DU BURNS SCHOOL OF REAL ESTATE & CONSTRUCTION MANAGEMENT

September 13, 2018

IMAGINE. DISCOVER. CULTIVATE.
Voters in every precinct overwhelmingly voted “yes” to keep the Stock Show in Denver.

Ballot Measure 2C
Extends a 1.75% tourism tax on hotels and car rentals
A GLOBAL CAMPUS

- 250-acres at buildout
- Year-round uses
- Creates a new front door into downtown Denver
- A place that honors our past for future generations
- Bridge between rural and urban interests
A LOCAL CAMPUS

- Local destination
- Connects the campus to the surrounding neighborhoods
- Access to the South Platte River
- Anticipate generating over 1,000 jobs over the life of construction
- Small, M/WBE Business engagement and Workforce Development programs
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.

**NWC AUTHORITY**

Non-profit Colorado Corporation with 100-Year Lease for the Campus.
Responsible for campus bookings (excluding 3 NWSS events), long-term operations and maintenance.
Governed by a 13-member Board.
Will develop Community Benefits Agreement.

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

Independent parcel owner of the funded CSU educational facilities (Water Resources Center, Animal Health Building, CSU Center).
2012 Mayor Michael B. Hancock commits to keep the Stock Show in Denver
2013 Citizen’s Advisory Committee formed
2015 Campus Master Plan
2015 HB 15-1344, Ballot Measure 2C, RTA Award
2016 Mayor’s Office of the National Western Center Formed
2017 Framework Agreement signed
2018 Authority Board formed
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
PROJECT FUNDING

Thank You Denver Voters!

Budget
$765 Million

Schedule
7 Years
2018-2024
<table>
<thead>
<tr>
<th>Project Area</th>
<th>Company/Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Placemaking</td>
<td>MIG, Inc.</td>
</tr>
<tr>
<td></td>
<td>• Design • M/WBE Goal of 24%</td>
</tr>
<tr>
<td></td>
<td>Design and guidelines for public spaces, campus character, cultural plans, etc.</td>
</tr>
<tr>
<td>Integrated Demolition</td>
<td>Saunders Construction</td>
</tr>
<tr>
<td></td>
<td>• Integrated Construction • M/WBE Goal of 18%</td>
</tr>
<tr>
<td></td>
<td>Property management, demolition, abatement &amp; site remediation</td>
</tr>
<tr>
<td>Brighton Boulevard - 3</td>
<td>Kiewit / Hamon</td>
</tr>
<tr>
<td></td>
<td>• Integrated Construction • M/WBE Goal of 14%</td>
</tr>
<tr>
<td></td>
<td>Widening of Brighton Blvd. for added lanes, walking, cycle, amenity zones &amp; Race Ct. bridge</td>
</tr>
<tr>
<td>Maintenance &amp; Ops</td>
<td>SEH, Inc.</td>
</tr>
<tr>
<td></td>
<td>• Design • M/WBE Goal of 30%</td>
</tr>
<tr>
<td></td>
<td>Renovation of existing building. Office/shop space, high bay vehicle maintenance, etc.</td>
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<tr>
<td>Horizontal Portfolio</td>
<td>Merrick &amp; Company</td>
</tr>
<tr>
<td></td>
<td>• Design • M/WBE Goal of 23%</td>
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<tr>
<td></td>
<td>Design services to enable the horizontal portfolio for the campus development</td>
</tr>
<tr>
<td>Horizontal Integrated</td>
<td>Hensel Phelps</td>
</tr>
<tr>
<td></td>
<td>• Integrated Construction • M/WBE Goals assigned to each work order</td>
</tr>
<tr>
<td></td>
<td>Task and work order-based construction services to enable the horizontal portfolio</td>
</tr>
<tr>
<td>DRIR Railroad</td>
<td>Wilson &amp; Company</td>
</tr>
<tr>
<td></td>
<td>• Design • M/WBE Goal of 14%</td>
</tr>
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<td></td>
<td>Consolidation of the Denver Rock Island Railroad &amp; replacement maintenance facility</td>
</tr>
<tr>
<td>Stockyards / Event Ctr.</td>
<td>HKS — pending city council approval</td>
</tr>
<tr>
<td></td>
<td>• Design • M/WBE Goal of 30%</td>
</tr>
<tr>
<td></td>
<td>Engineering and architectural services for the 20-acre NWC Stockyards and 43,000 SF Stockyard Event Center</td>
</tr>
</tbody>
</table>
ACTIVE PROCUREMENTS

Maintenance & Ops Facility Renovation Construction

Open Procurement

- CM/GC
- M/WBE Goal of 28%
- RFQ released 8/16/18
- RFQ responses due 9/13/18

Construction of the Maintenance and Operations Facility. Renovations include:

- Maintenance and Vehicle Shops with Yard
- Equipment and Material Storage
- Cattle Tie Out Areas for Annual Stock Show
### Stockyards & Stockyard Event Center Construction

**CM/GC**
RFQ: September 2018  
Est. RFP: Late 2018

Construction of the Stockyard and Stockyards Event Center, including:

- 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

### Equestrian Center & Parking Garage Design & Construction

**DESIGN**
RFQ: Sept. 2018  
Est. RFP: Nov. 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

**CM/GC**
RFQ: Nov. 2018  
Est. RFP: Dec. 2018

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:

<table>
<thead>
<tr>
<th>2018 3rd Quarter</th>
<th>2018 4th Quarter</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>PBI Coordination</td>
<td>RFQ Issued</td>
<td>RFP Issued</td>
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<tr>
<td>Community / Citizens Advisory Committee Outreach</td>
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</tbody>
</table>
CAMPUS ENERGY UPDATE

MEETING NWC ENERGY GOALS THROUGH PARTNERSHIPS

Program Goal

Seek a construction and financing partner to optimize NWC campus energy toward creation of a Zero Energy District focusing on solar and sewer heat recovery

01

Request for Qualifications yielded responses from seven highly-qualified national and international teams

02

Request for Proposals includes a Community Collaboration proposal where responders specify how they can serve the broader community

03

Request Interviews held with four (4) shortlisted proposers.
HISTORIC RESOURCES

2018 OVERVIEW

- **Campus strategy**
  - Work session with History Colorado, Historic Denver, Landmark Preservation
  - Includes historic buildings and other historic site resources

- **Cataloging of site historic elements**
  - Images and GPS location of all key historic elements

- **Development of Campus Cultural Plan (Campus Placemaking)**
- Denver Landmark Application for Armour Administration Building

- **Historic Structures Assessment for the Sheep Bridge and Armour water tower**

Photo courtesy of Denver Public Library
1909 HISTORIC BUILDING

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

- Advisory Working Group
- Market Feasibility Study
  - Historic Structure Assessment
  - Market Study and Commercial Feasibility Analysis
- Preferred Development Program
- Business Plan
- Report released 2019
STAY CONNECTED TO THE PROGRAM

WEBSITE
Information and Contract Opportunities

TEXT
Meetings, Events and Construction Notices

TEXT the word ‘UPDATES’ to 64600!
THANK YOU

www.nationalwesterncenter.com