



GREAT HALL PROJECT

NEWSLETTER

October 2020

What does the rest of the Great Hall Project look like?

The Great Hall Project Phase 1 continued construction in March 2020 with new general contractors, Hensel Phelps (HP) and Sky Blue Builders (certified Minority and Small Business Enterprise) after the termination of the previous developers at the end of 2019. The newly formed Great Hall Completion Team (consisting of DEN, Stantec, HP, Sky Blue and Jacobs) is on the right track with the early completion of the first milestone, the installation of the ticketing pod steel erection. However, the question that keeps coming up is, what does the rest of the project look like?

Well, it seems like a simple question but unfortunately, it is not, for many reasons.

When DEN took control of the project from the previous developers, the design of the project was not fully complete. The design of Phase I was complete (center of the terminal) and had started construction but other phases planned by the previous developer were still being designed.

When DEN's new designer and contractors joined the project, they had to verify and revise engineering drawings. This was to ensure the constructability of the project and includes identifying obstacles and issues (to prevent errors, delays or other problems) that could impact the schedule and/or budget. DEN has also been looking for efficiencies and cost savings, and ways to minimize impacts to DEN's operations, airlines and passengers. In addition, we have been reviewing the scope of the project.



DEN has been very open about the budget challenges facing the project. When the previous developer bid the project, the budget was set at \$770 million, \$650 million for the design and construction and \$120 million in owner contingency to cover changes and other unforeseen issues. After the new contracting team reviewed the previous developers' design documents, DEN learned this budget was not enough to construct the entire project as the previous developer proposed. However, DEN has committed to staying within the \$770 million budget by reducing the scope of work. Over these past months, DEN has been working diligently to make necessary cuts while addressing critical needs that were part of the original project goals. We are committed to delivering a quality project and know that some things may be scaled back, postponed to a later date or cut altogether.

As an example, a major part of the original project was relocating the security checkpoints from Level 5 to the north end of Level 6. Due to budget constraints, we are not able to move all the checkpoints as originally planned. Instead, we are considering various options to improve security, including maintaining the checkpoints in their current location and adding protective measures or relocating one checkpoint and adding protective measures to the checkpoint that remains on Level 5. Whatever the decision, the checkpoints will be fortified and passenger safety will be improved. The checkpoint on the bridge to Concourse A will also remain. Right now, we are prioritizing improvements that are within budget and meet, safety, operational and capacity needs.

Phase I, which is currently underway, provides the permanent check-in and baggage drop locations for United Airlines and Southwest Airlines which together account for the majority of the passenger traffic at DEN. This is a necessary first step so United and Southwest have sufficient space for passenger check-in. This will also provide a modern check-in experience.

DEN also is scaling back some less critical elements of the project. The previous developer was pursuing a very large commercial program with a large number of shops and restaurants in order to for them to generate revenue. This will be scaled back. We are also cutting some design items such as a new ceiling and lighting in the baggage claim area and looking for items that can be repurposed. We continue to study the scope of the project to determine the most cost-effective way to complete it.

While completing these designs, we are working closely with our airline partners. Although the airport and the airlines have not yet reached alignment, it's important that our airlines provide feedback on what they need as DEN continues to modernize and expand. This requires give-and-take as we can't build everything we had hoped right now and are working through issues and seeking airline feedback and input to determine what is most important to their operations and passengers and what we can accomplish within budget.

The other factor that no one saw coming is called COVID-19. The pandemic's impact on aviation and air travel has been significant and airports are adapting. So, the project is being reconsidered with a focus on creating space that is flexible and can accommodate future changes and accommodations. This includes layouts that will allow for temporary or permanent social distancing and touchless options.

We are finalizing what the rest of the project will look like and expect to share more by the end of this year. Once a concept is selected, it will take a full year to finalize the design and obtain the necessary permits before construction of the next phase would begin. The start of this work is planned to coincide with the completion of the current Phase I work and the airlines' moves to the new space. The process we are going through takes time but we remain confident that we will build a project that we are all proud of and that passengers will feel safe and enjoy well into the future. And we still expect the project to be completed before the end of 2023.

To continue to track how the Great Hall Project is progressing, check-out the [dashboard](#) and other updates on the [Great Hall page](#).

Spotlight on Vine Laboratories: A Woman-Owned Business Enterprise

Denver International Airport (DEN) has been a part of Amy Norwood's life for as long as she can remember. Young Amy would tag along with her father who was a civil engineer working on DEN when it was being built. She also credits her dad for the inspiration to start her own company. Amy always thought she would work for her father's family business, but he encouraged her to make a go of it on her own.

Now Amy is the founder and president, of Vine Laboratories, Inc., which was started in April 2003 and has grown to over 80 employees. Recently, they have worked on the C-470 Tolloled Express Lanes project and Central 70 as well as DEN's Gate Expansion and Great Hall Projects.



Amy doesn't like to say "no" to clients. When a need or demand in the industry is identified, Amy figures out a way to provide that service, from drilling and potholing to materials testing/inspections or even an entire steel inspections department. On the Great Hall Project, Vine Laboratories, Inc. is doing materials testing, special inspections and quality construction management.

Vine Laboratories, Inc. is a certified Minority/Woman-owned Business Enterprise (MWBE), certified Small Business and a certified Disadvantaged Business. "I don't think people fully understand the impact of providing a small MWBE the opportunity to be part of large projects like the Great Hall," stated Amy. "What it provides us and our employees, that have been loyal from the beginning, is EVERYTHING."

Hensel Phelps Continues to Work Toward MWBE Goals

Hensel Phelps (HP) and their team continue to work toward the Great Hall Project's certified Minority- and Women-owned Business Enterprise (MWBE) goal of 18% with their latest virtual outreach event. On August 5, over 70 people attended this virtual pre-bid event that included a project overview and details of the Baggage Handling System - Electrical/Low-Voltage/Controls work that went out for bid in August. This work is related to the new ticketing pods that are part of Phase I of the Great Hall Project.



HP continues to reach out to local women-owned and minority-owned businesses with opportunities to be part of this important project. HP hosts these pre-bid events to allow firms time to prepare their bid packages for the upcoming deadline. Any MWBE questions can be sent to greathallopportunities@henselphelps.com.

Here are some of the recently held MWBE and Workforce events:

MWBE Outreach

9/16 – Hispanic Contractors of Colorado Monthly Meeting

9/22 – Construction Empowerment Initiative Meeting

Workforce Development

9/14 – 11/22 - Associated General Contractors of Colorado Construction Blueprint Reading

9/16 & 9/23 - Associated General Contractors of Colorado Construction Estimating the Process

9/19 - Hispanic Contractor of Colorado Project Management Bootcamp
10/6 - Hispanic Contractor of Colorado Understanding Plans & Specs 1

Hiring Fair /Outreach and Recruitment

9/18-WORKNOW Information Session a DEN Workforce Development Center
10/8-Construction Careers Now Virtual Hiring Fair Outreach
