



PROGRAM UPDATE

May 2019

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



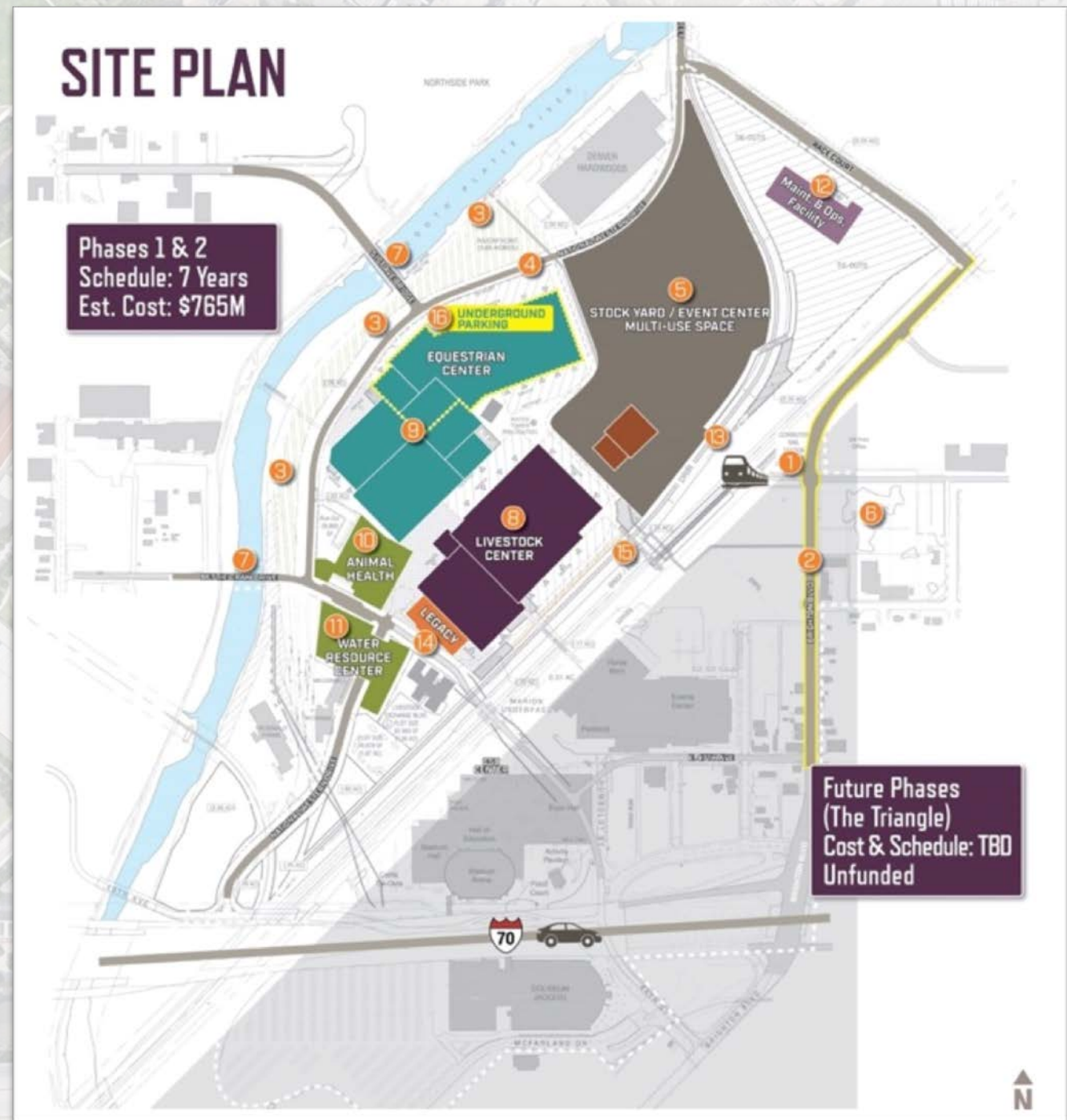
CSU

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



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



PROGRAM CONTRACTS

Campus Placemaking MIG, Inc. <ul style="list-style-type: none"> • Design • M/WBE Goal of 24% 	Integrated Demolition Saunders Construction <ul style="list-style-type: none"> • Integrated Demolition • M/WBE Goal of 18% 	Brighton Boulevard - 3 Kiewit / Hamon <ul style="list-style-type: none"> • Integrated Construction • M/WBE Goal of 14% 	Maintenance & Ops SEH, Inc. <ul style="list-style-type: none"> • Design • M/WBE Goal of 30% 	Maintenance & Ops GH Phipps <ul style="list-style-type: none"> • CM/GC • M/WBE Goal of 28%
DRIR Railroad Wilson & Company <ul style="list-style-type: none"> • Design • M/WBE Goal of 14% 	Horizontal Portfolio Merrick & Company <ul style="list-style-type: none"> • Design • M/WBE Goal of 23% 	Horizontal Integrated Hensel Phelps <ul style="list-style-type: none"> • Integrated Construction • M/WBE Goals - work order 	Stock Yards / Event Ctr. HKS <ul style="list-style-type: none"> • Design • M/WBE Goal of 30% 	Stock Yards / Event Ctr. Adolfson and Peterson <ul style="list-style-type: none"> • CM/GC • M/WBE Goal of 17%
Equestrian Center & Parking Garage Populous <ul style="list-style-type: none"> • Design • M/WBE Goal of 24% 	Equestrian Center & Parking Garage Active Procurement <ul style="list-style-type: none"> • CM/GC • M/WBE Goal of 20% 	Campus District Energy EAS Partners <ul style="list-style-type: none"> • Active Procurement in the Predevelopment Phase 	Livestock Center TBD - 2019 <ul style="list-style-type: none"> • Design • M/WBE Goal TBD 	Livestock Center TBD - 2019 <ul style="list-style-type: none"> • CM/GC • M/WBE Goal TBD



CONTRACTOR UPDATES

Integrated Demolition

Saunders Construction

- Integrated Demolition
- M/WBE Goal of 18%

Horizontal Integrated

Hensel Phelps

- Integrated Construction
- M/WBE Goals - work order

Maintenance & Ops

GH Phipps

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

Stock Yards / Event Ctr.

Adolfson and Peterson

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



NWC WORKFORCE INITIATIVES

- Increase awareness, outreach, training and employment for people from economically disadvantaged areas and populations.
- Diversify and connect businesses competing for government contracts.



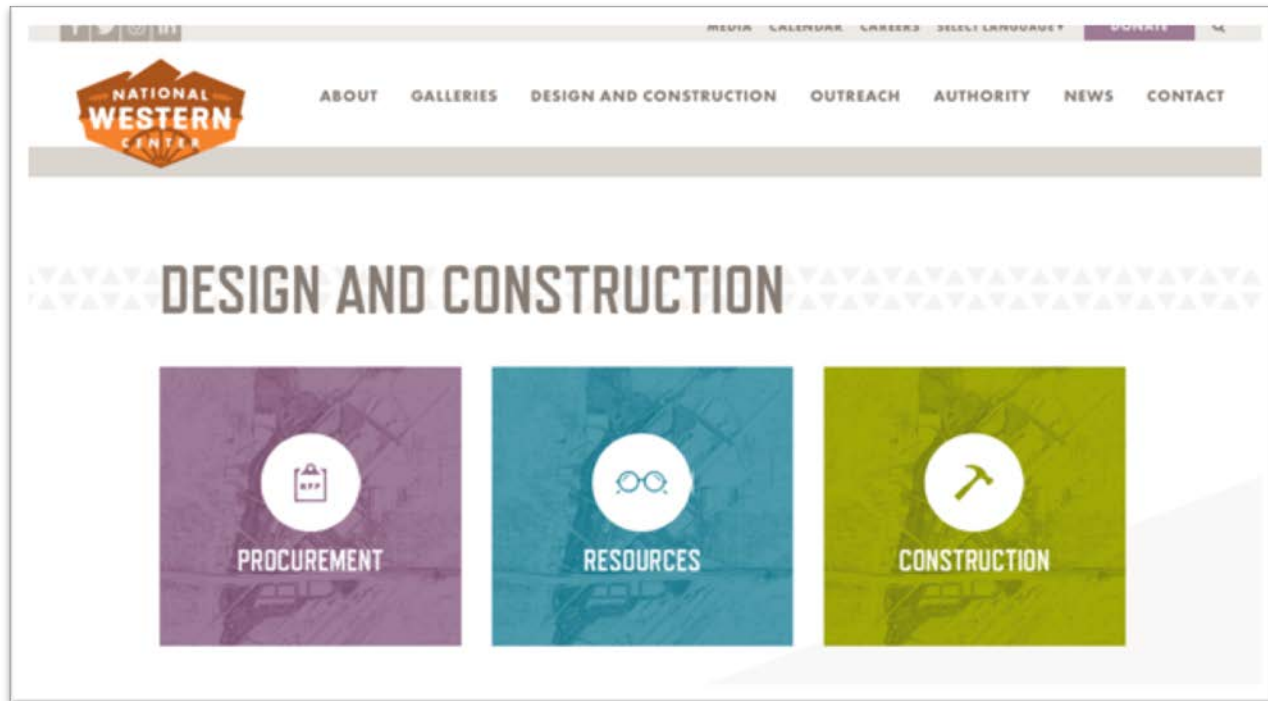
¹Division of Small Business Opportunity

²Business Equity Leadership Team



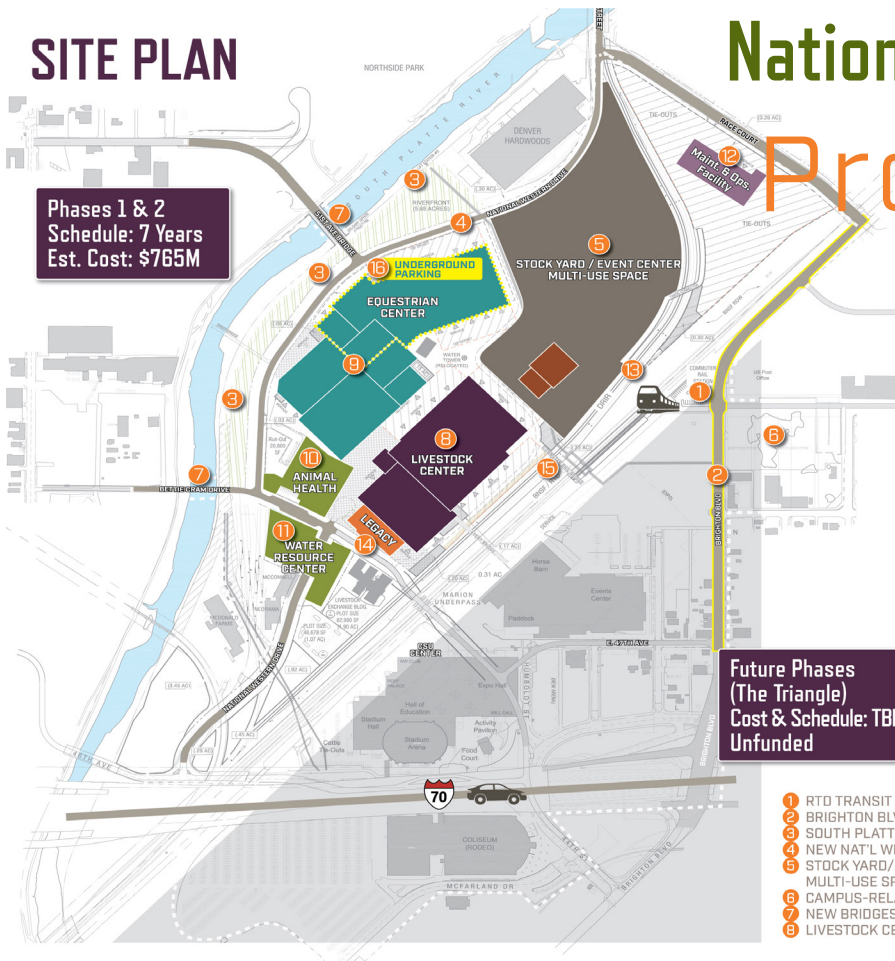
STAY CONNECTED TO THE PROGRAM

WWW.NATIONALWESTERNCENTER.COM



SITE PLAN

National Western Center | Procurement Update Phases 1 & 2



Phases 1 & 2
Schedule: 7 Years
Est. Cost: \$765M

Future Phases
(The Triangle)
Cost & Schedule: TBD
Unfunded

- 1 RTD TRANSIT STATION
- 2 BRIGHTON BLVD. - 47TH TO RACE CT.
- 3 SOUTH PLATTE RIVERFRONT
- 4 NEW NAT'L 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 RESOURCE CENTER
- 12 MAINTENANCE & OPERATIONS FACILITY
- 13 DRIR RAIL CORRIDOR
- 14 WSSA LEGACY BUILDING
- 15 PEDESTRIAN BRIDGE
- 16 UNDERGROUND PARKING

The Mayor’s Office of National Western Center understands the importance of engaging small and minority-owned businesses in the redevelopment of the site and is committed to ensuring each project includes a robust representation of Small, Minority/Women and/or Disadvantaged Businesses (M/WBE/DBE). As the project moves forward, the program team will continue to conduct outreach and cultivate interest and participation on the project through industry forums, presentations, certification information and communication about upcoming contracting opportunities.

The NWC Partners have established a Vision for the National Western Center Campus (NWCC) and nine Guiding Principles identified by the founding NWC Partners and the community:

- Community and Neighborhood Integration
- Engage the River and Nature
- Celebrate Western Heritage
- Inspire Health and Wellness
- Build Cultural Crossroads
- Be Pioneering: Break Trail and Foster Innovation
- Create Fun and Entertaining Experiences
- Grow Local, Regional, and Global Intelligence
- Embrace an Ethic of Regeneration

National Western Center

PROGRAM MANAGEMENT

Program Management to deliver the goals set by the NWC Master Plan including full rehabilitation of the site. Management of the Vertical Portfolio, Horizontal Portfolio.

Awarded Firm	Contract Details
Jacobs (CH2M) www.jacobs.com	M/WBE Goal of 10%

CAMPUS PLACEMAKING

Community Engagement, Built Form, Campus Character, Campus Cultural Plans, Market Analysis, Program Refinement, Public Realm Study, Design Standards and Guidelines Design Review Implementation Strategy, 15% and 30% Infrastructure.

Awarded Firm	Contract Details
MIG, Inc. www.migcom.com	M/WBE Goal of 24%

BRIGHTON BOULEVARD - 47TH AVENUE TO RACE COURT

Widening of Brighton Blvd. to add a two-way left turn lane and a flex/parking lane. Addition of a two-way cycle track, sidewalks and amenity zones. Replacement of Brighton Blvd. Bridge over Race Street as well as concrete paving, traffic signals and lighting work.

Awarded Firm	Contract Details
Kiewit / Hamon Infrastructure email : brightonconstruction@kiewit.com	M/WBE Goal of 14% 10-month construction duration / Contract Capacity \$10M-\$13M

INTEGRATED DEMOLITION

Community Communications, Small Business Outreach/Inclusion, Cost Estimating, Project Scheduling/Planning Permitting, Facility Abatement, Facility Demolition, Minor Soil Remediation, Leave Behind Plan Implementation.

Awarded Firm	Contract Details
Saunders Construction, Inc. www.saundersinc.com	M/WBE Goal of 18% 36 month contract term/ Contract Capacity \$18M
<u>Anticipated Scope Opportunities</u> Asbestos remediation Building structure safety Demolition Earthwork Erosion control Traffic control Site fencing	Street closure and barricades Survey Snow removal Trash and waste hauling Hazardous material hauling Permits Coordination with City and County of Denver representatives Soil remediation

National Western Center

HORIZONTAL PORTFOLIO DESIGNER

Task Order Based Professional Design Services to enable the Horizontal Portfolio for the Campus Development. Major scope elements are anticipated to include: Enabling Works, Riverfront Open Space, Site Wide Infrastructure, DPS Remediation, Site Investigations & Survey, Race Court, National Western Drive and Bettie Cram Drive.

Awarded Firm

Merrick & Company
www.merrick.com

Contract Details

M/WBE Goal of 23%
5 year contract term / Contract Capacity \$25M

DRIR RAIL CONSOLIDATION DESIGN

Professional Design Services for the Consolidation of the Denver Rock Island Rail Road (DRIR) through the NWC Campus and Design for the Replacement Maintenance Facility to enable the Capital Build.

Awarded Firm

Wilson & Company
www.wilsonco.com

Contract Details

M/WBE Goal of 14%
36-month contract term / Contract Capacity \$2.3M

HORIZONTAL PORTFOLIO INTEGRATED SERVICES CONTRACT

Work Order Based Integrated Construction Contract to enable the Horizontal Portfolio. Major scope elements are anticipated to include: Enabling Works, Riverfront Open Space, Site Wide Infrastructure, DPS Remediation, Site Investigations & Survey, Race Court, National Western Drive, Bettie Cram Drive and DRIR Rail Consolidation.

Awarded Firm

Hensel Phelps
www.henselphelps.com

Contract Details

M/WBE Goals will be assigned to each Type 2 and Type 3 Work Orders. See chart below.
Initial 5 year contract term / Contract Capacity \$275M

Anticipated Scope Opportunities (Type 2)

Temporary Site Works
Central Site Construction Office
Noise and Dust Control
Survey
Traffic Control
Erosion and Sediment Control
Snow Removal
Overall Construction Coordination
Vegetation Removal
Logistics and Interface with Concurrent Operations

Anticipated Scope Opportunities (Type 3)

Final Construction of Horizontal Portfolio
Enabling Work
Bulk Earthwork with Material Management
Sitewide Infrastructure
Final ROW; Roads
Utilities
Bridges
Sidewalks
Rail Consolidation
Pad-Ready Site Development
Temporary Works
Riverfront Open Space

National Western Center

MAINTENANCE & OPERATIONS FACILITY

- Renovation of 5125 Race Court
- Office Space; Shop Space; High Bay Vehicle Maintenance; Indoor Storage; Command Center/IT Hub
- Site Fencing; Pavement Overlay; Bulk Material & Equipment Storage
- Cattle Tie Areas During Stock Show

Awarded Firm - Design

SEH, Inc.
M/WBE Goal of 30%
www.sehinc.com

Anticipated Scope Opportunities

Earthwork
Asphalt Paving and Markings
Site Furnishings
Site Concrete Flatwork
Site and Interior Building Fencing
Landscaping
Site Utilities
Interior Selective Demolition
Building Concrete Flatwork and Foundations
Masonry
Structural and Miscellaneous Steel
Rough Carpentry & Timber Framing
Millwork / Casework
Re-Roofing
Sheet Metal Flashings
Skylights
Caulking and Sealants
Doors/Frames and Hardware

Awarded Firm - CM/GC

G.H. Phipps
M/WBE Goal of 28%
www.ghphipps.com

Aluminum Storefront
Overhead Doors
Fabric Curtain Doors
Drywall
Flooring
Painting
Toilet Accessories
Building Signage
Fire Protection Specialties
Loading Dock Equipment
Shop Equipment
Vehicle Maintenance Equipment
Fire Sprinkler
Plumbing
HVAC
Electrical
Fire Alarm
Low Voltage Systems

STOCK YARD EVENT CENTER AND MULTI-USE SPACE

- Stockyards Show Arena; Stockyards Auction Arena; Wash Racks
- Catwalks and Building Terraces; Concessions/Stockyards Bar
- 20-Acre Multi-Use Stockyards, Events, and Festival Space
- Loading Dock Areas; Distributed Water and Power; Area Lighting; Show Power

Awarded Firm - Design

HKS
M/WBE Goal of 30%
www.hksinc.com

Awarded Firm - CM/GC

Adolfson and Peterson
M/WBE Goal of 17%
www.a-p.com

National Western Center

EQUESTRIAN CENTER AND PARKING GARAGE

- Equestrian Events Center; Equestrian Show Arena; Horse Barn; Enclosed Paddocks
- Covered Open Air Warm-up Areas
- 1,050 Space Parking Garage beneath the Horse Barn and Paddocks
- Office Space; Load-in/Load-out Circulation; Loading Docks; Concessions; Suites; Hospitality Areas; Storage

Awarded Firm - Design

Populous
M/WBE Goal of 24%
www.populous.com/office/denver

CM/GC Procurement

Whiting-Turner
Pending Contract Approval
M/WBE Goal of 20%

LIVESTOCK CENTER

- Livestock Show Arena; Livestock Auction Arena; Livestock Hall
- Office Space; Load-in/Load-out Circulation; Loading Docks; Concessions; Suites; Hospitality Areas; Storage
- Adjacent and connected to WSSA Legacy Building

Design Procurement

Anticipated RFQ Advertisement Date: Mid 2019

CM/GC Procurement

Anticipated RFQ Advertisement Date: Mid/Late 2019