



GREAT HALL PROJECT

CONSTRUCTION UPDATE

October 2019

DEN Working to Identify Design and Construction Firm

DEN continues to focus on the ongoing project transition and is preparing to take back control of the Great Hall Project on November 12. The airport is currently identifying several key team members to lead the design and construction of Phase I. This includes identifying and securing a program management team, a lead design firm and a construction manager/general contractor for Phase 1.

For the first phase, DEN has focused its procurement on contractors with existing on-call contracts or that are already mobilized at the airport to allow DEN to take over the project and move forward as responsibly and efficiently as possible including:

Program Management Team: The airport completed a competitive selection process for the Program Management Team and selected Jacobs Engineering as its preferred firm. We will initiate the City Council process later this month. Simultaneously, we are issuing Jacobs a task order under its previously approved on-call contract so that the Jacobs team can become familiar with the project. Jacobs will augment the existing DEN team to support the requirements of the Great Hall Project moving forward and help ensure the project can be delivered in an efficient manner. Jacobs will also work on a public-facing dashboard to ensure full transparency of the project going forward.

Lead Design Consultant: The airport is completing a competitive selection process to identify and select a lead design consultant from among our existing on-call contractors. Once a preferred firm is selected, the airport will issue a task order under an existing on-call and bring a contract amendment before Council later this month. The lead designer will be responsible for completing the final design of the project.

TSA Central Monitoring Facility: The third contract is an amendment for SBE/MBE Gilmore Construction to complete the TSA Central Monitoring Facility (CMF). Gilmore Construction is a subcontractor to Great Hall Builders and is a few months away from completing its work on the CMF, so DEN elected to take over the contract in order to seamlessly finish out the project for our partners at TSA. Gilmore Construction also has an existing Small Business Enterprise (SBE) on-call construction services contract with the airport, and DEN plans to issue a task order under that contract as we prepare a contract amendment for Council. Gilmore will also support DEN for the interim transition from when DEN takes control of the project on November 12, 2019, to when a Phase I builder is officially under contract for Great Hall in Q1 2020.

General Contractor and Construction Manager for Phase I: We are currently interviewing construction firms for the general contractor and construction manager for Phase I and will complete the selection process later this fall. This team will be responsible for constructing the project. On a

parallel path, the airport has been conducting scoping meetings with airport stakeholders to ensure the construction and design costs on the project align with the \$770 million budget (\$650 million with a \$120 million contingency).

DEN's goal is to identify a lead design team and general contractor for Phase I later this fall with construction resuming in Q1 2020.

DEN Reaches Out to Certified Businesses



DEN is committed to strong partnerships with our small and minority- and women-owned business community and wants to ensure these businesses have viable opportunities in building DEN's future. As a result, on Friday, September 13, DEN held an open house for certified businesses to meet the design professional services companies that are proposing to finish Phase I of the project: HOK Engineering, Gensler, and Stantec.

Over 70 representatives from small and minority- and women-owned businesses attended to learn more about completing Phase I and how they could become part of one of the proposing teams.

More information about the design and construction firm for Phase I will be released later this fall.

SBE and MWBE Utilization

Unprecedented in DEN procurement, the Director of the Division of Small Business Opportunity (DSBO) will be a voting member on the selection panel for the lead design consultant and construction manager. DEN and DSBO are working collaboratively to make SBE and MWBE participation an essential selection consideration. The ability to provide innovative SBE and MWBE outreach, technical assistance, and business development support will be a defining characteristic of the awarded contractor.

Additionally, the awarded contractor, in coordination with DEN and DSBO, will be required to produce a small business utilization plan. The utilization plan goes beyond simply meeting SBE and MWBE goals and commits to scaling small business through meaningful participation and business guidance. At a minimum, awarded contractors will be required to participate in DSBO's pilot mentor protégé program.

Contractor utilization plans will be presented to the community in November.

Great Hall Partners Demobilization Continues



As part of the contract termination, Great Hall Partners is required to close out all in-progress construction and vacate the site by November 12. This includes removal of all equipment and cranes, substantial clean-up of the site, an inventory of all materials, and making sure the construction site is safe to turn back over to DEN.

To date, Great Hall Partners has removed the cranes in the terminal and has removed the construction walls on the main train arrival and departure platform in the terminal. DEN is still working with Great Hall Partners to obtain a detailed inventory of materials and equipment that DEN has already paid for and will be able to use for the completion on this project. DEN also is obtaining and reviewing design records and related materials to determine the status of the work and permits.

At this time, final termination costs have not yet been determined.