



**Bond Implementation Committee
Summary**

April 27, 2009

3:30 p.m.

Conference Room 391

Committee Members Present: Hancock, Faatz, Lehmann, Garcia

Committee Members Absent: None

Other Council Present: Lopez, Nevitt

Agenda: Bond Program Quarterly Report
Planned Bond Issuance
RNL Design Contract: Eastside Human Services Building
Tower One Construction Contract: Westwood Early Childhood Education facility

1. Better Denver Bond Program Quarterly Report

Don Hunt, Bond Program Manager, presented the Quarterly Report for the first quarter of 2009, summarizing that the program is going well. The full report is available online:

[Better Denver 1st Quarterly Report](#). Some of the highlights include:

Project Status		
Project Phase	Number of Projects	
	March 31, 2009	Dec. 31, 2008
In Planning Phase	97	109
In Design Phase	64	73
In Design/Construction ¹	20	22
In Construction	16	
In Complete	18	11
Total no. of projects	215	215

1. New Category: includes multiple phase projects for which various phases will be in different stages simultaneously

Program Schedule Performance		
Planned Value of Work through 3/09	Earned Value of Work through 3/09	Schedule Variance
\$59,558,000	\$55,891,000	(\$3667,000)

Schedule variance end of 2008 = \$12 M

The completed 18 projects represent a value of \$59 million on the ground, up from \$40 million at the end of 2008. Completed projects are (* indicates those completed in Q1 2009):

Child Care Centers

- Lowry
- Edna Oliver
- Northeast

Irrigation Projects

- Cranmer Park
- Berkeley Park*
- Auraria Median

Recreation Centers

- Montclair
- La Familia*
- Scheitler
- Hiawatha Davis Jr.*
- Montbello
- Harvey Park*

Branch Libraries

- Barnum*
- Broadway*

Transportation

- Yosemite Sound Wall Repair*
- DTC Blvd, I-225 to Bellevue
- Tennyson, 26th to 32nd
- University, Buchtel to Asbury

Program activities and accomplishments in the first quarter of 2009 include:

- Refining processes, specifically including expanded use of Change Control forms and the review process; any changes must now be approved by the Bond Executive Committee.
- Continued project reviews for better communication among project managers, city departments, and program management and specific follow-up assignments.
- Continued identification of contract process streamlining opportunities.
- Developed monthly reports tailored to the individual Council districts.
- Reviewed projects for acceleration; moved up the Central Park Recreation Center at Stapleton from 2012 to 2010; completed 6 of the 15 recreation center renovations.
- Upgraded and expanded website, media response, and Bond Program signage distribution.
- Collaborated with Denver office of Cultural Affairs on the public art component of the Bond Program; now have processes in place for 8 projects.
- Coordinated with Sustainability Committee in identifying opportunities.
- Continued real estate acquisition work.

Three project schedules are difficult to predict since they depend on private fund-raising or developer funding. These are the Denver Museum of Nature & Science; Boettcher Concert Hall; and improvements at the I-25/Broadway interchange (adjacent developers are to participate in funding). More may be known later this week regarding Boettcher.

The Committee discussed the economy and how it is impacting the bids on the projects. Highway and street construction costs are 7% lower than a year ago; non-residential buildings are 3% lower. Materials pricing has been flat.

Councilwoman Faatz requested information on trends in prevailing wage and how that impacts the project costs.

2. Planned Bond Issuance

Margaret Danuser, Treasury, said \$53 million in Commercial Paper has been issued to date, and with interest costs at \$330,000 (compared to \$2.6M for \$53M in bonds). The City plans to refinance with a negotiated General Obligation (GO) Bond issue within 6 weeks. Treasury has been watching the bond market closely, and a few huge GO bond deals have been transacted lately. By using a negotiated sale rather than a competitive bid, the City will have more control on the timing and is likely to get a lower rate. Responses to the Request for Proposals for underwriting were due today; eleven were received.

Councilwoman Faatz requested that the website include a simple form where people can see the length of the bonds, how much is paid and how much is owed, much like a mortgage statement.

3. RNL Design Contract – Eastside Human Services Building

Committee Action

The Committee approved filing the proposed \$1,045,000 design and construction administration contract with RNL Design for the new Eastside Human Services building, 3821 Steele.

Summary of Discussion

Carlos Gomez, Empire Construction Services, and Rafael Augusta, Denver Public Works, said the notice to proceed should be issued in June. Completion is expected by May 2011. DBE (disadvantaged business enterprise) goal for this project was 16%; contractor commitment is 17%.

Councilwoman Madison said she was concerned initially because the current building, at 2853 Tremont, is only one block from a light rail station. The closest station to the new building will be at Colorado and 40th, at least a half-mile away. However, the new building will be larger and can offer more services, and perhaps more people who use the services live closer to the new site.

4. Tower One Construction Contract – Westwood Child Development Center

Committee Action

The Committee approved filing the proposed \$1,265,200 construction contract with Tower One Construction for the Westwood Child Development Center building upgrade and expansion.

Summary of Discussion

Julia Fitzpatrick, Facilities Planning & Management; Adam Amloro, Humphries Poli Architects; and Anna Jo Haynes, Mile High Montessori, discussed the renovation of and 4,800-square-foot addition to the existing 5,200-square-foot structure. The selected bidder was able to include all of the additions and alternates; everyone is very pleased. The project includes installation of a 10-watt photovoltaic solar array on the roof.

The project is expected to be completed nine months from notice to proceed. DBE (disadvantaged business enterprise) goal for this project was 25%; contractor commitment is 25%.

Councilman Lopez said this building is near the Boys & Girls Club, and the community is working to development a teen center nearby. He is very excited about potential of having these three facilities in the Westwood community.