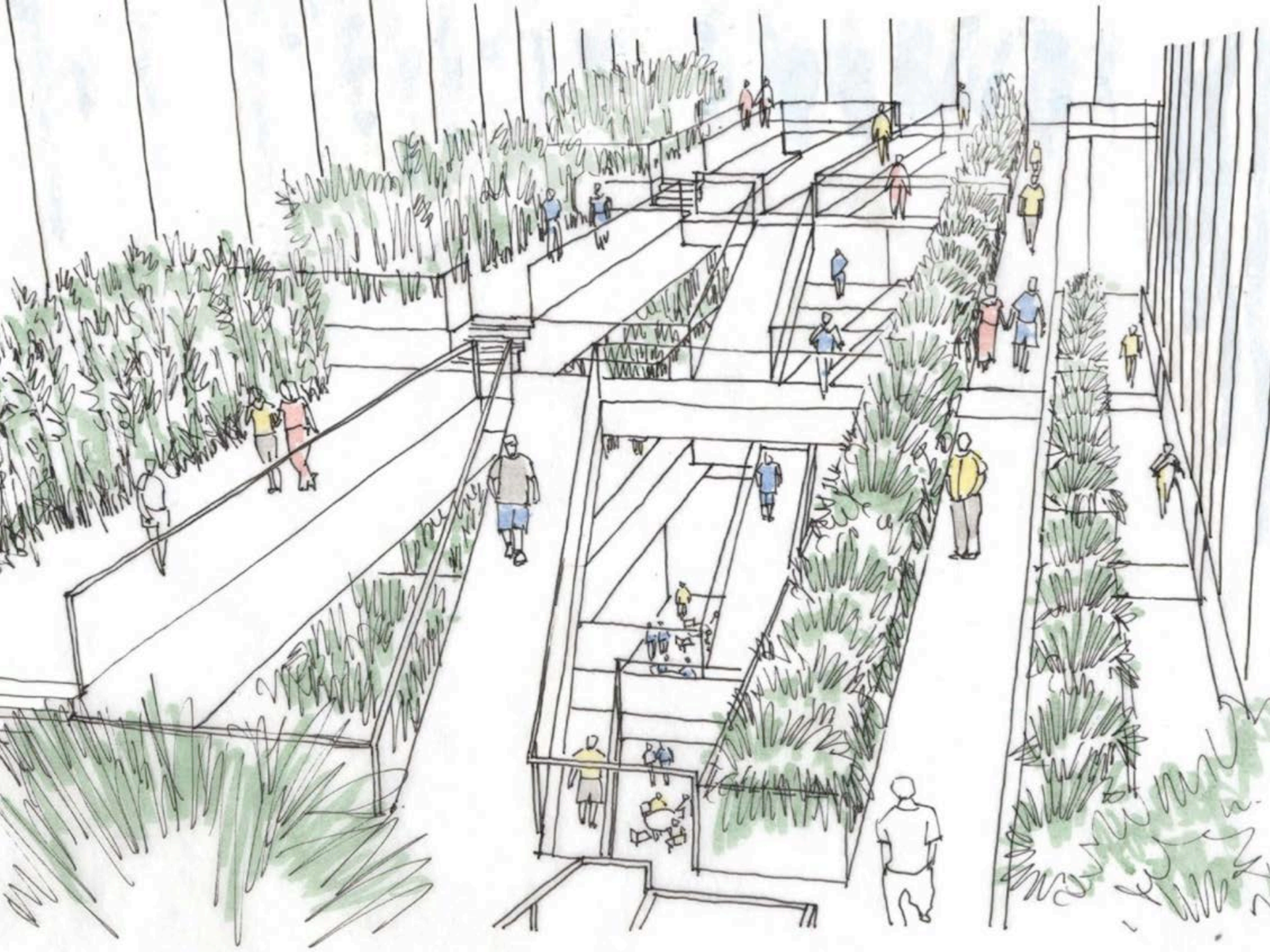
- K-12 Educational Facilities and Programs
- Collaboration with Private/Non-Profit Partners
- Equine Sports Medicine- Onsite Treatment for Equine Athletes
- Equine Assisted Therapy with Temple Grandin Equine Center
- Small Animal Community Outreach Clinic



CSU CENTER

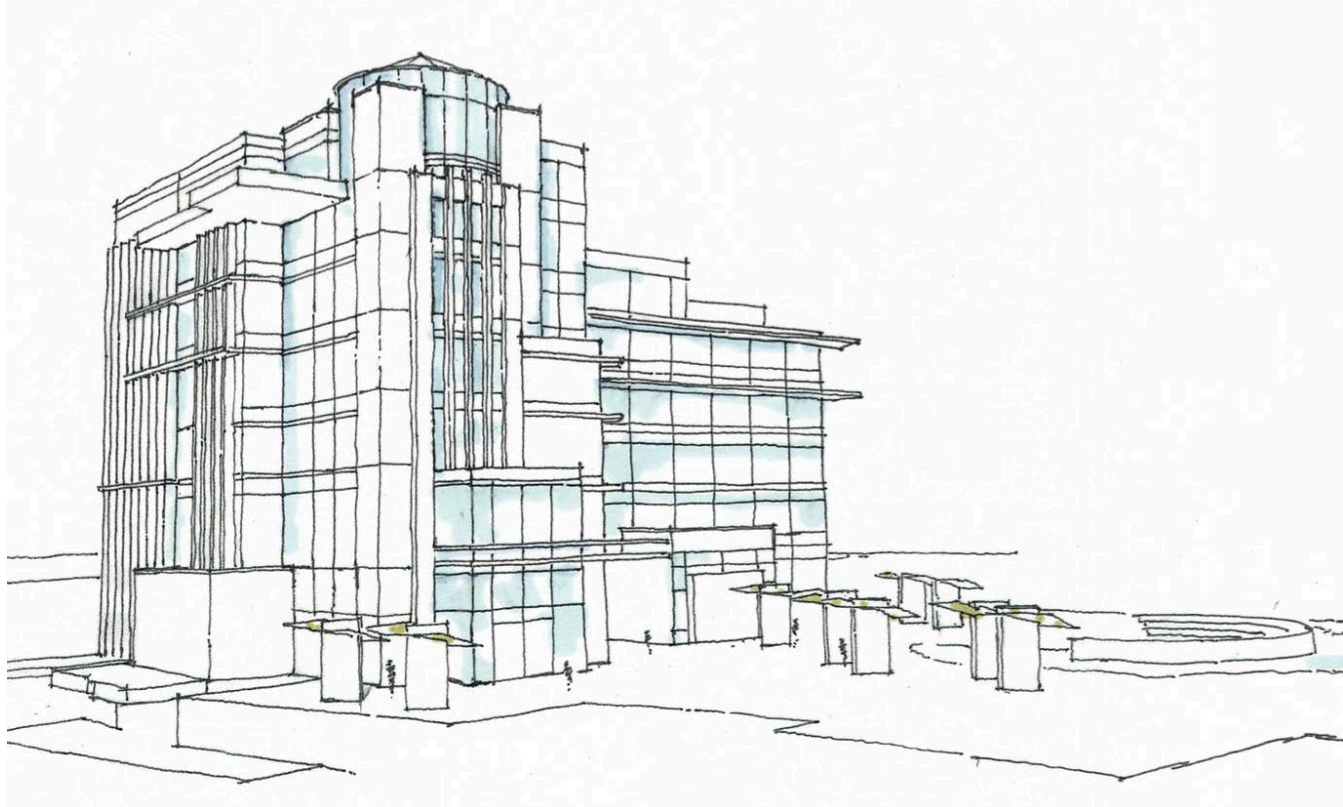
- Classroom and Lab Space
- Performing and Visual Arts Space
- Denver Urban Extension Center
- Shared Exhibit Space
- Community Space
- K-12 Food Systems Exploration Center
- Business Incubation
- Agribusiness Collaboration





CSU WATER RESOURCES CENTER

- Denver Water Quality Lab
- Innovation/Incubation Space
- Educational Space
- Research and teaching labs
- Workforce Development
- 250 seat auditorium
- Restaurant/Café
- Fishing/skate pond
- Outdoor classroom
- “Observatory” on top floor



PROPOSED CSU ACTIVITY AT WRC

- Agricultural Innovation Center
- One Water Solutions Institute
- Food-Energy-Water Nexus
- One Health Institute
- CSU Water Center/CO Water Institute
- Others?



CSU DESIGN – BUILD PROCUREMENT PROCESS

- Project advertisement, Request for Qualifications (RFQ) posted on the State BidNet site and advertised in local publications for Design Build teams
- Team qualifications are received from Design-Build teams
- CSU Facilities works with a selection committee to shortlist up to three teams to compete for the project
- CSU Facilities issues Basis of Design documents to the three shortlisted firms
 - In a target-cost based Design-Build procurement, the Basis of Design includes a base bid and a substantial listing of scope ladder items
- Two or more pre-proposal meetings are held with the individual design build firms and the CSU selection committee to ask questions and gather a better understanding of the project
- The general contractor, designers, and subcontractors develop a design solution and lump sum price that meets the requirements of the Basis of Design
 - General contractor will solicit bids for the work
 - CSU is not involved in subcontractor selection

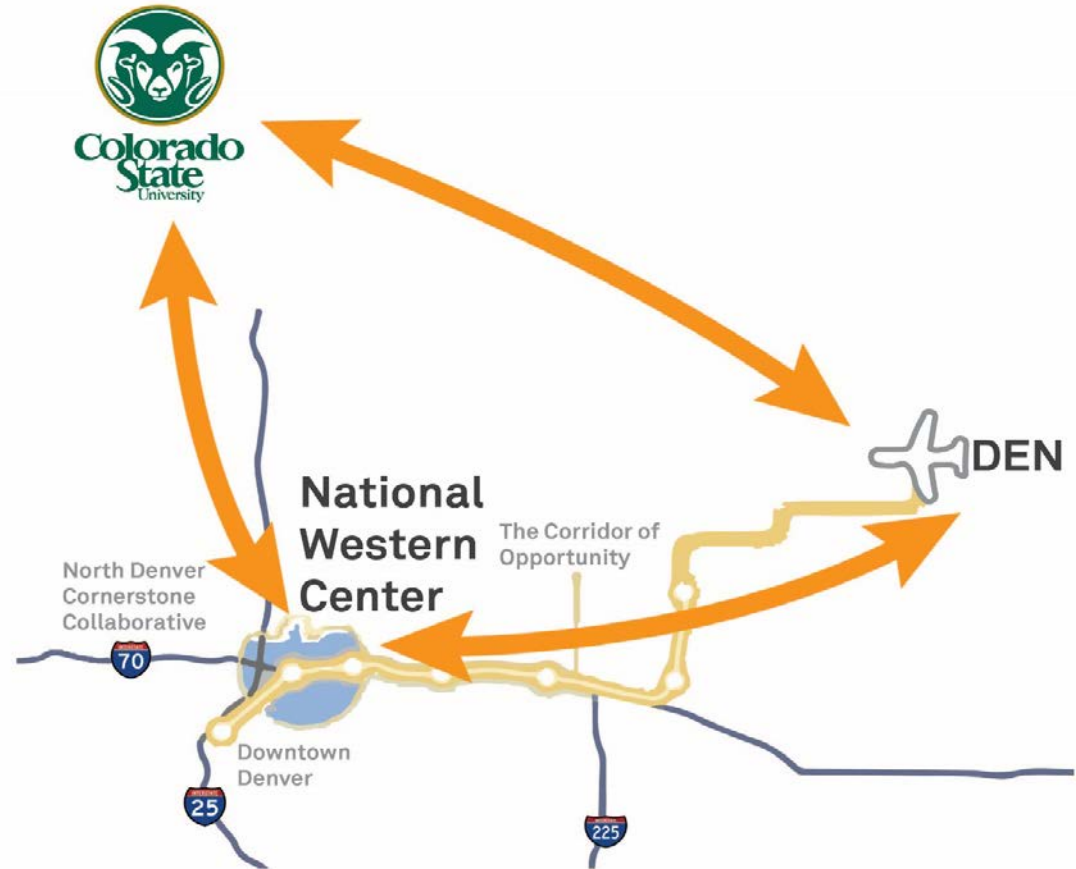
CSU DESIGN – BUILD PROCUREMENT PROCESS, Continued

- Interviews are conducted with the three Design-Build firms
 - The selection committee evaluates the final design solution, team qualifications, and cost proposal
 - Final score is a combination of average qualification score (~40%) and the target cost (~60%)
- Selected team is notified and selection is posted on BidNet
- CSU executes the State of Colorado Design-Build lump sum contract with the selected design builder
 - The selected design build team completes the design, contracts with subcontractors and materials suppliers, achieves building code compliance with the construction documents and constructs the project
- The projects will be inspected for compliance with the building codes and certificates of occupancy issues, as aligned with the State of Colorado and Office of the State Architect policies and procedures

NEXTGEN AGRIBUSINESS GROWING COLORADO AGRICULTURE

Goal: leverage NWC agriculture-related development and innovative partnerships to drive job growth and economic opportunity.

- Regional partnerships as a winning formula for Colorado investments
- Denver's Corridor of Opportunity, linking DUS to DEN
- CSU Report: Ag Innovation Clusters Value Chain (2014)
- NextGen Ag Study 1 (July 2016)
- NextGen Ag Study 2 (2016-17)
- Proposed Agribusiness Commission (2017)



“Agricultural Innovation Triangle”™

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