

**NATIONAL WESTERN CENTER  
EXECUTIVE OVERSIGHT COMMITTEE (“EOC”)**

**June 15, 2017**

1:30 pm- 2:30 pm Wellington Webb Building, Room 1.B.6

**AGENDA**

- **1:30 pm Call meeting to order** (*Cristal DeHerrera*)
  
- **1:30 – 1:35 pm Review/approval of March 2017 meeting notes** (*Cristal DeHerrera*)
  
- **1:35 – 1:55 pm NWC Featured Presentation**
  - **Campus Placemaking: Setting the Stage** (*Eric Anderson*)
  - **Framework Agreement & NWC Baseline Book Working Schedule** (*Kelly Leid*)
  
- **1:55 – 2:10 pm NWCO Executive Director’s Report**
  - Program Reporting
    - **State EDC Presentation Recap** (*Gretchen Hollrah*)
  - Land Acquisition & Rail Consolidation
  - Program Partnership Updates
  - Project Updates
    - **Brighton Blvd 47<sup>th</sup> – Race Court** (*Wilson & Co*)
    - **Delgany Study** (*AECOM*)
    - **NWC Transportation & Parking Management Open House** (*Walker Parking*)
  - Procurements:
    - **Campus Placemaking**
    - **Demo Contractor**
    - **Historic Structural Assessment 1909 Stadium Arena**
    - **NWC Authority Staffing Model Assessment**
  
- **2:10 – 2:20 pm Equity Partner Updates**
  - **WSSA/NWSS**
  - **CSU**
  - **CCD**
  
- **2:20 – 2:30 pm EOC Member Announcements/Public Comments\***
  - **Public comment (\*):** the EOC shall take public comments from interested stakeholders who have signed up. Each speaker shall have up to 3 minutes to speak on a topic relevant to the NWC project.
  
- **2:30 pm Meeting Adjournment**

**Next NWC-EOC meeting: September TBD @ 1:30 pm (4.F.6)**



<b>Date of Meeting:</b>	March 23, 2017	<b>Time:</b>	1:30 pm-2:30 p.m.
<b>Minutes Prepared By:</b>	Josh Roberts	<b>Location:</b>	Webb Building, Room 4.F.6
<b>1. Meeting Objective</b>			
<b>EOC XIX</b>			
<b>2. Attendance at Meeting</b>			
<b>Name</b>	<b>Organization</b>		
Cristal DeHerrera (Chair)	City Attorney's Office	Jenny Ito	Mazzetti
Paul Andrews	National Western Stock Show	Emily Jackson	Metro Wastewater Reclamation District
Diane Barrett	Mayor's Office	Catherine Kornbrust	BTC
Albus Brooks	City Council	Lisa Larance	Swinerton
Drew Dutcher	GES Neighborhood Representative	Jeff Mack	NWCO
Pat Grant	Western Stock Show Association	Mina McCullom	SynEnergy
Anna Jones	NDCC	Terri Means	NWCO
Kelly Leid	Executive Director NWCO (Ex-officio)	Monte Menard	NWCO
		Mark Mueller	ESA
Eric Anderson	CH2M	Patrick O Keefe	CH2M
Max Brandt	Mortenson	Tricia Ortega	NWCO
Emily Calvert	LT Environmental	Amy Parsons	CSU
Kyle Chism	Turner Construction	Regina Pilot	Martin Martin
Jason Coughlin	PCL Construction	Liz Rapp	PCL Construction
Danni Danko-Holloway	Colorado Barricade Co.	Laura Rinker	GE Johnson
Mark Faul	Whiting-Turner	Josh Roberts	City Attorney's Office
Gene Fatur	Turner Construction	Eric Rolle	Shrewsberry
Adam Feurstein	Clay Dean Electric	Eric Shafran	NWCO
Greg Fisher	Denver Water	Katy Spritzer	NDCC
Barb Frommell	NDCC	JW Stamison	GE Johnson
Ryan Gurley	Clay Dean Electric	Rob Statton	Brite Street
Scott Hergenrader	I3 Integration	Jeff Steinberg	Department of Finance- Real Estate
Jocelyn Hittle	CSU	Sam Stevens	NWCO
Scott Hill	Swinerton	Michael Tipton	Clay Dean Electric
Gretchen Hollrah	NWCO/ Department of Finance	Nick Vanderwaak	AECOM
Kyle Holtan-Brown	NWSS	Jen Welborn	City Attorney's Office
Cole Whitacre	Strategies 360	Ron Williams	NWSS
Joe Wiesinger	Shrewsberry		



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<b>Topic</b>		<b>Owner</b>	<b>Time</b>
<b>Call to order</b>		Cristal DeHerrera	1:35 p.m.
Quorum Present: Minutes of December 15, 2016 Meeting Approved			
<b>3. New Business</b>			
<b>NWC Featured Presentation: Delgany Study update</b>		NWCO and Metro Wastewater District	1:36 p.m.
<p>Scope is to answer three primary questions: Can we move the pipes? What will the impact be on the river? Can we capture heat?</p> <p>Costraints include:</p> <ul style="list-style-type: none"> <li>- no rise in 100 year flood plain elevation,</li> <li>- provide Metro Wastewater Reclamation District with maintenance access and meet design requirements including incorporation of manhole on the South and a siphon to the North,</li> <li>-compatibility with NWC Master Plan including both surface features and buried infrastructure</li> </ul> <p>Study is being conducted in partnership with Metro-wastewater and is approximately 50% complete with completion expected in the summer of 2017.. Upon completion, the results will be brought to the EOC with a recommendation, which will be fed into Campus Placemaking Study. We are currently considering 5 different alignments looking for fatal flaws.</p>			
<b>4. Project Updates</b>			
<b>90 Day Plan:</b> Our key work streams include program baseline, procurement strategy, key performance indicators, and a final first year work plan. Overall, this program is very prepared for success.		Patrick O'Keefe	1:55 p.m.

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<b>Minutes Prepared By:</b>	Josh Roberts	<b>Location:</b>	Webb Building, Room 4.F.6
<b>Executive Director's Report</b>			Kelly Leid
<p>Program Reporting: Tri-unity is on board to issue reports for the City and State</p> <p>Land Acquisition: 35% of acreage and 61% of parcels are under control and on budget to date. We will have some hold-overs until 2018 while new facilities are being constructed.</p> <p>Rail: A term sheet has been provided to DRIR and negotiations continue. This can be resolved through agreement or regulatory proceedings.</p> <p>Partnerships:</p> <p>Partners in Energy with XCEL-seeking approval of EOC to proceed with discussions. Approved by EOC at 2:07 p.m.</p> <p>A non-binding MOU with Metro Wastewater District was presented to the EOC for approval. EOC approved the MOU at 2:11 p.m.</p> <p>Procurements:</p> <p>Brighton Blvd: Design will be done this year to prepare for construction of Brighton Blvd after the conclusion of the 2018 stock show.</p> <p>Parking and Transportation Demand Management: Walker Parking is on board for this study which will include a regional view of the campus, multi-modal access, links to transit, and a mix of surface and structured parking. Parking will be designed to meet vendor and exhibitor needs and may be larger than other entertainment venues require.</p> <p>Campus Placemaking: The RFQ is out the door with responses due by March 29. We anticipate generating a shortlist in April with notice to proceed by June 30. This will include 30% infrastructure design.</p> <p>Demolition package: This procurement will be on the street in April.</p> <p>Expect to see more targeted procurements for project specific delivery in the future.</p>			2:01 p.m.
<b>5. Partner Updates</b>			
<b>WSSA</b>			Paul Andrews/ Pat Grant
<p>WSSA is very excited to have CH2 on board. WSSA is currently working on Rodeo All-Star Weekend and the Denver County Fair. The WSSA recently acquired the fair and is working to make it the most exciting ever.</p>			2:19 p.m.



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<b>Minutes Prepared By:</b>	Josh Roberts	<b>Location:</b>	Webb Building, Room 4.F.6		
<b>CSU</b>			Amy Parsons/ Jocelyn Hittle	2:20	
<p>CSU thanks CH2 for their efforts for the project. CSU issued an RFP for project management on the CSU buildings. CSU is working on studies for energy, waste, and water to inform placemaking. CSU is also working to identify programming opportunities on the campus including working with partners like the Denver Museum of Nature and Science, History Colorado, the Denver Public Library, and Denver Water. The Equine Center had a soft launch at National Western last week.</p>					
<b>CCD-</b>			Kelly Leid	2:23	
<p>EOC will continue to meet quarterly. NWCO is acting as a master developer and anticipates that an Authority will be stood up to operate the campus, at which time the EOC's current role will be transitioned to the Authority.</p>					
<b>Public Comments</b>			N/A	N/A	
<p>No members of the public signed up to speak.</p>					
<b>Next Meeting Agenda Preparation</b>			Kelly Leid/All	6/15/2017	
<ul style="list-style-type: none"> <li>• Project Updates</li> <li>• Ongoing RFPs Progress Report</li> <li>• Fundamental to this group to talk openly and honest with team               <ul style="list-style-type: none"> <li>○ We are partners, need to be fully aligned to be successful</li> <li>○ Create lists of events for all partners to attend and share a uniform message</li> </ul> </li> </ul>					
<b>6. Action Items (ongoing)</b>					
<b>Action</b>		<b>Owner</b>		<b>Due Date</b>	
<p>Agri-business/Science Forum Actively recruit Ag industry leaders to site and get input about what they would like to see in Denver.</p>		All		N/A	
<b>6. Adjournment</b>					
<b>Action</b>		<b>Owner</b>		<b>Time</b>	
Cristal DeHerrera adjourned the meeting.		All		2:08 p.m.	
<b>7. Next Meeting:</b>					
<b>Date</b>	6/23/2017	<b>Time:</b>	1:30-2:30pm	<b>Location:</b>	Webb Building, Room 4.F.6
<b>Objective:</b>	Executive Oversight Committee XX				

## NATIONAL WESTERN CENTER CAMPUS

NWC Milestones for Framework Agreement Adoption, Capital Build Baseline Book Release and Authority Activation (**Working Draft 06.14.17**)

**\*\*All dates tentative - subject to change\*\***

### **June 2017**

- 06.15.17** State EDC Presentation – NWC Program RTA Update
- 06.15.17** EOC Meeting  
*Present balance of year calendar with key NWC milestones*
- 06.27.17** LUTI NDCC/NWCO Quarterly Update
- 06.29.17** NWC Citizen's Advisory Committee Meeting; *review schedule and key milestones on pending partnership agreement and capital build*
- TBD** *City issues competitive bid for Authority Staffing Model & Operating Expenses Study Assessment*

### **July 2017**

- 07.10.17** Mayor's State of the City
- 07.25.17** NWC Framework Agreement approvals by WSSA and CSU Boards
- 07.27.17** NWC Citizen's Advisory Committee Meeting; (assuming all approvals are obtained by equity partners) *introduction to CAC members on Framework Agreement and associated documents*
- 07.31.17** NWCO Files Framework Agreement (FA) Ordinance Request; *All Framework Agreement documents available online, including NWC capital build schedule*
- TBD** *Campus Placemaking Team (MIG, Inc.) NTP issued*

**August 2017\* (tentative)**

08.15.17 LUTI Council Committee on FA  
08.22.17 Mayor's Council on FA  
08.24.17 CAO Files Ordinance for FA  
08.28.17 City Council 1<sup>st</sup> Reading  
**08.31.17 NWC Citizen's Advisory Committee Meeting**

**September 2017**

09.11.17 City Council 2<sup>nd</sup> (final) Reading  
09.25.17 **NWCO releases NWC Baseline Book (*subject to approval of Framework Agreement*)**  
**09.28.17 EOC Meeting**  
**09.28.17 NWC Citizen's Advisory Committee Meeting**  
TBD *NTP for NWC Integrated Demo Contractor*  
TBD *NDCC/LUTI Quarterly Update*

**October 2017**

10.16.17 Public Release of NWC Campus Brand & Program Website (*tentative*)  
**10.26.17 NWC Citizen's Advisory Committee Meeting**

**November 2017**

11.03.17 NWC Demo Day Celebration @ Campus  
11.07.17 GO Bond Vote  
**11.30.17 NWC Citizen's Advisory Committee Meeting**

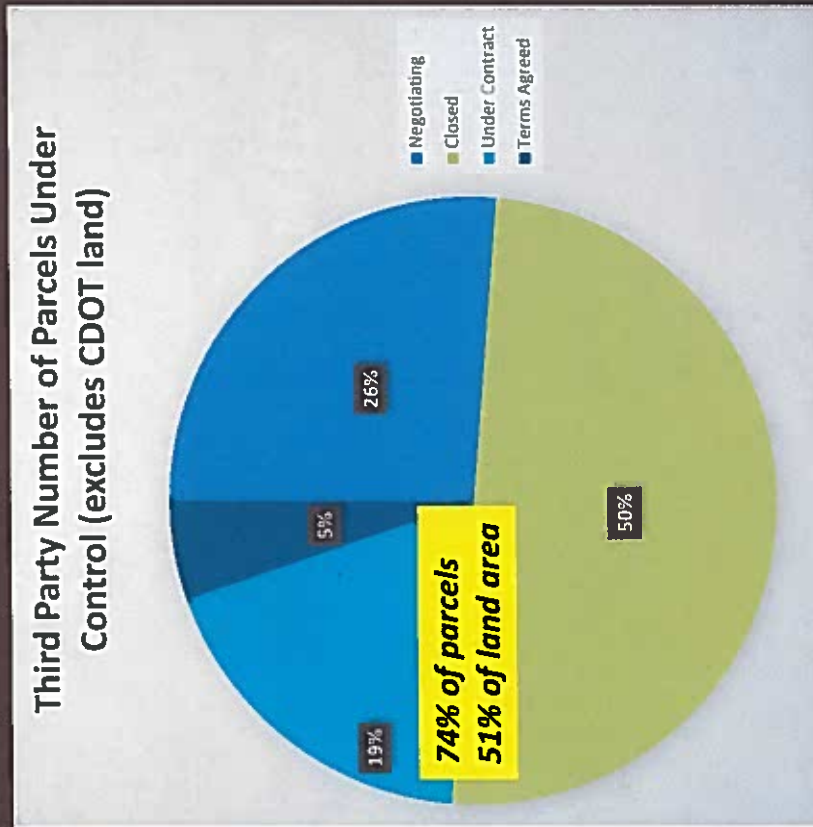
**December 2017**

**12.14.17 EOC Meeting**  
*National Western Center Authority Board of Directors Introduced*  
TBD *NDCC/LUTI Quarterly Update*

# NATIONAL WESTERN CENTER

LOCAL IMPACT • GLOBAL REACH

## Land Acquisition Status – Third Party Parcels – As of June 15, 2017



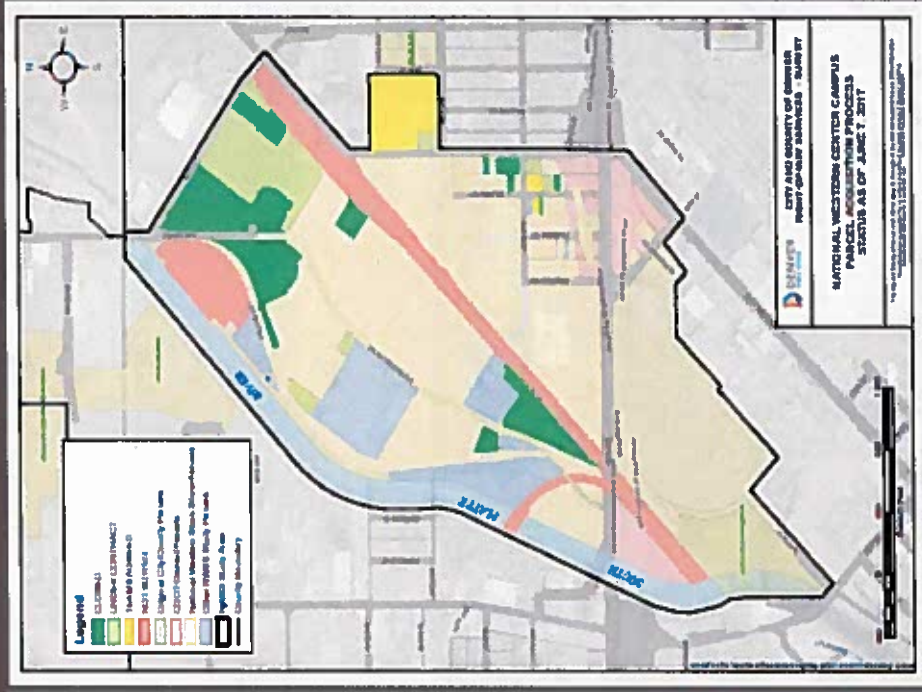
Quarter	Running Total Number of Private Parcels (38 total) Under Control
Dec 2015	3
Mar 2016	8
Jun 2016	12
Sep 2016	15
Dec 2016	17
Mar 2017	23
Jun 2017	28



# NATIONAL WESTERN CENTER

LOCAL IMPACT • GLOBAL REACH

- CLOSED - 19 parcels
- UNDER CONTRACT - 7 parcels
- TERMS AGREED - 2 parcels
- NEGOTIATING - 10 parcels



**You're  
Invited!**

**PUBLIC OPEN HOUSE**  
**National Western Center**  
**Parking and Transportation**  
**Demand Management**  
**Study**



Come share your input on the strategies for parking at the National Western Center campus. Learn how new and innovative practices that serve all modes of transportation are changing the way we think about how we access the future campus!

**Wednesday**  
**June 21, 2017**  
**5:30 - 7:30 PM**

**LOCATION**

National Western Stock Show  
4655 Humbolt Street  
Denver, CO 80216  
Centennial Room - 3rd Floor of Expo Hall



A sign language interpreter or Computer Assisted Real-Time Translation (CART) provided upon request, contact [SignLanguageServices@denvergov.org](mailto:SignLanguageServices@denvergov.org) three business days in advance of the meeting. Spanish translation will be available.

Snacks will be provided

For special needs or assistance, please contact Shari Moore at OV Consulting, 303.482.1182 or [shari@ovllc.com](mailto:shari@ovllc.com)

**i Lo Invitamos  
a que nos  
acompañe i**

# REUNIÓN PÚBLICA

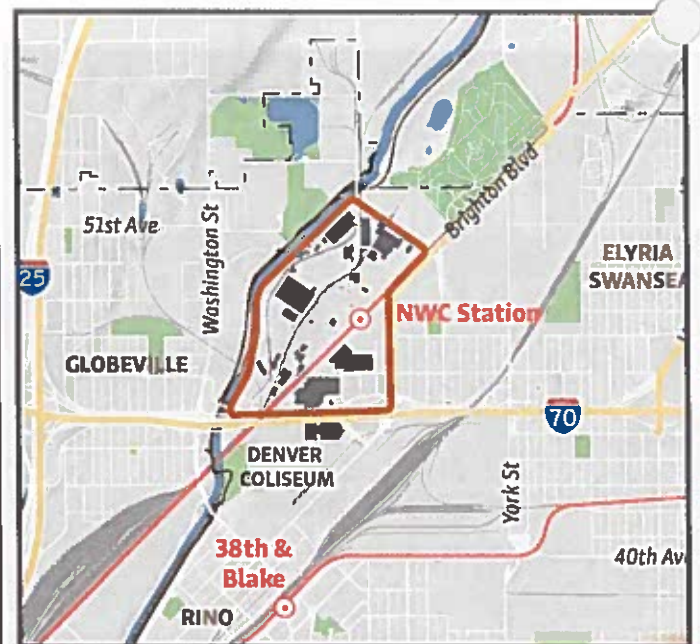
## Estudio sobre el estacionamiento, y la administración de la demanda de viajes del National Western Center



Asista y comparta sus opiniones sobre las estrategias de estacionamiento en el futuro Campus del National Western Center. Venga y aprenda cómo las nuevas e innovadoras prácticas que utilizan todos los diferentes modos de transportación están cambiando nuestra forma de pensar sobre el acceso al futuro campus.

**Miércoles  
21 de junio, 2017  
5:30 - 7:30 PM**

**Lugar de la Reunión**  
National Western Stock Show  
4655 Humbolt Street  
Denver, CO 80216  
Sala Centennial - Tercer Piso del salón de  
exposiciones (Expo Hall)



Servicios de interpretación de lenguaje de signos o traducción por computadora en tiempo actual (CART por su sigla en inglés) pueden ser ofrecidos. Favor de comunicarse con [SignLanguageServices@denvergov.org](mailto:SignLanguageServices@denvergov.org) tres días hábiles antes de la reunión. Se proporcionará la traducción al español.

Se ofrecerá aperitivos

Para más información o alguna petición especial, favor de contactar a Shari Moore con OV Consulting, 303.482.1182 o [shari@ovllc.com](mailto:shari@ovllc.com)