

DENVER UNION STATION PROJECT AUTHORITY
MEETING OF THE BOARD OF DIRECTORS
November 1, 2012
MINUTES

BOARD MEMBERS PRESENT

Marla Lien
Elbra Wedgeworth
Jennifer Schaufele
Mike West
Bill Bianco
Steve Kaplan
Laura Aldrete
Kent Bagley

BOARD MEMBERS ABSENT

Jerry Glick
Barbara Grogan
Judy Montero
Cary Kennedy
Mark Imhoff

I. CALL TO ORDER

Elbra Wedgeworth, DUSPA Board President, called the Annual Meeting of the Board of Directors of DUSPA to order at 1:33 p.m.

II. WELCOME AND INTRODUCTION OF GUESTS

President Wedgeworth welcomed the Board Members and guests to today's meeting.

III. PUBLIC COMMENT

There was no public comment.

IV. ROLL CALL

Dawn Bookhardt called roll. Please see above.

V. APPROVAL OF MEETING MINUTES

Elbra Wedgeworth asked for comments to the October 4, 2012 meeting minutes. There were no comments.

Kent Bagley moved to approve the minutes. Laura Aldrete seconded the motion. The motion carried unanimously.

VI. DISCUSSION ITEMS

A. Article in the Hub section of the Denver Post regarding the Art Proposal.

Elbra Wedgeworth reported that the DUSPA Board rejection of the artist's proposal and termination of the agreement was reported in the Denver Post and that the article is in today's Board packet. She thanked Bill Mosher for his quotes and comments to the reporter.

B. Finance Committee Report.

President Wedgeworth reported that there was no Finance Committee meeting this week and there is no report.

C. Owner's Representative Report

i) Project Progress

Mike Sullivan reported as an administrative matter that work on the hotel at DUS is scheduled to begin on December 1, 2012. He added that the new address for Kiewit's project office is 1441 18th Street, Denver.

Mr. Sullivan reported that, as of the end of October 2012, the completion percentages were as follows:

Entire project is 75 percent complete
LRT is 96.3 percent complete
Bus Facility is 76.2 percent complete
The CRT is 58.5 percent complete

Mr. Sullivan reported that, as of today, the project has gone for 474 days without a reportable safety incident. He added that safety is getting more difficult because the site is getting smaller.

Mr. Sullivan reported that Kiewit is trying to get the bus facility dried in prior to winter weather.

Mr. Sullivan reported that the bus facility is no longer the critical path and that the CRT steel sequence work is now the sole critical path. He added that the bus facility may not come onto the critical path for the remainder of the project, that the decks will be poured next week and that the waterproofing should be complete by mid-December.

Mr. Sullivan reported that Kiewit tried to grout the kickstands at the CRT canopy too fast and that the curing time will be extended. He added that the large trusses for the canopy will go up next week after the grout has properly cured. He reported that the structural steel on the CRT is scheduled to be complete by March 2013 and that the pedestrian bridge will then be constructed. Following completion of the bridge, the temporary platform and tracks can be removed.

Mr. Sullivan reported that, with respect to the Owner's risk issues on the project, it appears that all coal dust and ACM are probably done. He reported that there were one to two spikes on the vibration gauges on DUS but no damage. He added that there is still some risk for DUS during backfilling and that, other than DUS, the only apparent remaining Owner risks are schedule and budget.

Mr. Sullivan reported that discussions with RTD and Amtrak regarding the move back into DUS are going well.

He reported that the public announcement system budget will be greater than originally thought because the system will be upgraded to meet the anticipated code requirements. He added that mechanical, electrical and communication work is ongoing in the bus facility along with finish work including metal panels, steel for smoke mitigation and more drywall.

He reported that curb and storefront construction is occurring in the bus facility from Wewatta toward the east. Mr. Sullivan added that a mock-up for the glass tiles at the soffits will be installed next week and that the structural steel at the Wewatta Plaza will last for three more weeks.

Mr. Sullivan reported that the 17th Street gardens are done and suggested that everyone go look at 17th and Chestnut. He reported that 16th Street has two way traffic and that RTD is pleased with the progress. He reported that Kiewit received a thank you note from the EPA regarding 16th Street along with notice that the EPA will audit the project.

Mr. Sullivan reported that Wewatta remains to be completed for the Streets and Plazas portion of the project.

Mr. Sullivan reported that Alex Brown has taken the lead as liaison with new developers in the area and has done a terrific job on coordinating with the developments for sequencing and traffic issues.

Mr. Sullivan reported that the new DUS transformer is larger because of the hotel use in the building and that the final location will be moved to the CRT platform. He added that demolition and abatement of the old transformer will start in December.

Alex Brown reported that the South Wing tower crane will go up next week and that the North Wing will begin its utility tie-ins soon, which involves ripping up new pavement. He reported that the Zocalo Cadence apartments are coming along and that our sprinkler controls need to be relocated because of this project.

Mr. Brown reported that the A Block closing may occur in mid-November/ first week of December. He added that the developer is going through the shoring plans and coordinating with the foundation enhancements.

Mr. Brown reported that the Wood Partners City House project is starting sometime in mid-November to mid-December and that the only impact to DUSPA is that Kiewit has been storing things on this property. Mr. Brown reported that the CPV is going to complete work on 18th and 19th Streets early next year.

Alex Brown reported that the Perlmutter Hines project at 16th and Chestnut will have four stories below grade and that we have given them our as-built drawings for their design and planning.

Mr. Brown reported that the 2100 Delgany project is planned to have approximately 180 residential units and that our cart path for access to the temporary Amtrak platform crosses this property. He added that DUSPA's easement for the cart path will cease when this property sells and that the path will be re-routed to accommodate the temporary platform for less than a year.

Kent Bagley asked whether RTD has been involved in the relocation of the DUS transformer and whether the relocation reduces the available use of the platform.

Mr. Brown replied that one planned tree must come out for the transformer, but that it will not be located under the canopy.

Mr. Sullivan added that the transformer must go from a 500 KVA to a 750 KVA unit and that a blast wall would be needed if the transformer were to be left close to the historic building.

Elbra Wedgeworth commended Kiewit for its safety record on the project. She added that it is exciting to hear reports of all of the other projects going on in the area.

ii) Project Issues List

Bill Mosher reported on the following from the Project Issues list (see attachments).

1. An agreement for coordination with the DUS developer is close to complete.
2. Our biggest challenge. Kiewit / RTD say as early as November 2013. USA schedule is as late as March 2014.
3. The current system meets current code but the DFD has requested upgrades. DUSPA will need help from the City on the decision because if we upgrade, the system will cost another \$1 million.
4. Marla Lien reported that another meeting and discussions will be about the Wynkoop Plaza, not the 17th Street Plaza. She reported that there seems to be consensus about the basics such as snow removal, security and trash services and that the new focus of the discussions is programming and activation of uses such as gates and temporary fences. She added that there is no consensus yet regarding these issues. She reported that the next meeting is to be December 12 or 13.

Kent Bagley asked whether there are sketches or views of the plazas that show what is being discussed.

Bill Mosher asked whether there is a gap in the obligations of the metropolitan districts.

Frank Cannon responded that there is no gap.

Bill Mosher reported that the 17th Street Gardens portion of issue #4 is resolved.

5. Mike Sullivan earlier reported the new location of the offices.
6. Steve Kaplan has agreed to chair this process.
7. No new information.
8. Bill Mosher reported that it would be good for A Block to close and asked about the no-build zone and whether Kiewit has signed off. Tim Makin reported that the Exhibit for the agreement is in the process. Marla Lien added that the City requires the no-build easement because of windows and that it won't sign the agreement until Kiewit signs off that the canopy will not be within the easement.
9. Nothing new.
10. Alex Brown earlier reported on this issue.
11. Earlier reported by Marla Lien and Tim Makin.
12. This is held up and DUSPA may need to resubmit this.
13. No new information.
14. No new information.

Bill Bianco asked whether DUSPA requests the \$1 million from the City for the PA upgrades.

Bill Mosher responded that the City will not pay for the upgrades but that we need help from the City in figuring out the best plan for PA system.

Kent Bagley asked about the Tail Tracks Plaza.

Amy Cara with East West Partners reported that a parking garage is planned to be below the plaza and that the tentative schedule is the end of 2013 or early 2014 for its construction.

Bill Mosher added that this is on the other side of the EPA building and that we may see the plan by early 2013.

Kent Bagley asked whether public parking is an option at this location.

Mr. Mosher responded that public parking is not an option at this location and that DUSPA is approaching the point of no return to address public parking.

iii) Proposed Change Orders

Bill Mosher requested that the change orders for the PA/Visual Notification systems be approved and reported that the budget shown is for the system without enhancements.

Mr. Mosher reported that the additional change order item should not say “to be funded by USNC,” and that this change would be for the PA system enhancements if DUSPA is to construct them. He added that the enhancements reflect what the code will be in a few years and they are considered the best practices. Mr. Mosher reported that he seeks approval of the additional PA change order to be contingent upon finding funding for the change order. He added that DUSPA will not contribute to this change order but that there is hope that RTD or perhaps the City will contribute to funding it.

iv) Termination of Artist’s Agreement

Bill Mosher reported that he spoke with Mr. Curry and that Dawn Bookhardt drafted a letter notifying him of the termination.

Elbra Wedgeworth reported that members of the new committee for selection of a new artist have been chosen and thanked Bill Bianco, Steve Kaplan and Kent Bagley for volunteering to serve. She added that the committee still needs to confer with Dana Crawford.

Elbra Wedgeworth reported that she seeks input on a proposal to cancel the January 2013 DUSPA Board meeting.

VII. ACTION ITEMS

A. Proposed Change Orders

Laura Aldrete moved to approve the change orders listed in today’s handout with the caveat that CM 392.1 is approved contingent upon the finding of outside funding. Bill Bianco seconded the motion. The vote to approve the change orders was unanimous.

B. Approval of Formation of Public Art Selection Committee

Marla Lien moved to approve the formation of a new Public Art Selection Committee. Kent Bagley seconded the motion. The motion passed unanimously.

C. Approval of Member Appointments to Public Art Selection Committee.

Laura Aldrete moved to approve appointment of Bill Bianco, Steve Kaplan and Kent Bagley to the Public Art Selection Committee. Kent Bagley seconded the motion. The motion passed unanimously.

VIII. EXECUTIVE SESSION

None.

IX. ACTION ITEMS RESULTING FROM EXECUTIVE SESSION

None.

X. CARRYOVER AND FUTURE AGENDA ITEMS

XI. ADJOURNMENT

Elbra Wedgeworth reported that Barbara Grogan was named Outstanding Philanthropist of the Year by the Colorado Nonprofit Development Center at the 2012 National Philanthropy Day in Colorado award luncheon on November 8, 2012.

There being no further business, the meeting was adjourned at 2:35 p.m.

Approved by Vote of the Board and
accepted by:

Elbra Wedgeworth, President

TCC's DUSPA Issues

November 1, 2012

	Item	Target Date	Comments
	ISSUES		
1	Coordination with DUS Developer (USA)	October 2012	<ul style="list-style-type: none"> Kiewit / Milender White Coordination of Plaza Improvements and scaffolding/laydown New RTD/Amtrak Lease
2	Early Relocation of Amtrak Back into DUS	December 2012	Kiewit Schedule (as early as November 1, 2013) vs. USA Schedule (currently March 31, 2014)
3	PA/Mass Notification	October 2012	Kiewit Pricing Alternatives
4	Maintenance and Programming Responsibilities/Budgets	September 2012	17 th Gardens and Wynkoop Plaza (RTD Process)
5	Relocation of Offices from DUS	November 2012	Alternative Spaces for Team
6	Interpretive Display Projects	March 2013	RTD Defining New Process
7	Public Art	March 2013	DUSPA Committee & City Defining New Process
8	Cash Flow for Non-Federal Projects	October 2012	A or B Block Closing Event Required
9	DUS Public Parking	2013	Location and Budget Issues Resolution
	IN PROGRESS		
10	Coordination w/ Private Developers	On-going	So. Wing Terrace; Block A ROW Improvements
11	Blocks A & B No Build Zone Agreements	October 2012	Needs Kiewit Approval
12	DUSPA DBE Policy & Goal	On-going	Pending Federal Review
13	Tail Track Plaza Design/Construction	December 2012	Defer & Pay w/Land Sale Proceeds; PSA Similar to Stair/Elevator; Sole Source Contract; USNC to draft agreement
14	Funding Issues: Cost Allocations; Forecasts	On-going	WBS Forecasts On-going / RRIF Shared Savings Approval Request Submitted

PENDING CHANGE ORDER ITEMS REQUIRING BOARD APPROVAL

November 1, 2012

DUSPA ITEMS				
CM #	PR/CCD #	Description of Change	Contingency	
			Allocated	Unallocated
CM 392.1	PR 42.1	Voice Evac PA System - Construction The construction price to provide an integrated public address system (PA) and emergency notification system to service both the underground bus facility and commuter rail train hall at DUS. (\$2,821,093 Total Cost, Split - \$1,500,000 DUSPA / \$1,321,093 RTD)	\$1,500,000	
CM 392.2	CCD 29	Visual Notification The design and construction price to provide a visual paging system that is "separate and distinct" from the other mass notification systems within the bus box and the train hall.	\$200,000	
			Allocated Subtotal:	\$1,700,000
			Unallocated Subtotal:	\$0
			TOTAL:	\$1,700,000

PENDING CHANGE ORDER ITEMS REQUIRING BOARD APPROVAL

November 1, 2012

ADDITIONAL ITEMS				
(To be funded separately by USMC outside of the current project funding and budget)				
CM #	PR #	Description of Change	Amount	
CM 392.1	PR 42.1	Voice Evac PA System - Construction The construction price to provide an integrated public address system (PA) and emergency notification system to service both the underground bus facility and commuter rail train hall at DUS. (\$2,821,093 Total Cost, Split - \$1,500,000 DUSPA / \$1,321,093 RTD)	\$1,321,093	
			TOTAL:	\$1,321,093