

Denver Union Station Project Authority Update to RTD Board of Directors

Tuesday, June 12, 2012



Construction Progress as of May 31, 2012



Spent \$316M / 64%

% Complete By Mode

LRT - 99%

CRT - 46%

Bus - 69%

Streets & Plazas - 76%

Light Rail

as of May 31, 2012



- **LRT Final Acceptance Obtained December 22, 2011**
- **LRT Plaza Opened on May 18, 2012**



**LRT Plaza Grand Opening
May 18, 2012**



**LRT Plaza Grand Opening
May 18, 2012**









Regional Bus Facility

as of May 31, 2012

- **Critical Path for Entire Project Goes Through Bus Box Structure**
- **Phases I & II – West of Wewatta**
 - Concourse Topping Slab Complete
 - Chestnut Pavilion Exterior Nearing Completion
 - Aluminum Storefront Framing Underway
 - Fire Damper Installation in Plenum Underway
 - Lighting Fixtures Installation Underway
- **Phase III – East of Wewatta (behind DUS)**
 - Contaminated Dewatering Complete
 - 4' Thick Base Slab Complete
 - Phase III Train Bridge Caissons & Caps Complete
 - East Bus Ramp Slab Complete
 - Walls & Columns Complete
 - Backfill Bus Box Walls Underway
 - Precast Beams and Planks Installation Underway























UNION STATION
TRAVEL & TRAIN

UNION STATION



Commuter Rail

as of May 31, 2012



- 100 Year Storm Work Has Been Completed in the CRT Area
- UG Utility Work in the CRT Area Continues (storm, sanitary, Xcel, Comcast)
- Train Bridge Caissons and Caps Complete in Bus Box
- Steel Fabrication for the Train Bridges Continues
- Cast-in-Place Walls for Platform Cladding Have All Been Cast
- Enhanced Train Hall Canopy Foundation Piers Drilling Continues
- CRT Work Truly Begins in Earnest Late Summer – Early Fall







Streets & Plazas

as of May 31, 2012



- **LRT Plaza Complete**
- **16th Street (Chestnut to Wewatta) Complete**
- **17th Street (Chestnut to Wewatta) Complete**
- **18th Street/Rodizio Retaining Wall Complete**
- **17th Street Gardens Plaza Under Construction (initial work to be completed in June 2012)**
- **16th Street (Wewatta to Wynkoop) Under Construction (to be completed in July 2012)**
- **Wynkoop Plaza Under Construction (to be completed in January 2013)**















Denver Union Station Renovation



- **RTD Received 2 Developer RFQs on October 3, 2011**
- **Two Developer Presentations November 3, 2011**
- **RTD Selects Developer for \$48M Renovation of Station – December 20, 2011**
 - **Transit Uses – 21,000 SF**
 - **Hotel Rooms – 130**
 - **Retail and Restaurant – 19,000 SF**
 - **Completion – Summer 2014**
- **Move Amtrak Back to DUS in 2014**

Public Involvement Update

May 31, 2012

- **Ongoing Website and Email Communication**
- **Neighborhood Outreach for Street/Utility Construction Activity**
 - **Wynkoop/DUS Parking Lot Closure**
 - **Wewatta Detour to Chestnut**
 - **Opening 16th Street to Free-Up Shuttle Lanes**
- **LRT Plaza Opened May 18, 2012**
- **Coordinate with New Private Projects at North Wing, South Wing and 17th / Wewatta (Cadence Apartments)**

DBE Participation in DUS Project

As of March 31, 2012

- **Construction Goal (Kiewit) – 16%**
 - **Current DBE Goal - \$52,296,800**
(Goal changes as contract amount changes)
 - **Current DBE Contracts - \$49,860,358**
 - **Anticipated DBE Contracts - \$58,500,000 / 17.9%**
- **Design Goal (AECOM) – 15%**
 - **Current DBE Goal - \$5,336,181**
(Goal changes as contract amount changes)
 - **Current DBE Contracts - \$4,298,588**
 - **Anticipated DBE Contracts - \$5,573,000 / 15.7%**
- **Other Contracts (CRL) Goal – 12%**
 - **Current DBE Goal - \$111,175**
 - **Current DBE Contracts - \$43,256 / 20.8%**
 - **Anticipated DBE Contracts - \$111,175 / 30%**



DUS Potential Development by Land Use

Feasibility Study 2009 – 2019

As of June, 2012

<u>Uses</u>	<u>Absorption Range (Lo/Hi)</u>	<u>Actual Absorption/ Plus Under Design)</u>
Office	418,000 – 628,000 SF	856,600 – 1,620,400 SF
Retail	<u>193,000</u> – <u>245,000</u> SF	<u>49,300</u> – <u>162,400</u> SF
Commercial	611,000 – 873,000 SF	905,900 – 1,782,800 SF
Hotel	(2019 – 2024 time frame)	130 rooms
Residential	1,520 - 1,930 units	500 – 1,250 units

Note: Current actual projects include 2,240 parking spaces



1900 16th Street (400,000 SF)

Trammell Crow Company



Davita. (275,000 SF)

Trammell Crow Company



(114,000 SF)

North Wing



South Wing Building Concept Sketch from Wynkoop Plaza (106,000 SF)



1920 17th Street – Cadence Apartments (8,000 SF retail - 220 units)



City House (280 units)



20th Street & Chestnut Place – Grocery Store and Apartments
(55,000 SF retail – 307 units)



Wewatta Triangle Building



1601 Wewatta



1600 Chestnut

DUSPA's web site

- www.denverunionstation.org

Union Station Neighborhood Co.

- www.unionstationdenver.com