

Construction Progress as of May 31, 2012



Spent \$316M / 64%

% Complete By Mode

LRT - 99%

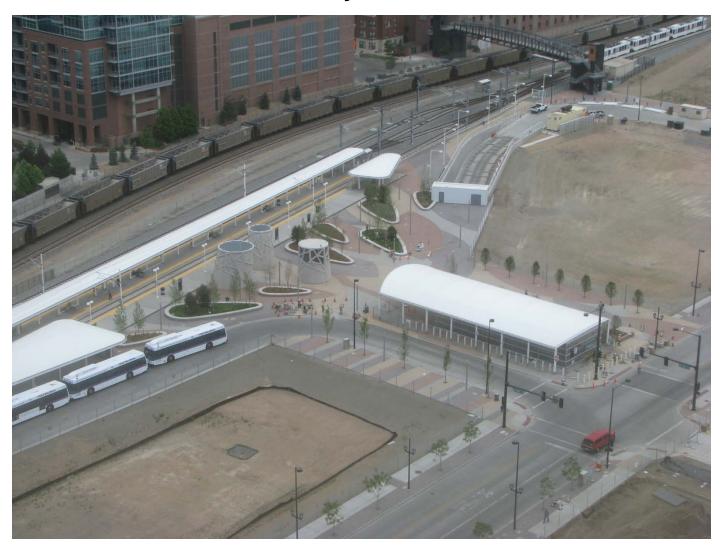
CRT - 46%

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
 - o 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
 - o 4' Thick Base Slab Complete
 - o Phase III Train Bridge Caissons & Caps Complete
 - o East Bus Ramp Slab Complete
 - Walls & Columns Complete
 - o Backfill Bus Box Walls Underway
 - o Precast Beams and Planks Installation Underway











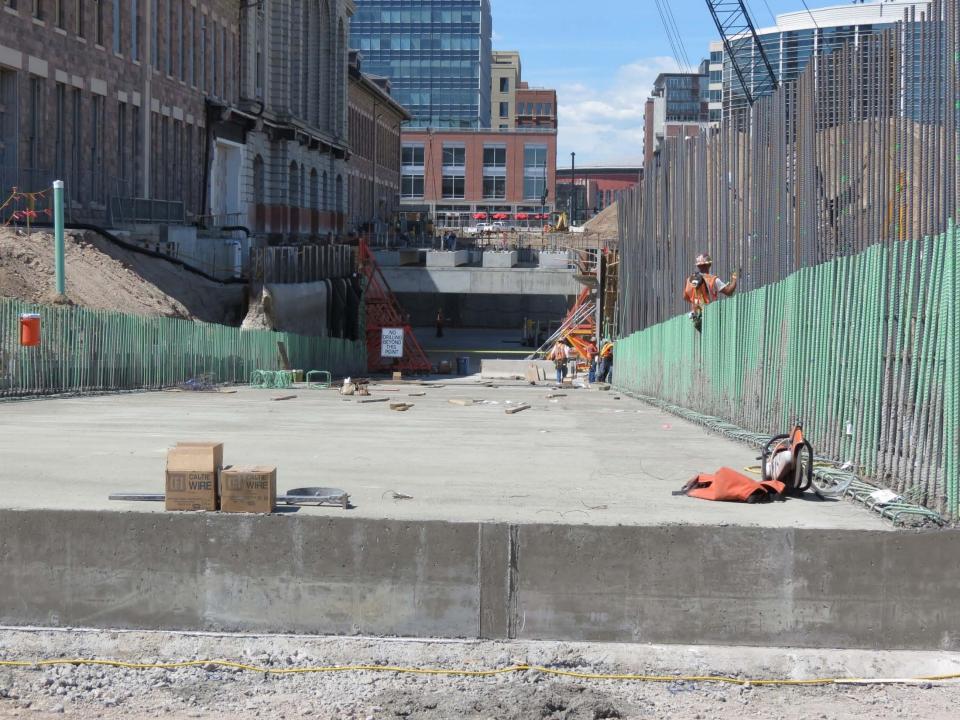












Commuter Rail

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)



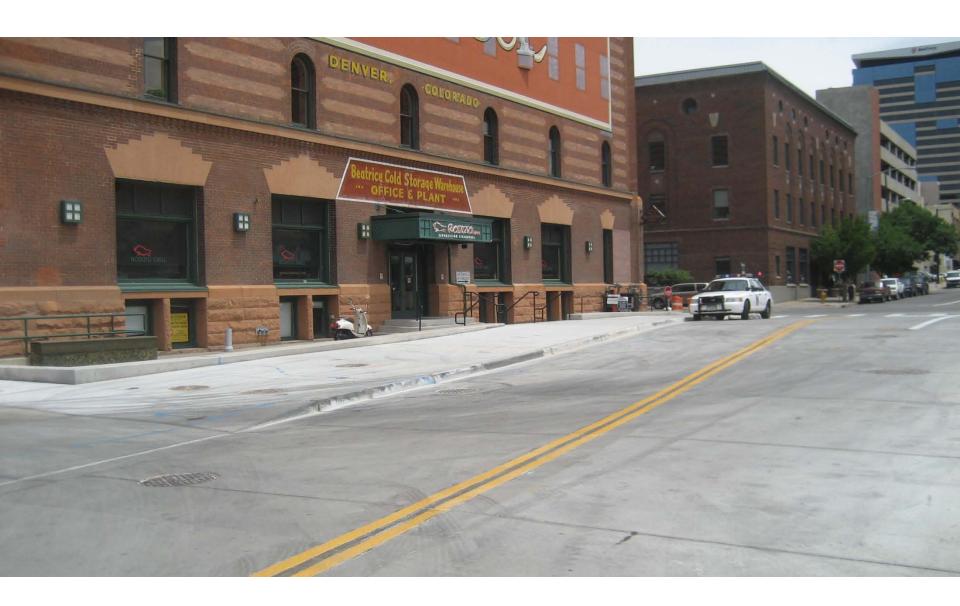












Denver Union Station Renovation



- 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

| <u>2009 – 2019</u> | As of June, 2012 |
|--------------------------|--|
| Absorption Range (Lo/Hi) | Actual Absorption/ Plus Under Design) |
| 418,000 – 628,000 SF | 856,600 – 1,620,400 SF |

49,300 - 162,400 SF

905,900 - 1,782,800 SF

130 rooms

500 – 1,250 units

Note: Current actual projects include 2,240 parking spaces

Feasibility Study

193,000 – 245,000 SF

611,000 - 873,000 SF

1,520 - 1,930 units

(2019 – 2024 time frame)

Uses

Office

Retail

Hotel

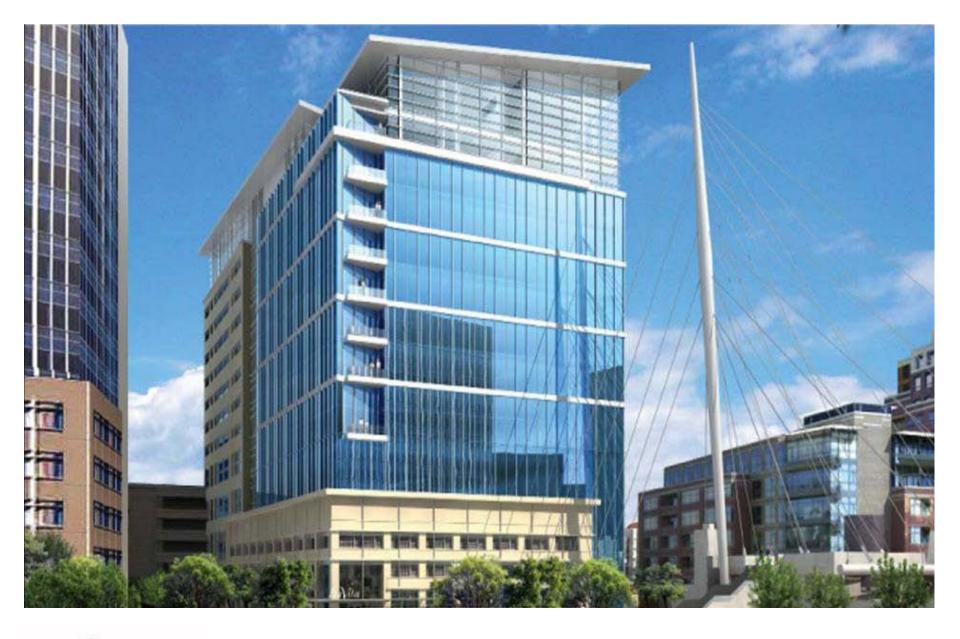
Commercial

Residential



1900 16th Street (400,000 SF)

Trammell Crow Company



Davita. (275,000 SF)





(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)



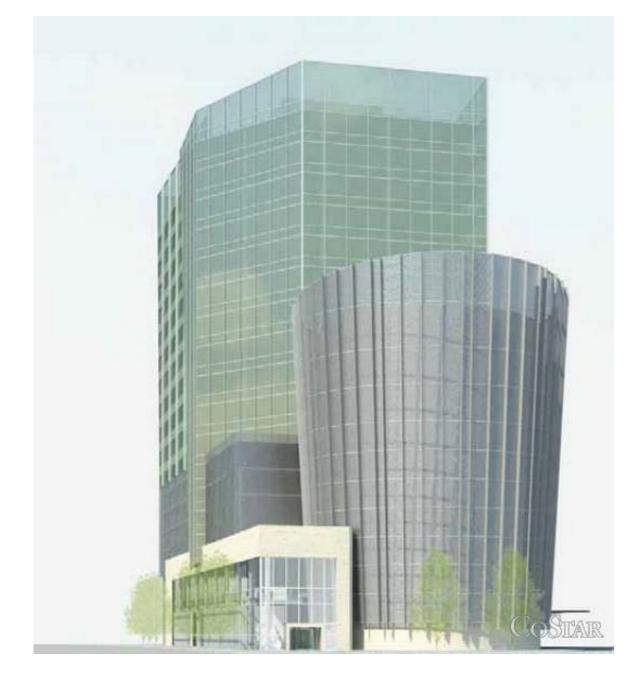
20th Street & Chestnut Place – Grocery Store and Apartments (55,000 SF retail – 307 units)



Wewatta Triangle Building



1601 Wewatta



1600 Chestnut

DUSPA's web site

www.denverunionstation.org

Union Station Neighborhood Co.

www.unionstationdenver.com